

Council Meeting Agenda

July 14, 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. June 23, 2020 Council Meeting Page 5
2. June 25, 2020 Special Council Meeting Page 12

B FINANCIAL REPORTS - None

J PUBLIC PRESENTATIONS

**MORNING PUBLIC PRESENTATION
9:00 A.M.**

1. All Divisions – File: N/A – Calgary Economic Development – Film and Television Industry: 2020 And Beyond

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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 June 16, 2020 and June 23, 2020 on the Rocky View County website.

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

1. All Divisions – File: 1013-825 – Bylaw C-8048-2020 – Amendments to the Land Use Bylaw (Bylaw C-4841-97)

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2. Division 7 – File: PL20200038 (06401017/06412003) – Bylaw C-8042-2020 – Business Development – From PS to I-IA and from I-IA to PS – Balzac East High Plains Industrial Park

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

3. Division 2 – File: PL20190173 (04734003) – Bylaw C-8010-2020 –
Redesignation Item – Commercial Redesignation
**Note: this item is related to item D-5*

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D GENERAL BUSINESS

1. All Divisions – File: N/A – MPC Recommendation to amend Land Use Bylaw C-
4841-97

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2. Division 5 – File: PRDP20193547 (03330027) – Council Direction –
Development Permit Conditions

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3. Division 6 – File: PRDP20184012 (08201001) – Development Permit
Renewal

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

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5. Division 2 – File: PL20190172 (04734003) – Bingham Crossing Phase 2
Master Site Development Plan
**Note: this item is related with item C-3*

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6. Division 1 – File: N/A – Bragg Creek Satellite Library Project

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E BYLAWS

1. All Divisions – File: 4055-660 – Bylaw C-8065-2020 – Road Use Agreement

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2. Division 5 – File: PL20190153 (04329003) – Bylaw C-7957-2019 – Conceptual Scheme Amendment – South Conrich Conceptual Scheme – Revisions and Appendix to South Conrich Conceptual Scheme

**Note: this item should be considered with item E-3*

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3. Division 5 – File: PL20190021 (04329003) – Bylaw C-7959-2019 – Redesignation Item – Ranch and Farm Two to Business – Business Campus and Public Services District; South Conrich Conceptual Scheme

**Note: this item should be considered with item E-2*

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4. Division 2 – File: PL20180074 (04710007) – Bylaw C-7825-2018 – Second/Third Readings for Road Closure Bylaw

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5. Division 9 – File: PL20190039 (08802003) – Bylaw C-7902-2019 – Second/Third Reading Road Closure Bylaw

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6. Division 8 – File: PL20190120 (05723001) – Bylaw C-7966-2019 – Second/Third Readings for Road Closure Bylaw

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7. Division 8 – File: PL20200051 (05618459) – First Reading Bylaw – Bylaw C-8056-2020 – Conceptual Scheme amendment, to allow for multi-family dwelling buildings and a seniors facility

**Note: this item should be considered with item E-8*

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8. Division 8 – File: PL20200050 (05618459) – First Reading Bylaw – Bylaw C-8055-2020 – Residential Three District to Direct Control District

**Note: this item should be considered with item E-7*

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9. Division 8 – File: PL20200059 (06606046) – First Reading Bylaw – Bylaw C-8060-2020 – Residential Redesignation

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F UNFINISHED BUSINESS

- None

G COUNCILLOR REPORTS

- None

H MANAGEMENT REPORTS

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

List

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I NOTICES OF MOTION

- None

K CLOSED SESSION

- None

ADJOURN THE MEETING

ROCKY VIEW COUNTY
COUNCIL MEETING MINUTES
June 23, 2020

Page 1

A regular meeting of Rocky View County Council was held in the Council Chambers of the County Hall, 262075 Rocky View Point, Rocky View County, Alberta on June 23, 2020 commencing at 9:00 a.m.

Present:	Division 6	Reeve G. Boehlke
	Division 4	Deputy Reeve A. Schule
	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
Absent:	Division 1	Councillor M. Kamachi
Also Present:	A. Hoggan, Chief Administrative Officer K. Robinson, Executive Director, Corporate Services B. Riemann, Executive Director, Operations G. Kaiser, Executive Director, Community and Business T. Cochran, Executive Director, Community Development Services C. Satink, Municipal Clerk, Municipal Clerk's Office A. Zaluski, Manager, Intergovernmental Affairs B. Woods, Manager, Financial Services M. Wilson, Manager, Planning and Development G. Nijjar, Manager, Recreation, Parks and Community Support T. Andreasen, Deputy Municipal Clerk, Municipal Clerk's Office S. MacLean, Planning and Development Supervisor, Planning and Development Services O. Newmen, Planner, Planning and Development Services X. Deng, Planner, Planning and Development Services K. Tuff, Appeals Coordinator, Municipal Clerk's Office	

Call to Order

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

2020-06-23-01

Updates/Acceptance of Agenda

MOVED by Councillor Gautreau that the June 23, 2020 Council meeting agenda be approved as presented.

Carried

2020-06-23-02

Approval of Minutes

MOVED by Councillor Gautreau that the June 9, 2020 Council meeting minutes be approved as presented.

Carried

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2020-06-23-07 (D-1)

All Divisions – Specialized Municipality Project - Results of Consultation Process

File: N/A

Presenter: Matthew Stone, Stone-Olafson

MOVED by Councillor Gautreau that Specialized Municipality Project – Results of Consultation Process staff report be received for information.

Carried

2020-06-23-08 (D-2)

Division 4 – Langdon Recreation Centre

File: PL20200001 (03232002)

Reeve Boehlke vacated the Chair and left the meeting at 9:39 a.m. and Deputy Reeve Schule proceeded to assume the Chair.

Reeve Boehlke returned to the meeting at 9:40 a.m. and proceeded to reassume the Chair from Deputy Reeve Schule.

MOVED by Deputy Reeve Schule that this item be tabled until the completion of the Recreation Master Plan.

Carried

2020-06-23-09 (D-3)

All Divisions – Potential Joint Assessment Review Board

File: N/A

MOVED by Deputy Reeve Schule that Bylaw C-8062-2020 be given first reading.

Carried

MOVED by Councillor McKylor that Bylaw C-8062-2020 be given second reading.

Carried

MOVED by Councillor Henn that Bylaw C-8062-2020 be given considered for third reading.

Carried

MOVED by Deputy Reeve Schule that Bylaw C-8062-2020 be given third and final reading.

Carried

MOVED by Deputy Reeve Schule that Councillor Gautreau be appointed to the Assessment Review Board for a term expiring at the 2020 Organizational meeting of Council.

Carried

MOVED by Councillor Henn that Councillor Gautreau be appointed as Chair of the Rocky View County Assessment Review Board.

Carried

MOVED by Deputy Reeve Schule that Administration be directed to review Board and Committee Remuneration Policy C-221 and return to Council on July 28, 2020 with recommended amendments.

Carried

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MOVED by Councillor Henn that Administration be directed to bring back options for a joint Assessment Review Board for the 2021 assessment complaint year once Administration has concluded preliminary discussions with potential partner municipalities.

Carried

The Chair called for a recess at 10:07 a.m. and called the meeting back to order at 10:15 a.m. with all previously mentioned members present.

2020-06-23-03 (C-1)

Division 2 – Bylaw C-8032-2020 – Country Lane Estates Local Improvement Plan

File: 0785

MOVED by Councillor McKylor that the public hearing for item C-1 be opened at 10:16 a.m.

Carried

Person(s) who spoke in favour: Reagan Brown, on behalf of a Country Lane Estates petition

MOVED by Councillor McKylor that the late submissions for C-1 be received.

Carried

Person(s) who spoke in opposition: Reagan Brown, on behalf of a Country Lane Estates petition

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

Carried

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

Carried

MOVED by Councillor McKylor that Bylaw C-8032-2020 be given third and final reading.

Carried

2020-06-23-04 (C-2)

Division 4 – Bylaw C-8038-2020 – Redesignation Item – Ranch and Farm District to Residential Three District

File: PL20200022 (03234014)

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

Carried

Person(s) who presented: Larry Konschuk, Konschuk Consulting (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 10:42 a.m.

Carried

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MOVED by Deputy Reeve Schule that Bylaw C-8038-2020 be given second reading.

Carried

MOVED by Deputy Reeve Schule that Bylaw C-8038-2020 be given third and final reading.

Carried

The Chair called for a recess at 10:43 a.m. and called the meeting back to order at 10:50 a.m. with all previously mentioned members present.

2020-06-23-10 (D-4)

All Divisions – Response to Motion – Options for a Third Council Meeting

File: N/A

MOVED by Deputy Reeve Schule that the Options for a Third Council Meeting report be received as information.

Carried

MAIN MOTION:

MOVED by Councillor Hanson that additional or evening meetings be considered at the October, 2020 organizational meeting for the 2021 calendar year and that the Administrative report include true cost analysis of evening meetings.

AMENDING MOTION:

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

THAT additional or evening **or afternoon** meetings be considered at the October, 2020 organizational meeting for the 2021 calendar year and that the Administrative report include true cost analysis of evening **or afternoon** meetings.

Carried

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

MAIN MOTION AS AMENDED:

MOVED by Councillor Hanson that additional or evening or afternoon meetings be considered at the October, 2020 organizational meeting for the 2021 calendar year and that the Administrative report include true cost analysis of evening or afternoon meetings.

Carried

2020-06-23-11 (D-5)

All Divisions – Councillor McKylor and Councillor Gautreau – Facilitating High-Speed Internet for Residents of RVC

File: 1075-600

MOVED by Councillor McKylor 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.

Carried

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2020-06-23-12 (E-1)

Division 4 – First Reading Bylaw – Bylaw C-8047-2020 – Direct Control District Amendment
File: PL20200045 (02329001)

2020-06-23-13 (E-2)

Division 7 – First Reading Bylaw – Bylaw C-8058-2020 – Agricultural Redesignation
File: PL20200052 (06635006)

2020-06-23-14 (E-3)

Division 5 – First Reading Bylaw – Bylaw C-8059-2020 – Business Redesignation
File: PL20200061 (03308007)

2020-06-23-15 (E-4)

Division 1 – First Reading Bylaw – Bylaw C-8061-2020 – Agricultural Redesignation
File: PL20200064 (03927001)

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

- Bylaw C-8047-2020
- Bylaw C-8058-2020
- Bylaw C-8059-2020
- Bylaw C-8061-2020

Carried

The Chair called for a recess at 11:14 a.m. and called the meeting back to order at 1:30 p.m. with all previously mentioned members present.

2020-06-23-05 (C-3)

Division 5 – Bylaw C-7957-2019 – Conceptual Scheme Amendment – South Conrich Conceptual Scheme – Revisions and Appendix to South Conrich Conceptual Scheme
File: PL20190153 (04329003)

2020-06-23-06 (C-4)

Division 5 – Bylaw C-7959-2019 – Redesignation Item – Ranch and Farm Two to Business – Business Campus and Public Services District; South Conrich Conceptual Scheme
File: PL20190021 (04329003)

MOVED by Councillor Gautreau that the public hearing for items C-3 and C-4 be opened concurrently at 1:31 p.m.
Carried

Person(s) who presented: Bela Syal, Situated Co.
Bob Clark
Rani Duhra, Amar Developments Ltd. (Applicant)

Person(s) who spoke in favour: Lolly Mackenzie, on behalf of a Prince of Peace Village petition

Councillor Hanson left the meeting at 2:22 p.m. and returned to the meeting at 2:24 p.m.

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Person(s) who spoke in favour: Gary Lawrence, on behalf of the following:
D. Bhatia
Mantej Sangha
Sunny Johal
Sandra Jory, on behalf of a Prince of Peace Manor and Harbour petition
Harjan Grosal
Harpreet Bains
Pat Mosca
Jon Mosca
Robbi Sihota, on behalf of the following:
Frank W.
Eric Alles
Sarah Duhra
Paul Sidhu

The Chair called for a recess at 2:47 p.m. present and called the meeting back to order at 2:57 p.m. with all previously mentioned members present.

Person(s) who spoke in opposition: Aaron Chatha, on behalf of a Cambridge Park resident group
Bryan Romanesky, on behalf of a Cambridge Park resident group
Jim Kuz, on behalf of a Cambridge Park resident group
Jatinder Sandhu, on behalf of a Cambridge Park resident group
Sunhil Chaundry, on behalf of a Cambridge Park resident group
Sunny Samra, on behalf of a Cambridge Park resident group
Dharminder Premi, on behalf of a Cambridge Park resident group
Fatima Abbas
Sumeet Kalsi
Nav Dhundal
Manpreet Brar
Gurpiyar Bains
Harley Tateson

MOVED by Councillor Gautreau that the late submissions for item C-3 and C-4 be received.

Carried

The Chair called for a recess at 4:35 p.m. and called the meeting back to order at 4:53 p.m. with all previously mentioned members present.

Person(s) who spoke in rebuttal: Bela Syal, Situated Co.
Bob Clark
Rani Duhra, Amar Developments Ltd. (Applicant)

MOVED by Councillor Gautreau that the public hearing for items C-3 and C-4 be closed at 5:15 p.m.

Carried

MOVED by Councillor Gautreau item C-3 and C-4 be tabled *sine die* pending a report from Administration on water solutions for the area.

Carried

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2020-06-23-16 (H-1)

All Divisions – 2020 Council Priorities and Significant Issues List

File: N/A

The 2020 Council Priorities and Significant Issues List for June 23, 2020 was provided as information.

Adjournment

MOVED by Deputy Reeve Schule that the June 23, 2020 Council meeting be adjourned at 5:18 p.m.

Carried

Reeve or Deputy Reeve

Chief Administrative Officer or Designate

ROCKY VIEW COUNTY
SPECIAL COUNCIL MEETING MINUTES
June 25, 2020

Page 1

A special meeting of Rocky View County Council was held in the Council Chambers of the County Hall, 262075 Rocky View Point, Rocky View County, Alberta on June 25, 2020 commencing at 9:00 a.m.

Present:	Division 6	Reeve G. Boehlke
	Division 4	Deputy Reeve A. Schule
	Division 1	Councillor M. Kamachi (left the meeting at 1:16 p.m.)
	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
- T. Andreasen, Deputy Municipal Clerk, Municipal Clerk's Office
- S. MacLean, Planning and Development Supervisor, Planning and Development Services

Call to Order

The Chair called the meeting to order at 9:00 a.m. with all members present and with Councillor Kamachi participating in the meeting electronically.

2020-06-25-01

Updates/Acceptance of Agenda

MOVED by Councillor Gautreau that section 159 of the *Procedure Bylaw*, regarding motions to rescind, be suspended for the June 25, 2020 special Council meeting.

Carried

MOVED by Councillor Gautreau that the June 25, 2020 special Council meeting agenda be amended as follows:

- Add emergent business item D-1 "Rescinding June 23, 2020 Tabling Resolution";
- Add emergent business item D-2 "Further Consideration of Bylaw C-7957-2019 – Conceptual Scheme Amendment – South Conrich Conceptual Scheme"; and
- Add emergent business item D-3 "Further Consideration of Bylaw C-7959-2019 – Redesignation Item – Ranch and Farm Two to Business – Business Campus and Public Services District – South Conrich Conceptual Scheme"

Carried

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MOVED by Councillor Gautreau that the June 25, 2020 special Council meeting agenda be approved as amended.

Carried

2020-06-25-03 (D-1)

All Divisions – Emergent Business Item – Rescinding June 23, 2020 Tabling Resolution

File: N/A

MOVED by Councillor Gautreau that the following resolution from the July 23, 2020 Council meeting be rescinded:

“MOVED by Councillor Gautreau item C-3 and C-4 be tabled sine die pending a report from Administration on water solutions for the area.”

Carried

2020-06-25-04 (D-2)

All Divisions – Emergent Business Item – Further Consideration of Bylaw C-7957-2019 – Conceptual Scheme Amendment – South Conrich Conceptual Scheme

File: N/A

Councillor Kamachi abstained from the discussion and voting on Bylaw C-7957-2019 as he was not present for the public hearing held at the June 23, 2020 Council meeting.

MOVED by Councillor Gautreau that Bylaw C-7957-2019 be given second reading.

Lost

Abstained: Councillor Kamachi

The Chair called for a recess at 9:20 a.m. and called the meeting back to order at 9:25 a.m. with all previously mentioned members present.

MOVED by Councillor McKylor that the following motion from the June 25, 2020 special Council meeting be reconsidered:

“THAT Bylaw C-7957-2019 be given second reading.”

Carried

Abstained: Councillor Kamachi

MOVED by Deputy Reeve Schule that item D-2 item be tabled until the July 14, 2020 Council meeting for Council's consideration.

Carried

Abstained: Councillor Kamachi

2020-06-25-05 (D-3)

All Divisions – Emergent Business Item – Further Consideration of Bylaw C-7959-2019 – Redesignation Item – Ranch and Farm Two to Business – Business Campus and Public Services District – South Conrich Conceptual Scheme

File: N/A

Councillor Kamachi abstained from the discussion and voting on Bylaw C-7959-2019 as he was not present for the public hearing held at the June 23, 2020 Council meeting.

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MOVED by Deputy Reeve Schule that item D-3 item be tabled until the July 14, 2020 Council meeting for Council's consideration.

Carried
Abstained: Councillor Kamachi

2020-06-25-02 (C-1)

All Divisions – Bylaws C-8000-2020, C-7994-2020, C-7995-2020, C-7996-2020, and C-7997-2020 – Rocky View County Land Use Bylaw and accompanying Direct Control Bylaws
File: 1015-565

Councillor Kamachi left the meeting at 9:30 a.m.

MOVED by Councillor McKylor that the public hearing for item C-1 be opened at 9:32 a.m.

Carried
Absent: Councillor Kamachi

Councillor Kamachi returned to the meeting at 9:33 a.m.

The Chair called for a recess at 10:22 a.m. and called the meeting back to order at 10:33 a.m. with all previously mentioned members present with the exception of Councillor Kamachi who left the meeting during the recess.

Person(s) who presented: Sean MacLean, Planning and Development Supervisor, Planning and Development Services

Person(s) who spoke in favour: Bob Williams
Janet Ballantyne, on behalf of Rocky View Forward

MOVED by Councillor Wright that all late submissions be received.

Carried

Person(s) who spoke in opposition: Travis Coates, on behalf of the following:
Alberta Sand and Gravel Association
LaFarge Canada
Burnco
Lehigh Hanson
McNair Sand and Gravel

Councillor Kamachi returned to the meeting at 11:02 a.m.

Person(s) who spoke in opposition: Kim Magnuson
Matthew McMillan

The Chair called for a recess at 11:36 a.m. and called the meeting back to order at 11:45 a.m. with all previously mentioned members present.

Person(s) who spoke in opposition: Steve Grande
Dan Schute

The Chair called for a recess at 12:13 p.m. and called the meeting back to order at 12:45 p.m. with all previously mentioned members present with the exception of Councillor Kamachi, who left the meeting during the recess.

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Person(s) who spoke in rebuttal: Sean MacLean, Planning and Development Supervisor, Planning and Development Services

Councillor Kamachi returned to the meeting at 1:06 pm.

MOVED by Deputy Reeve Schule that the public hearing for item C-1 be closed at 1:13 p.m.

Carried

The Chair called for a recess at 1:16 p.m. and called the meeting back to order at 1:47 p.m. with all previously mentioned members present with the exception of Councillor Kamachi who left the meeting during the recess and did not return to the meeting.

MOVED by Deputy Reeve Schule that further consideration of Land Use Bylaw C-8000-2020 be tabled until the July 28, 2020 Council meeting.

Carried

Absent: Councillor Kamachi

MOVED by Councillor McKylor that the June 25, 2020 special Council meeting be adjourned at 2:00 p.m.

Carried

Absent: Councillor Kamachi

Reeve or Deputy Reeve

Chief Administrative Officer or Designate



BUSINESS AND ECONOMIC DEVELOPMENT

TO: Council
DATE: July 14, 2020 **DIVISION:** All
FILE: N/A
SUBJECT: Calgary Economic Development – Film and Television Industry: 2020 And Beyond

POLICY DIRECTION:

One of Council's responsibilities is to hear presentations from organizations such as Calgary Economic Development.

EXECUTIVE SUMMARY:

Luke Azevedo from Calgary Economic Development will present to Council regarding Film and Television Industry: 2020 And Beyond and will be available for questions and discussion following the presentation.

ADMINISTRATION RECOMMENDATION:

Administration recommends approval in accordance with Option #1.

DISCUSSION:

The purpose of the presentation is to update Council on film activities in rural Alberta and Rocky View County. Calgary Economic Development's office of Film, Television and Creative Industries has asked to make this presentation to Council.

The Alberta film, television, and digital media industry has played an important role in the region's economic prosperity. Calgary Economic Development would like to ensure that there is alignment between the industry and Rocky View County.

Administration has included a copy of the presentation (see Attachment 'A').

BUDGET IMPLICATIONS:

There are no budget implications at this time.

OPTIONS:

- Option #1: THAT the Film and Television Industry: 2020 And Beyond presentation by Calgary Economic Development be received as information.
- Option #2: THAT alternative direction be provided.



Respectfully submitted,

Concurrence,

“David Kalinchuk”

“Al Hoggan”

Manager, Economic Development

Chief Administrative Officer

ATTACHMENTS:

Attachment ‘A’ – Presentation from the Calgary Economic Development

Rocky View Council

Film & Television Industry

2020 and Beyond

4th largest Film & TV jurisdiction in Canada

Alberta has:

Locations

- Diverse looks – Alberta has been the world's stand-in (From East LA, Denver, Chicago, and Afghanistan...to the moon!).
- 333 days of sunshine with 18 hours of light in the summer months.
- Convenience – You can shoot in the Rockies and the Calgary Film Centre on the same day.

Price

- No Provincial Sales Tax
- Lower overall production costs
- Current availability and cost competitive offer at the Calgary Film Centre.

Services

- State-of-the-Art studios, sound stages and turnkey production services.
- William F. White onsite at the Calgary Film Centre for all grip, electronics and camera requirements.
- Advanced fiber optic network with unlimited capacity to transmit digital files at high speed.

4th largest Film & TV jurisdiction in Canada

Credits

Feature Film

- Ghostbusters: Afterlife
- The Revenant
- Inception
- Interstellar
- Jumanji The Next Level
- Brokeback Mountain
- Bourne Legacy
- Let Him Go
- Legends of the Fall
- Unforgiven
- War for the Planet of the Apes

Series

- Heartland Seasons 1 - 13
- Fargo Seasons 1, 2, 3
- Tin Star Seasons 1 & 2
- Wynonna Earp Seasons 1 – 4
- Game of Thrones
- Black Summer 1 & 2
- Tribal
- A Teacher
- North of Sixty

Commercial Production

- Nissan
- AT&T
- Lincoln Continental
- Lays Potato Chips
- Volkswagon
- Land Rover
- Infiniti
- Kleenex
- Travel Alberta
- SHAW Television



ALBERTA'S SCREEN INDUSTRIES

IMPACT ON RURAL ALBERTA

Tin Star

Okotoks \$137K
Cochrane/Mason \$580K
High River \$385K
Didsbury \$94K
Fort MacLeod \$21K
Lethbridge \$18K
Total **\$1,235,000** (direct spend)

The Alberta Labour was \$17,118,198
The Alberta Spend was \$13,792,731
Total of **\$30,910,929**

Total Below The Line Estimated Final Costs **\$33,344,144**



LET HIM GO

Okotoks \$196K

Cochrane \$353K

Didsbury \$70K

Drumheller \$178K

Fort MacLeod \$217K

Lethbridge \$52K

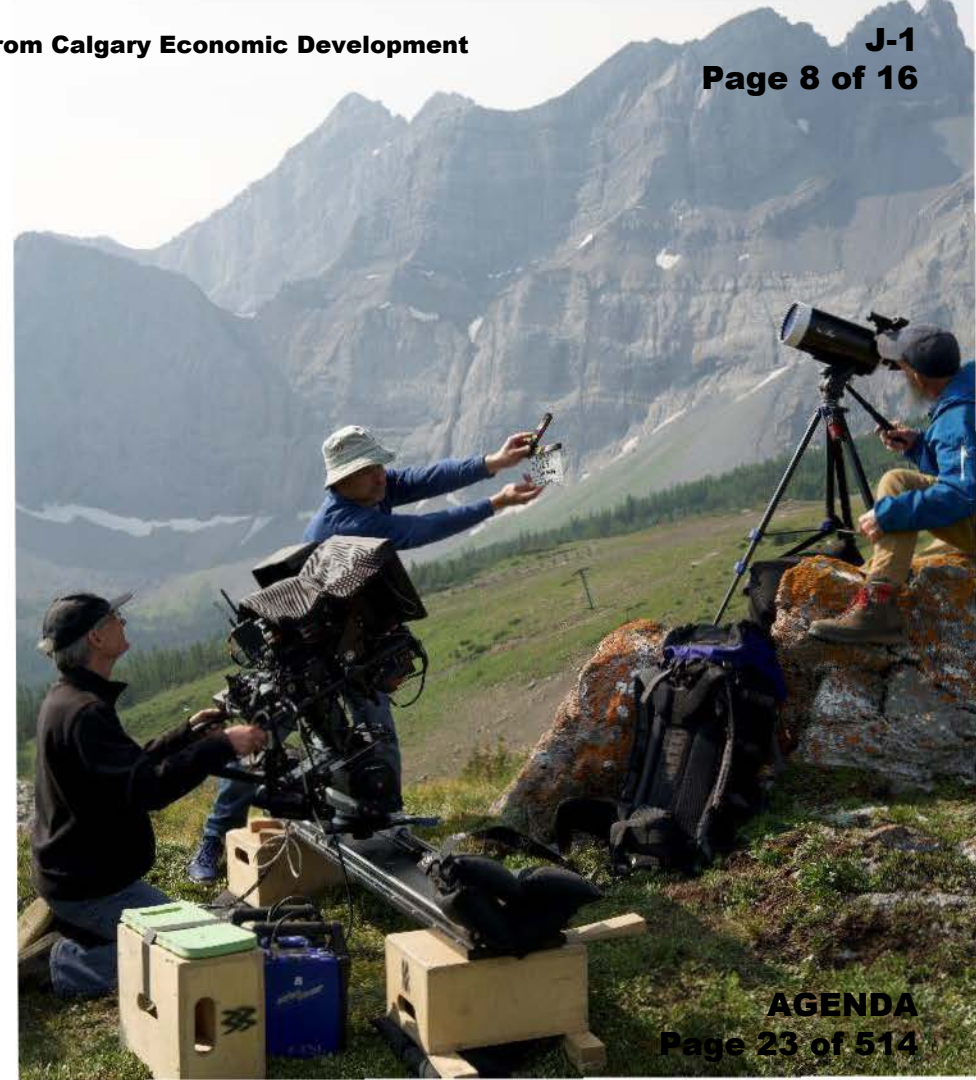
Total **\$1,066,000** (direct spend)

The Alberta Labour was \$6,045,494

The Alberta Spend was \$4,498,435

Total of **\$10,543,929**

Total Below The Line Estimated Final Costs **\$12,182,032**





GHOSTBUSTERS^{Page}

Accommodations:

4.5 months of a large show generated revenue for Alberta hotel vendors = **\$2,170,244.75**

Total 3 month spend on hotels in Calgary including DMF and Alberta Tourism and Levy = **\$1,601,168.75**

Total 3 week spend spent in Fort MacLeod/Drumheller Hotels (over 3 weeks) = **\$569,056**

- Main Unit total average 9 nights x 140 crew = 1260 room nights = **\$311,987** (incl. DMF & Tourism Levy not GST)
- 2nd Unit total average 7 nights x 140 crew = 1260 room nights = **\$257,069** (incl. DMF & Tourism Levy not GST)

GHOSTBUSTERS

Restaurants:

Total room nights 14627 Calgary, Fort MacLeod & Drumheller - Conservatively a crew member spends \$30 dollars per diem = **\$438,810**

Gas:

225,000 liters of gas production and crew personal

Lumber:

Over half a million dollars spent on *(Contact: Timbertown)*

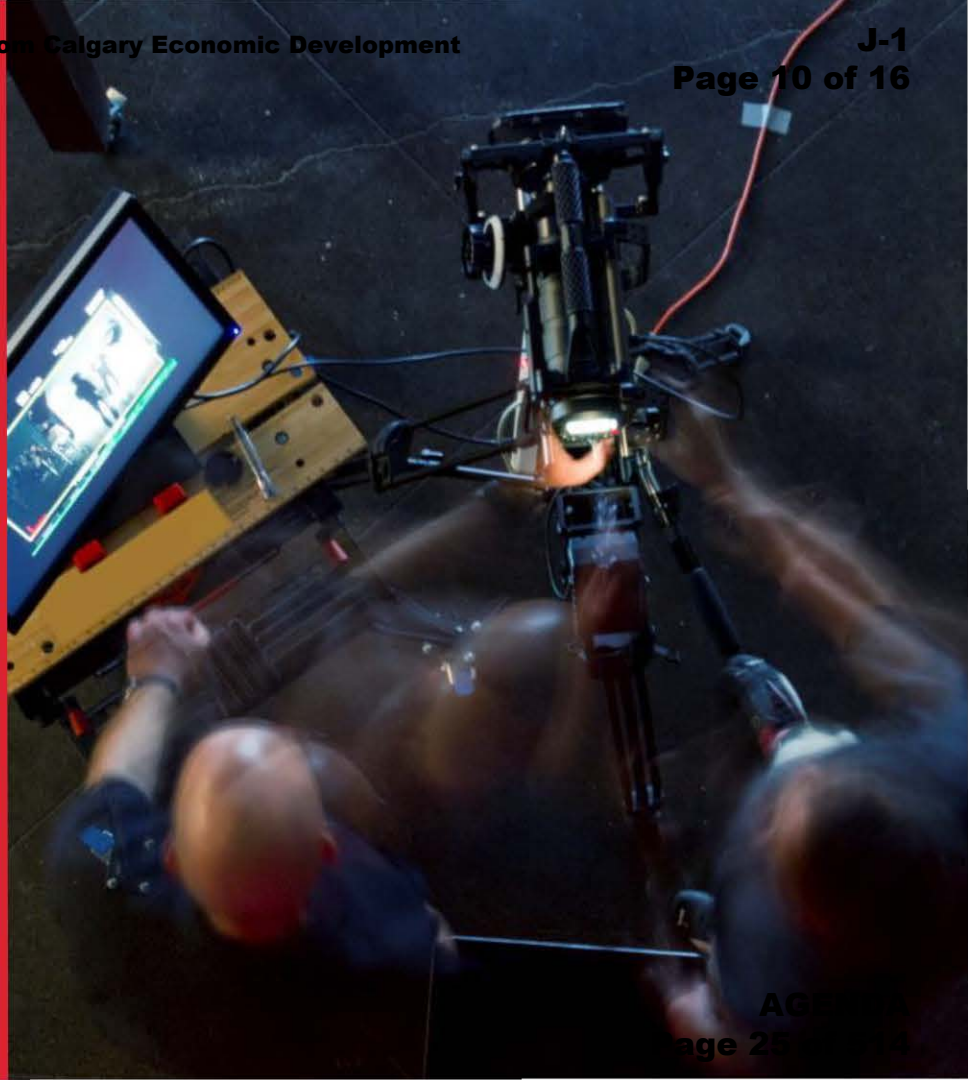
Over \$40,000 spent on *(Contact: Calgary Fasteners)*

Rental Vehicles:

Over half a million spent on *(Contact: Enterprise)*

Over \$300,000 spent on *(Contact: Driving Force)*

Over \$1 million spent on *(Honeywagon rentals - Albertan)*



REBUILD & RECOVERY PLANS

What are we doing to prepare for our new business environment?

SCREEN INDUSTRY TASK FORCES

National, Provincial & Local

GOVERNMENT ADVOCACY

Positioning Alberta for long-term success

OPEN FOR BUSINESS

Strategies and implementation plans for post-COVID production

FILM FRIENDLY REGION

One-window access to services and permitting

www.calgaryfilmcommission.com

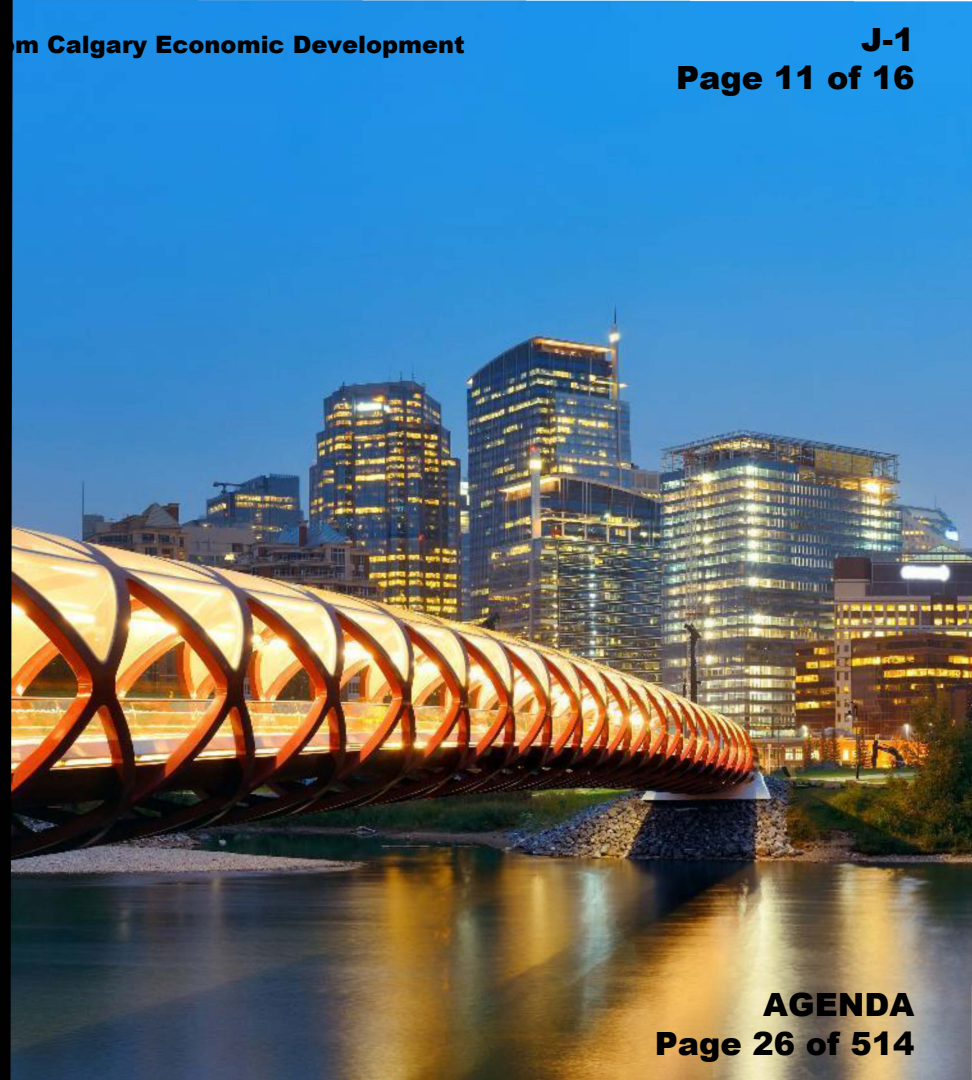
PRODUCTION PARTNERS

Alberta Film – Photo & Resource Library (Marla Touw)

<https://albertafilm.ca/locations/>

Keep Alberta Rolling – Showcasing industry benefits

<https://www.keepalbertarolling.ca/>



LOCATIONS



“A LOT OF A
MOVIE IS
LOCATIONS,
FRANKLY.”

DAVID
SCHWIMMER



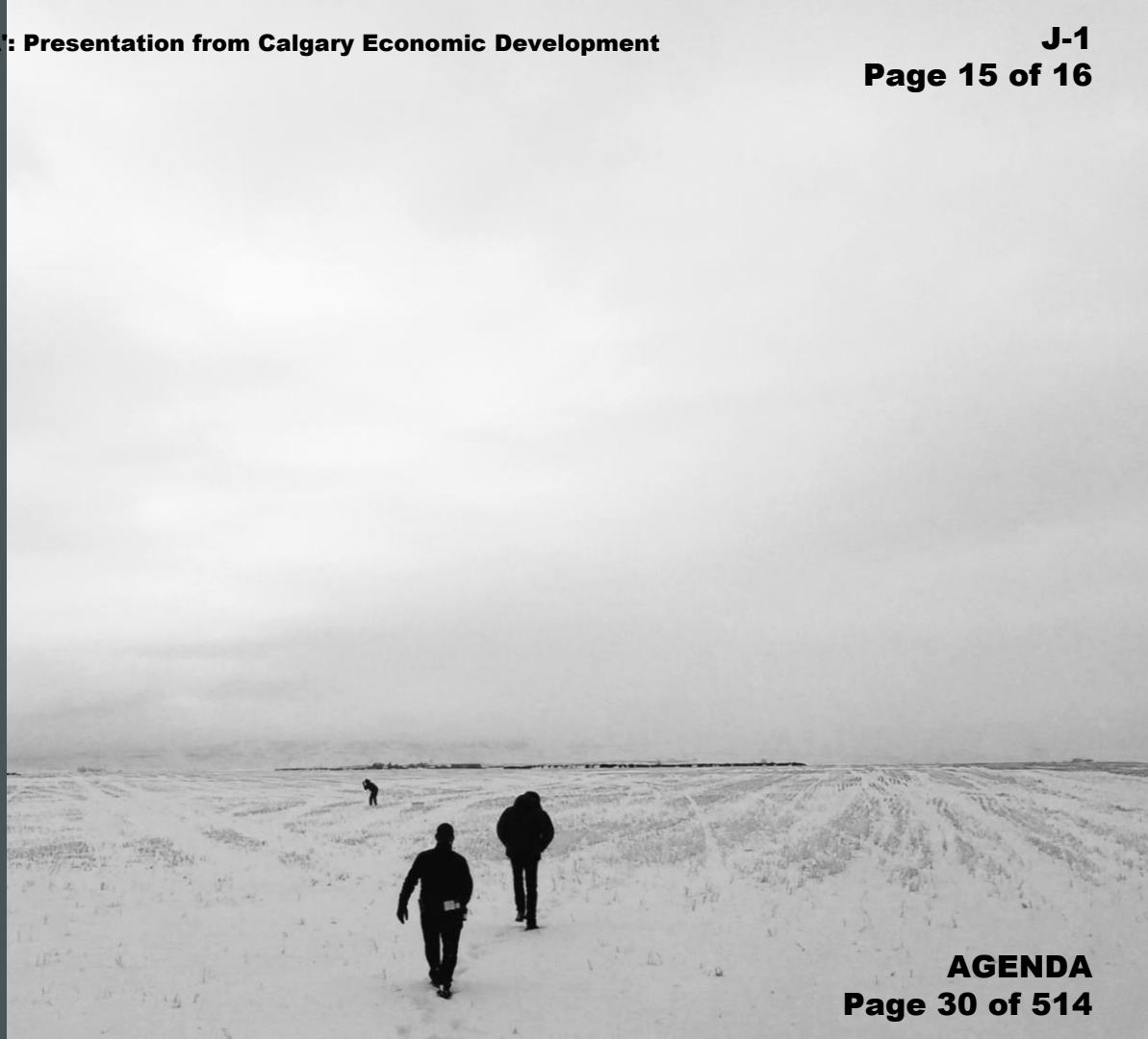


WHAT TO EXPECT

- LARGE NUMBERS OF CREW
- CHANGE, CHANGE, CHANGE
- CONTROL
- LARGE NUMBER OF VEHICLES
- EXCITEMENT
- FAME
- ECONOMIC BENEFIT

WHAT WE REQUIRE

- PROCESS CONTINUITY
- ASSISTANCE
- ACCESS TO LOCAL BUSINESSES
- COMMUNITY SUPPORT
- LOCATIONS, LOCATIONS



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PLANNING & DEVELOPMENT SERVICES

TO: Council
DATE: July 14, 2020 **DIVISION:** All
TIME: Morning Appointment
FILE: 1013-825
SUBJECT: Public Notification Amendment to the Land Use Bylaw

POLICY DIRECTION:

The *Municipal Government Act*.

EXECUTIVE SUMMARY:

In accordance with the Public Notification Bylaw (C-7860-2019), the County's website is the primary method of public notification for matters to be advertised by the municipality, including Development Permit approvals. To ensure that advertisement requirements in the County's Land Use Bylaw (C-4841-97) are consistent with the Public Notification Bylaw, Administration has prepared an amendment (C-8048-2020) to the Land Use Bylaw for Council's consideration.

While this amendment allows the County to have greater flexibility in the way in which it notifies residents on matters of public interest, the current Development Permit advertisement procedure would be largely unchanged. The County will continue to provide written notification to landowners adjacent to the approved development, but public advertisement in a printed newspaper would be halted and replaced with an advertisement on the County's website.

Council gave first reading to Bylaw C-8048-2020 on May 26, 2020.

ADMINISTRATION RECOMMENDATION:

Administration recommends approval accordance with Option #1.

BACKGROUND:

In accordance with the *Municipal Government Act*, Rocky View County's Land Use Bylaw (C-4841-97) outlines the requirements for advertising a notice of decision for Development Permit approvals. Section 13 of the Land Use Bylaw states the following:

- Approvals of both permitted and discretionary uses shall be published in a newspaper circulating in the County; and
- Approvals of discretionary uses shall include written notification to landowners adjacent to the approved development or any other person the Development Authority feels may be directly affected by the issuance of the Development Permit.

If a municipality wishes to forgo written notification and newspaper advertisement in order to pursue an alternative method, such as an electronic means, the MGA allows a Council to adopt an advertisement bylaw that provides for multiple methods.

On November 26, 2019, Council adopted the Public Notification Bylaw (C-7860-2019). This bylaw accomplishes the following:

- Names the County's website as the primary method of public notification;

Administration Resources

Sandra Khouri, Planning & Development Services



- Continues to allow for the use of newspaper advertising and mail or delivery notifications as notification channels; and
- Adds the ability to use email, social media, and other emerging digital technology as notification channels.

As such, the public notification requirements in the Land Use Bylaw are currently in conflict with the Public Notification Bylaw.

The proposed amendments are included in the draft of the new Land Use Bylaw (C-8000-2020), which is scheduled for a public hearing on June 25, 2020. As the effective date of the new Land Use Bylaw is set for September 2020, the amendments are being proposed to the current Land Use Bylaw to accommodate ongoing Development Permits and advertisements.

PUBLIC & AGENCY SUBMISSIONS:

The application was circulated to a number of internal and external agencies; those responses are available in Appendix 'A'.

OPTIONS:

- Option # 1: Motion #1 THAT Bylaw C-8048-2020 be given second reading.
 Motion #2 THAT Bylaw C-8048-2020 be given third and final reading.
- Option # 2: THAT alternative direction be provided.

Respectfully submitted,

Concurrence,

"Theresa Cochran"

"Al Hoggan"

Executive Director
Community Development Services

Chief Administrative Officer

SKh/ltt

APPENDICES:

APPENDIX 'A': Application Referrals

APPENDIX 'B': Bylaw C-8048-2020 and Schedule A



APPENDIX A: APPLICATION REFERRALS

AGENCY	COMMENTS
<i>School Authority</i>	
Calgary Catholic School District	After review, the Calgary Catholic School District does not have any comments, questions or concerns regarding the Land Use Bylaw Public Notification Amendment.
<i>Province of Alberta</i>	
Alberta Health Services	I would like to confirm that Alberta Health Services, Environmental Public Health has received the above-noted amendment. At this time we do not have any concerns with the information as provided. Feel free to contact me if the amendments are significantly changed, or you have any questions or concerns.
<i>Public Utility</i>	
ATCO Gas	ATCO Gas has no objection to the proposed.
Telus Communications	TELUS has no issues with this
Enmax	ENMAX has no comment with the above circulation notice.
<i>Adjacent Municipality</i>	
City of Airdrie	Given the information provided, Planning has no comments or objections to the application as the proposed amendment to the public notification requirements in the M.D of Rocky View Land Use Bylaw No. C-4841-97 does not affect the referral of relevant planning applications to the City of Airdrie.
Town of Crossfield	The Town of Crossfield has no concerns or objections to this proposed bylaw amendment.
Mountain View County	<p>Thank you for your email dated May 20,2020 with respect to the above noted file. The email and materials were circulated to the Planning and Development Services Department and the Operational Services Department.</p> <p>There were no comments on this circulation from the Planning and Development Services Department nor the Operational Services Department.</p> <p>Thank you for your consideration to include us in your referral agencies.</p>



AGENCY	COMMENTS
Wheatland County	Wheatland County has no comments or concerns at this time.
<i>Other External Agencies</i>	
TC Energy	We have reviewed the information provided and have determined that the Bylaw Amendment does not directly impact the pipeline infrastructure that TC is required to monitor as per Canada Energy Regulator (CER) standards. Therefore, TC has no comments or concerns with the proposal.
<i>Rocky View County Boards and Committees</i>	
<i>Internal Departments</i>	
Fire Services & Emergency Management	The Fire Service has no comments at this time.
Utility Services	No concerns.
Agricultural & Environmental Services	No agricultural concerns.
Circulation Period: May 20, 2020 to June 10, 2020	



BYLAW C-8048-2020

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-8048-2020.

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 Section 13 of Land Use Bylaw C-4841-97 be amended as shown on the attached Schedule 'A' forming part of this Bylaw.

PART 4 – TRANSITIONAL

Bylaw C-8048-2020 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: All
File: 1015-565**

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

Amendments to the *Land Use Bylaw*

SECTION 13 NOTICE OF DECISION

Remove the following sections:

- ~~13.1 When an application for a Development Permit is approved either unconditionally or subject to conditions, the Development Authority shall:~~
- ~~(a) for uses, permitted and discretionary, publish a notice of the decision in the newspaper circulating in the County stating a legal description and general location of the land on which the development is approved; the nature of the approved development; and the procedure for any appeals;~~
 - ~~(b) for uses, discretionary, notify in writing all registered owners of lands located adjacent to the approved development; and~~
 - ~~(c) for uses, discretionary, notify in writing any other person the Development Authority feels may be directly affected by the issuance of the Development Permit.~~
- ~~13.2 Notwithstanding Section 13.1 when adjacent lands are located within a County other than the County, written notifications of the approved development shall be sent to that County office.~~
- ~~13.3 For the purposes of Section 13, the registered owner shall be that which appears on the County tax record on file in the County Office.~~
- ~~13.4 If an application for Development Permit approval is refused, the Development Authority shall notify the Applicant, stating the reasons for refusal.~~

Add the following sections:

- 13.1 All decisions on Development Permit applications shall be given in writing to the applicant the same day the decision is made;
- 13.2 If the Development Permit application is refused, approved without conditions, or conditionally approved, the 'Notice of Decision' shall contain the conditions imposed or the reasons for the refusal or as part of the approval;
- 13.3 Notice of approved Development Permit applications shall be advertised per the Public Notification Bylaw (Bylaw C-7860-2019), as amended. The notice shall include:
- (a) The location and use of the Parcel;
 - (b) The date the Development Permit was issued; and
 - (c) Notice that an appeal may be made by a person affected by the decision by serving written notice of the appeal to the SDAB within twenty-one (21) days of the date of the decision on the application or the date of the deemed refusal.



PLANNING AND DEVELOPMENT SERVICES

TO: Council
DATE: July 14, 2020 **DIVISION:** 7
TIME: Morning Appointment
FILE: 06401017/06412003 **APPLICATION:** PL20200038
SUBJECT: Redesignation Item – Business Development – From PS to I-IA and from I-IA to PS;
 Balzac East High Plains Industrial Park

POLICY DIRECTION:

The Balzac East Area Structure Plan and the High Plains Industrial Park Conceptual Scheme.

EXECUTIVE SUMMARY:

The purpose of this application is to redesignate a portion of NW-01-26-29-W4M (± 12.71 acres) from Industrial – Industrial Activity District (I-IA) to Public Services District (PS), and to redesignate a portion of NW-12-26-29-W4M (± 23.19 acres) from Public Services District (PS) to Industrial – Industrial Activity District (I-IA) to accommodate an adjustment to the proposed stormwater infrastructure.

Council gave first reading to Bylaw C-8042-2020 on May 12, 2020.

No letters were received in response to 30 letters circulated to adjacent and area property owners when the application was received. The application was also circulated to a number of internal and external agencies; those responses are available in Appendix 'A'.

The following is a summary of the application assessment:

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

ADMINISTRATION RECOMMENDATION:

Administration recommends approval in accordance with Option #1.

DATE APPLICATION RECEIVED: March 26, 2020
DATE DEEMED COMPLETE: March 26, 2020

PROPOSAL: To redesignate a portion of NW-01-26-29-W4M (± 12.71 acres) from Industrial – Industrial Activity District (I-IA) to Public Services District (PS), and a portion of NW-12-26-29-W4M (± 23.19 acres) from Public Services District (PS) to Industrial – Industrial Activity District (I-IA) in order to accommodate adjustment to the proposed stormwater infrastructure.

LEGAL DESCRIPTION: a portion of NW-01-26-29-W4M and a portion of NW-12-26-29-W4M.

GENERAL LOCATION: Located in the Balzac East area, approximately $\frac{1}{2}$ mile south of Highway 566 and on the east side of Range Road 291.

Administration Resources

Johnson Kwan, Planning and Development Services



APPLICANT: IBI Group (Elvin Karpovich)

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

EXISTING LAND USE DESIGNATION: Public Service District (PS) and Industrial – Industrial Activity District (I-IA)

PROPOSED LAND USE DESIGNATION: Public Service District (PS) and Industrial – Industrial Activity District (I-IA)

GROSS AREA: ± 35.90 acres

SOILS (C.L.I. from A.R.C.): **Class 160, 1E20, 3D20** – No significant limitation due to erosion damage and low permeability.
Class 2T50, 2T, E50 - Slight limitations due to adverse topography and erosion damage.
Class 5N, W70, 5T, E30 – Very severe limitation due to high salinity, excessive wetness/poor drainage, adverse topography and erosion damage.
Class 5N, W5 – Very severe limitation due to high salinity, and excessive wetness/poor drainage.

HISTORY:

May 25, 2020 The Municipal Planning Commission approved subdivision application PL20200039 to create a ± 12.71 acre Public Utility Lot intended to accommodate future stormwater infrastructure, an access road, and a ± 8.84 acre remainder at NW-01-26-29-W4M.

February 12, 2019 Council approved Stages 4&5 High Plains Industrial Park Conceptual Scheme and the associated land use application to redesignate the subject land from Ranch and Farm District to Industrial – Industrial Activity District and Public Services District to accommodate future commercial and industrial development.

POLICY ANALYSIS:

Balzac East Area Structure Plan

The proposed land uses (Public Services District and Industrial – Industrial Activity District) are consistent with the Balzac East Area Structure Plan, which considers this area to be suitable for industrial and business uses that require larger lots and a reduced level of municipal services.

High Plains Industrial Park Conceptual Scheme

The proposed land use redesignation is to accommodate adjustment to the proposed stormwater infrastructure within the High Plains Industrial Park.

The storm water pond originally planned for Stage 4 (± 23.19 acre within NW-12-26-29-W4M) is proposed to be relocated to Stage 1 of High Plains Industrial Park, and would be tied into the existing stormwater infrastructure. It is proposed that the portion of NW-12-26-29-W4M would be available for future development, whereas the portion of NW-01-26-29-W4M would become a Public Utility Lot for storm water management.



OPTIONS:

- Option # 1: Motion #1 THAT Bylaw C-8042-2020 be given second reading.
 Motion #2 THAT Bylaw C-8042-2020 be given third and final reading.
- Option # 2: That application PL20200038 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-8042-2020 and Schedule A
APPENDIX ‘C’: Map Set



APPENDIX A: APPLICATION REFERRALS

AGENCY	COMMENTS
Alberta Transportation	<p>Through subdivision and development, Alberta Transportation will protect additional right of way along Highway 566 that was previously identified in the 2010 iTrans Functional Planning Study.</p> <p>Alberta Transportation will continue to require roadside development permits for development proposed on parcels directly adjacent to Highway 566. Please note that buildings may not be placed closer than 50 metres from the existing Highway 566 right of way. This setback distance accommodates future highway improvements noted above, as well as the 20 metres municipal reserve buffer.</p>
Planning and Development Services – Engineering Review	<p>General</p> <ul style="list-style-type: none"> The owner will be responsible for all required payments of 3rd party reviews and/or inspections as per the Master Rates Bylaw. The applicant shall provide for payment of the engineering services fees per the Master Rates Bylaw, as amended. Please see file PL20200007 (Phase 4) for details on the expansion of Pond 5 and stormwater management within the High Plains Industrial Park. A development agreement is required to cover the construction and will be managed under the Phase 4 offsite improvements scope. <p>Geotechnical:</p> <ul style="list-style-type: none"> This area of High Plains was covered under the Phase 1 Development Agreement (PL20110035) and no new development is proposed as part of the subdivision. Pond design, liner requirements and any geotechnical reporting required for the expansion of Pond 5 will be managed under file PL20200007. <p>Transportation</p> <ul style="list-style-type: none"> The owner is to provide payment of the Transportation Off-Site Levy (including the Base Levy and the Special Area Levy) in accordance with the Transportation Off-Site Bylaw C-7356-2014, as amended. <ul style="list-style-type: none"> The applicant is advised the County's levy program is currently undergoing updates that may affect rates. The draft bylaws can be viewed on the County website and we note the bylaw in place at time of approval will be the rate(s) applied to this development. <p>Sanitary/Waste Water:</p> <ul style="list-style-type: none"> The application is not creating any additional development and no developable parcels. No wastewater servicing levy or other technical conditions are required as a result.



ROCKY VIEW COUNTY

AGENCY	COMMENTS
	<p>Water Supply and Waterworks:</p> <ul style="list-style-type: none">The application is not creating any additional development and no developable parcels. No water servicing offsite levy or other technical conditions are required as a result. <p>Storm Water Management:</p> <ul style="list-style-type: none">The County is intending to administer the expansion of Pond 5 and general stormwater management requirements for the development under Phase 4. No requirements apply to this file and its land area until the remainder south of the access comes in for development. <p>Environmental:</p> <ul style="list-style-type: none">The development of the stormwater facility will be handled under PL20200007 as noted above, including any regulatory approvals triggered on the site. The applicant remains responsible for securing any approvals related to Provincial and Federal environmental regulations or legislation.

Circulation Period: April 7, 2020 to April 30, 2020

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



ROCKY VIEW COUNTY

BYLAW C-8042-2020**A Bylaw of Rocky View County to amend Land Use Bylaw C-4841-97**

The Council of Rocky View County enacts as follows:

PART 1 – TITLE

This Bylaw shall be known as Bylaw C-8042-2020.

PART 2 – DEFINITIONS

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

PART 3 – EFFECT OF BYLAW

THAT Part 5, Land Use Maps No. 64 and 64-South of Bylaw C-4841-97 be amended by redesignating a portion of NW-01-26-29-W4M from Industrial – Industrial Activity District to Public Service District, and a portion of NW-12-26-29-W4M from Public Service District to Industrial – Industrial Activity District as shown on the attached Schedule 'A' forming part of this Bylaw.

THAT A portion of NW-01-26-29-W4M is hereby redesignated to Public Service District, and a portion of NW-12-26-29-W4M is hereby redesignated to Industrial – Industrial Activity District as shown on the attached Schedule 'A' forming part of this Bylaw.

PART 4 – TRANSITIONAL

Bylaw C-8042-2020 comes into force when it receives third reading, and is signed by the Reeve/Deputy Reeve and CAO or Designate, as per the *Municipal Government Act*.

Division: 7
File: 06401017/06412003 – PL20200038

READ A FIRST TIME IN COUNCIL this 12th day of May, 2020

PUBLIC HEARING WAS HELD IN COUNCIL this day of , 20

READ A SECOND TIME IN COUNCIL this day of , 20

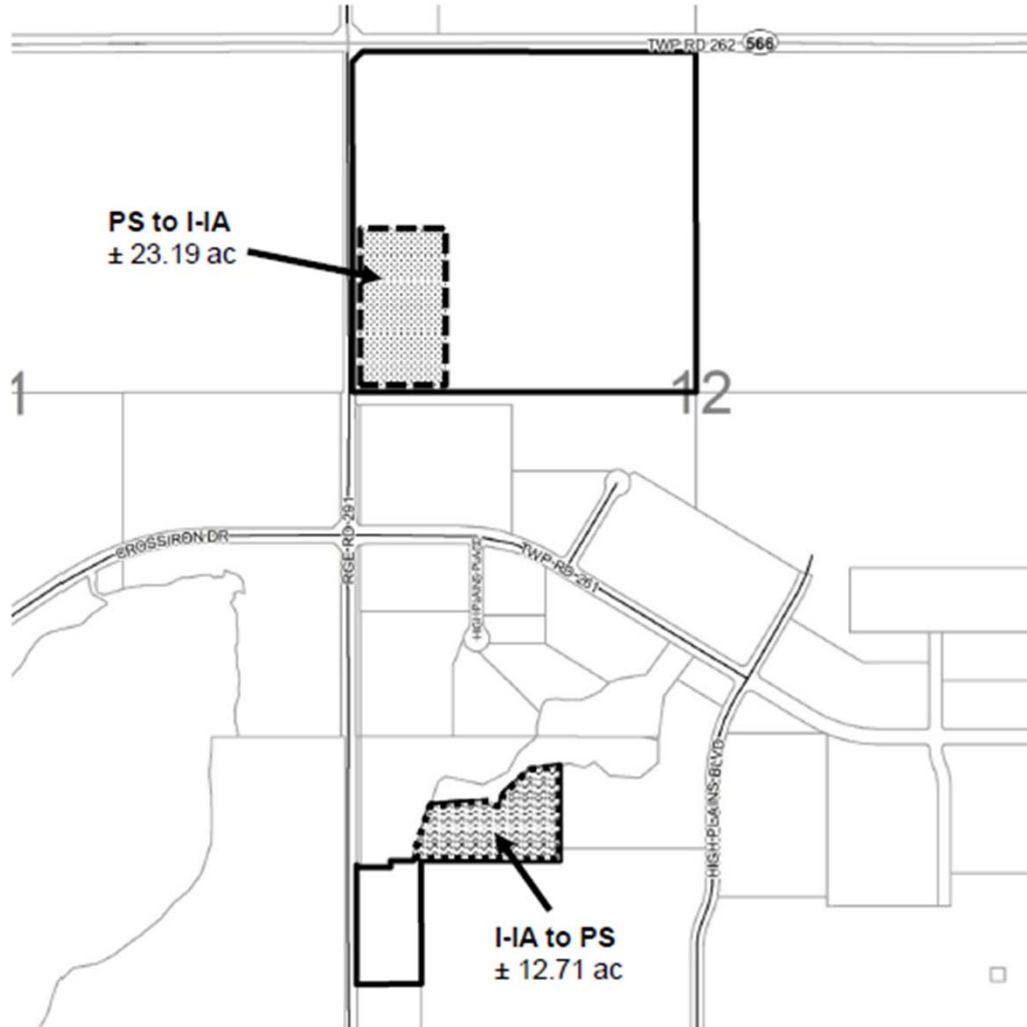
READ A THIRD TIME IN COUNCIL this day of , 20

Reeve

CAO or Designate

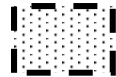
Date Bylaw Signed

SCHEDULE "A"

BYLAW: C-8042-2020

AMENDMENT

FROM Public Services District (PS) TO Industrial – Industrial Activity District (I-IA)



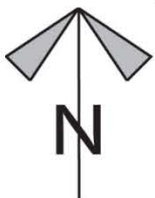
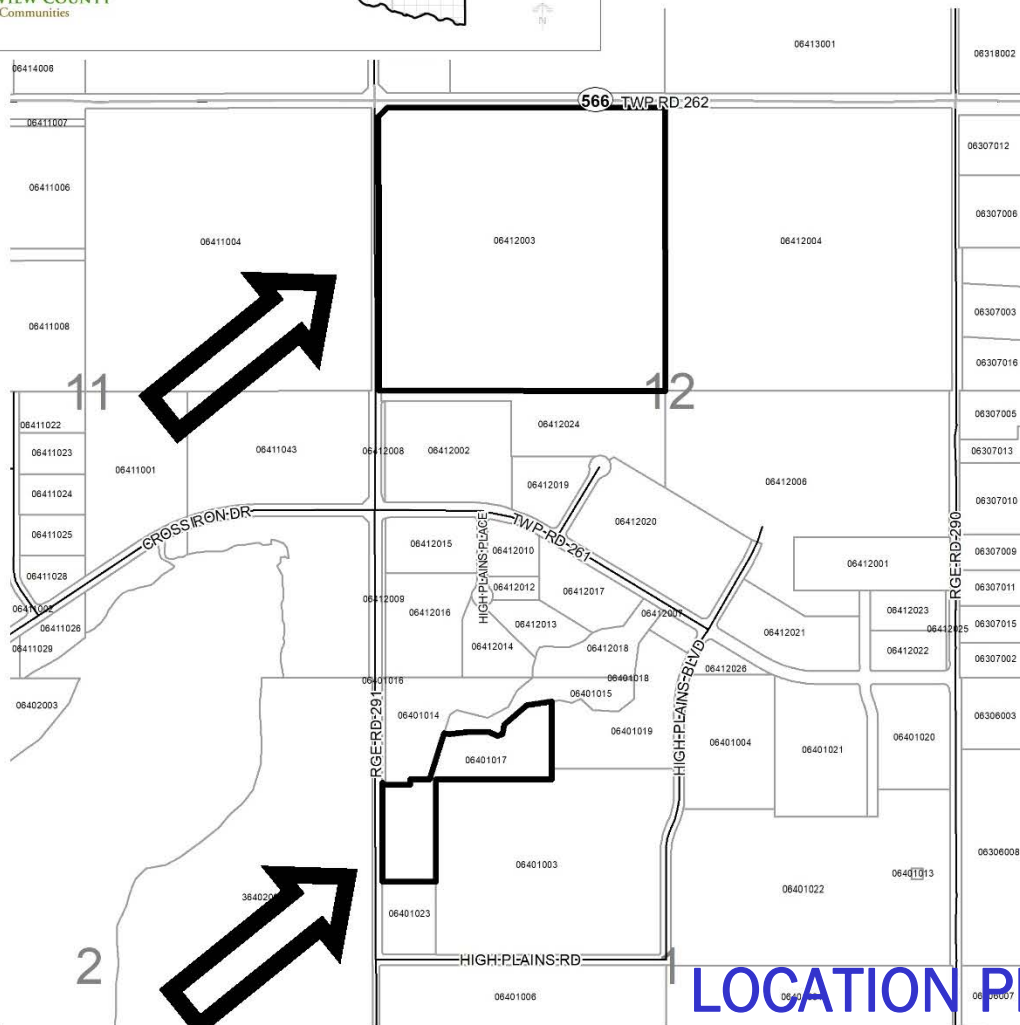
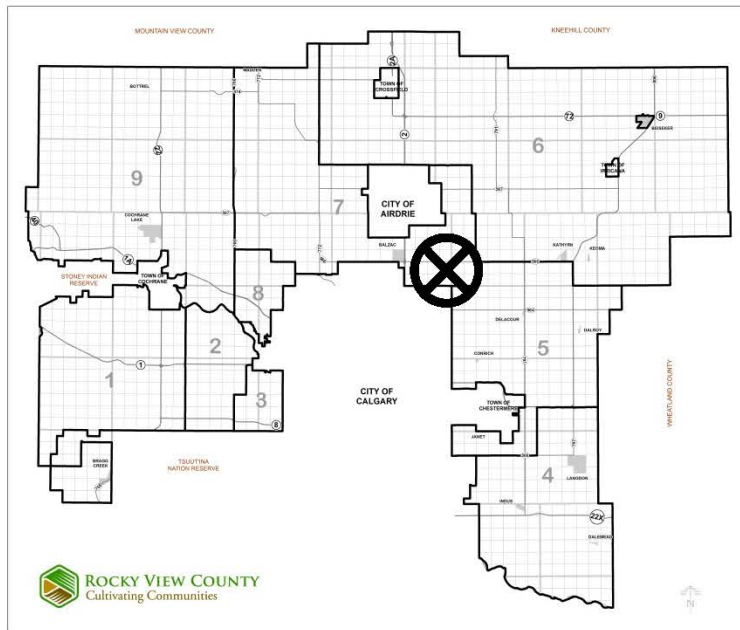
FROM Industrial – Industrial Activity District (I-IA) TO Public Services District (PS)



Subject Land _____

LEGAL DESCRIPTION: A portion of NW-01-26-29-W04M
A portion of NW-12-26-29-W04M

FILE: 06401017/06412003 - PL20200038 DIVISION: 7

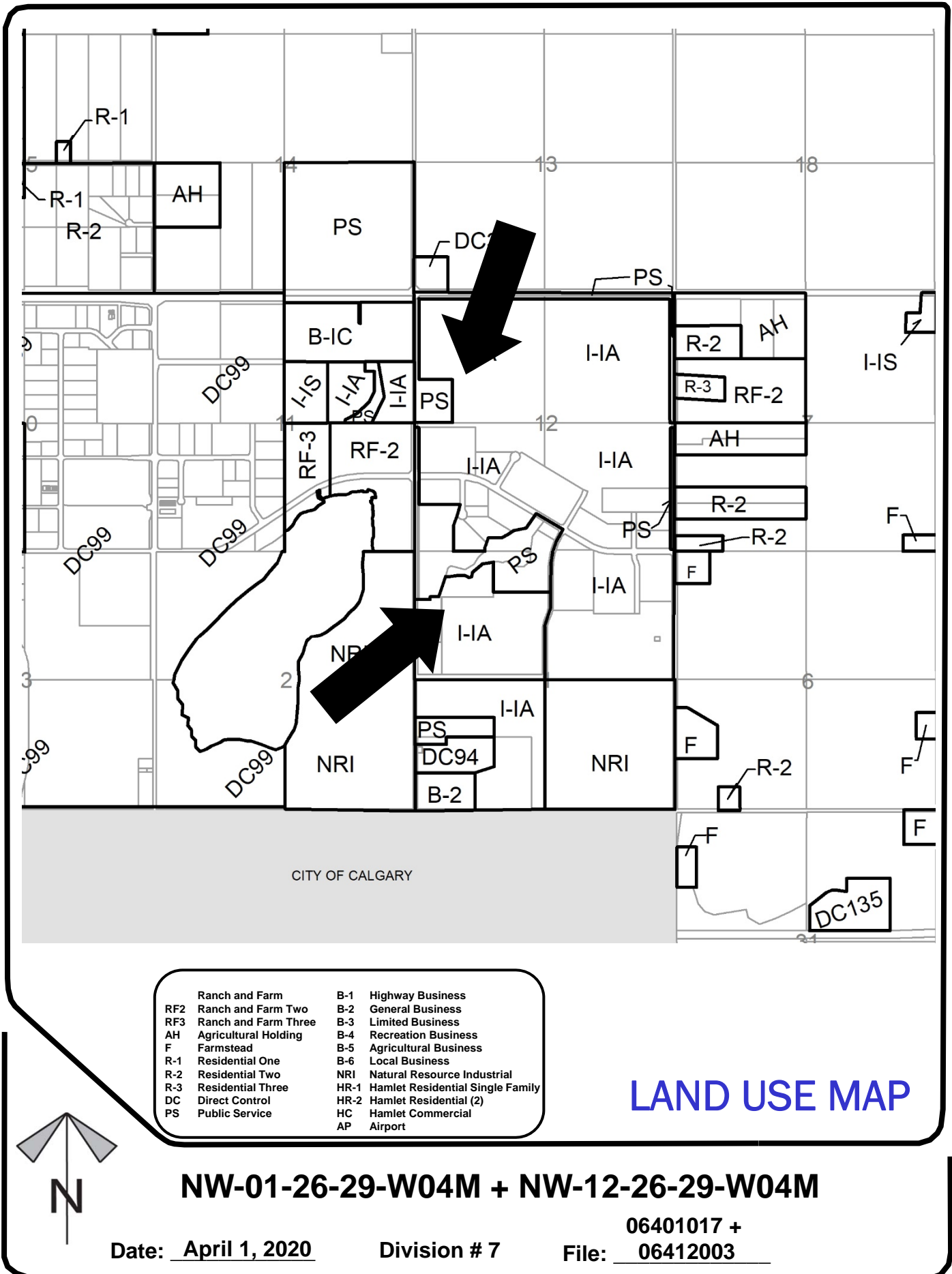


NW-01-26-29-W04M + NW-12-26-29-W04M

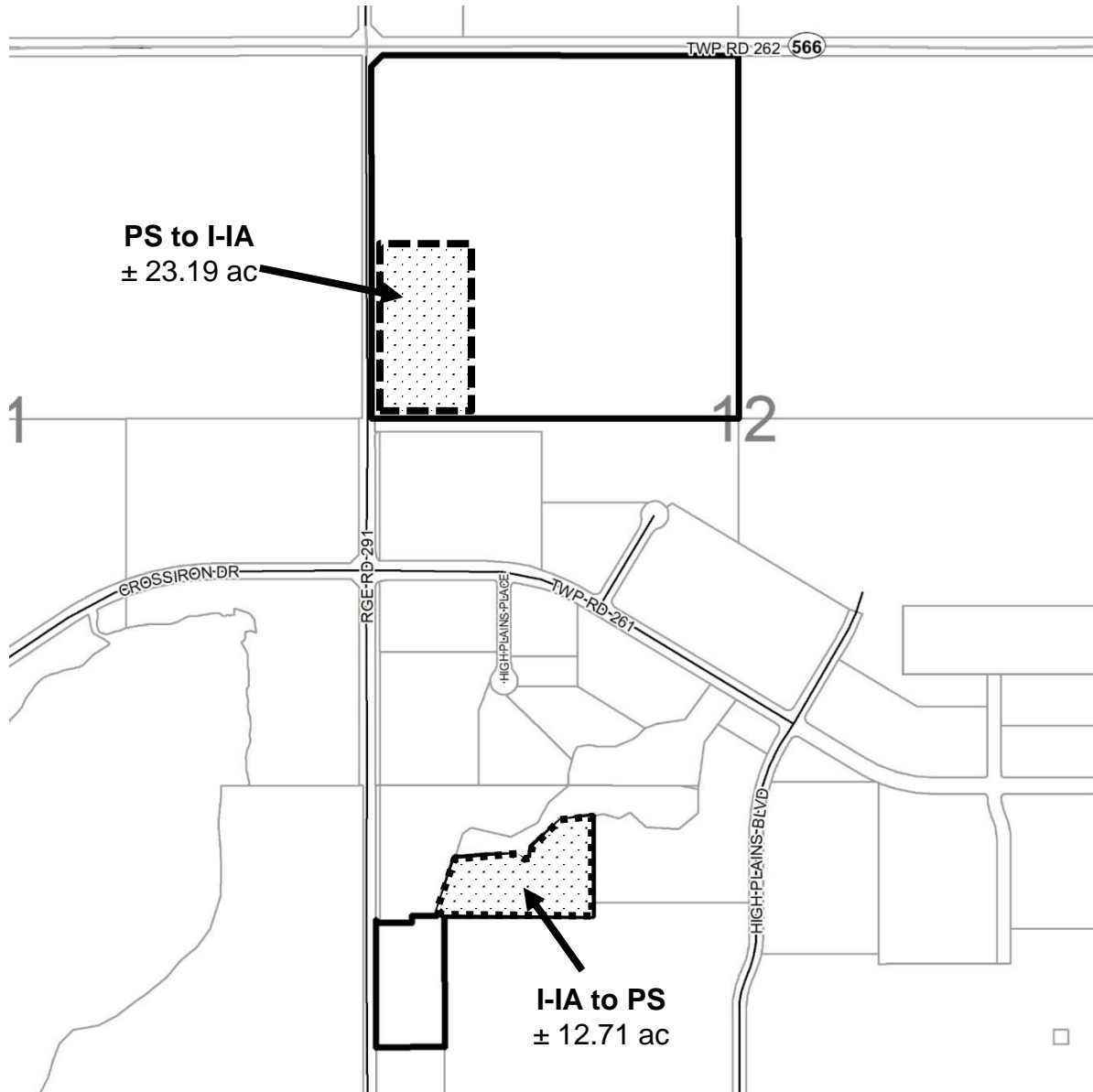
Date: April 1, 2020

Division # 7

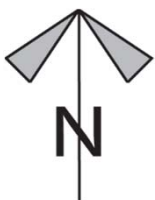
06401017 +
File: 06412003



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



DEVELOPMENT PROPOSAL



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

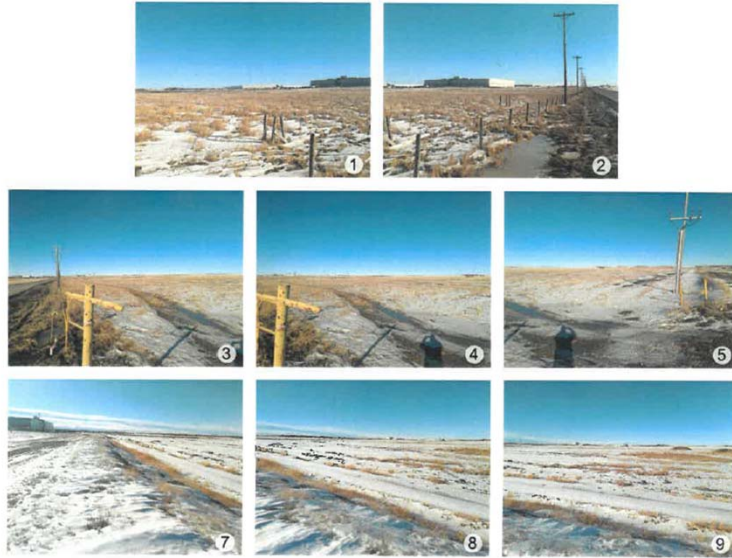
Date: April 1, 2020

Division # 7

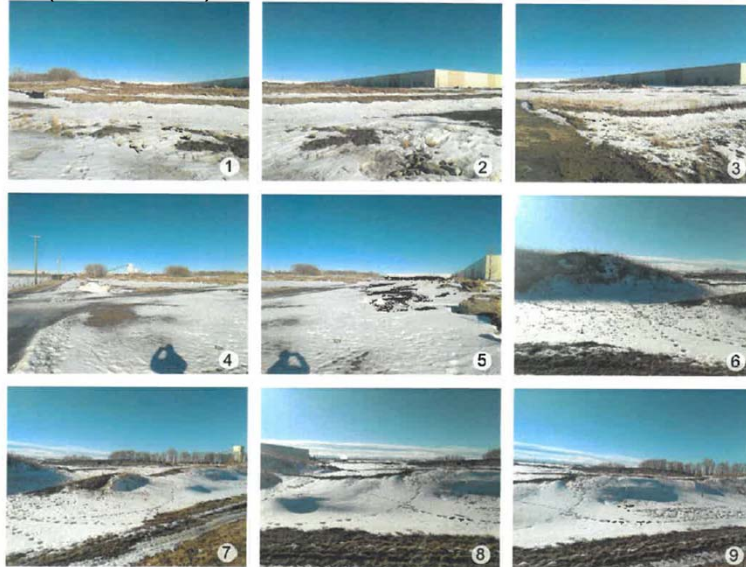
06401017 +
File: 06412003

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

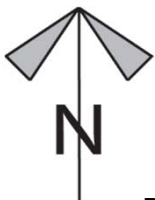
Site Photos PS to I-IA (± 23.19 ac)



Site Photos I-IA to PS (± 12.71 ac)



DEVELOPMENT PROPOSAL



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

Date: April 1, 2020

Division # 7

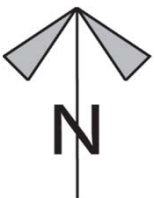
06401017 +
File: 06412003



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

AIR PHOTO

Spring 2018

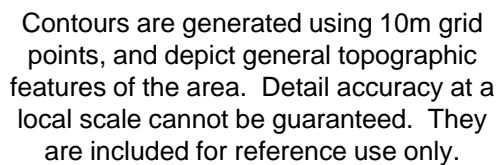


NW-01-26-29-W04M + NW-12-26-29-W04M

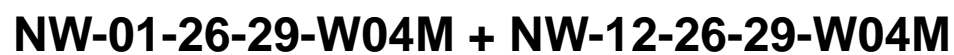
Date: April 1, 2020

Division # 7

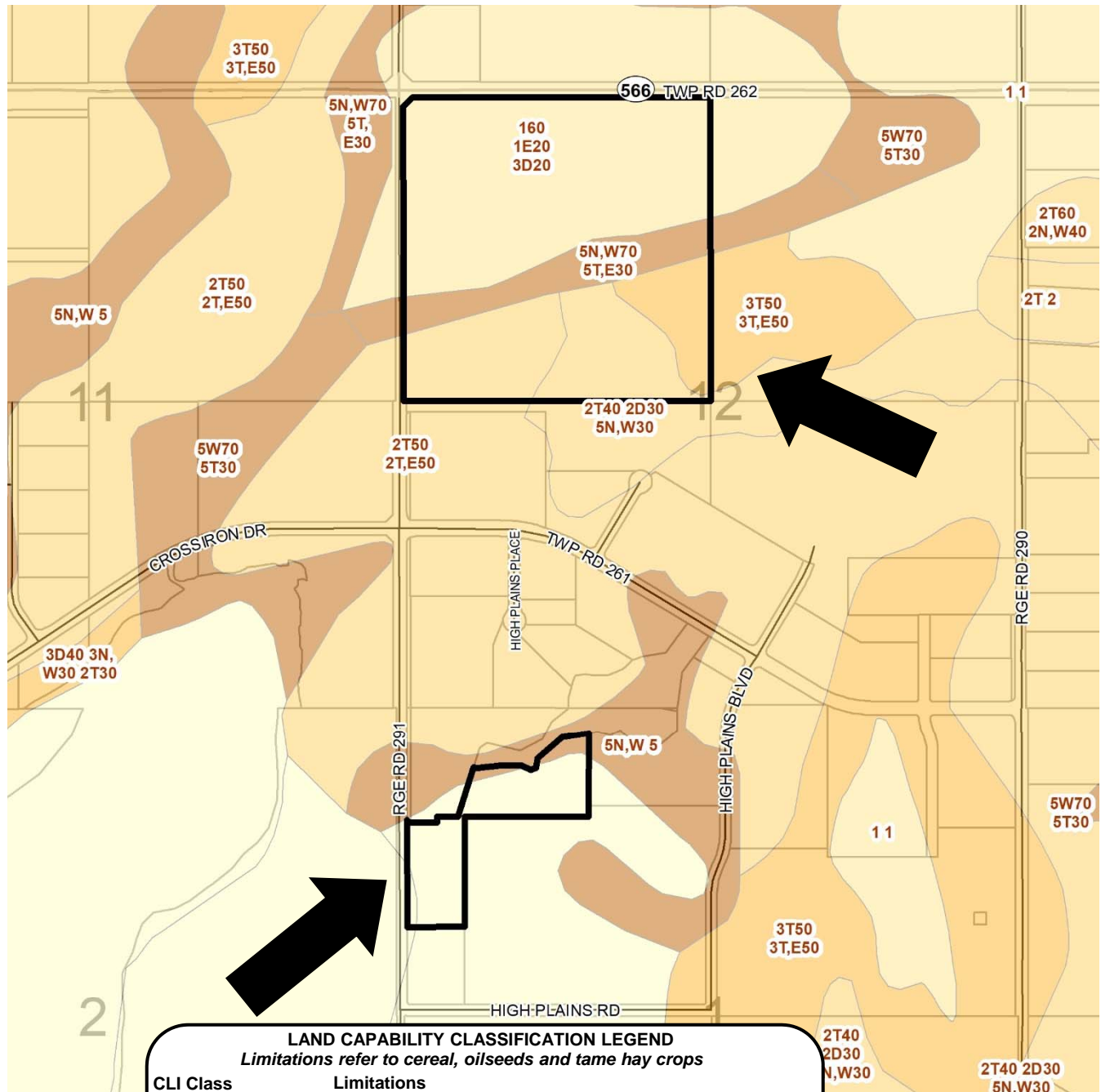
06401017 +
File: 06412003



Contour Interval 2 M



File: 06401017 + 06412003



SOIL MAP

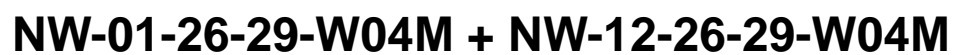
NW-01-26-29-W04M + NW-12-26-29-W04M

Date: April 1, 2020

Division # 7

06401017 +
File: 06412003





File: 06401017 + 06412003

PLANNING AND DEVELOPMENT SERVICES

TO: Council
DATE: July 14, 2020 **DIVISION:** 2
TIME: Afternoon Appointment
FILE: 04734003 **APPLICATION:** PL20190173
SUBJECT: Redesignation Item – Commercial Redesignation.
Note: This application should be considered in conjunction with Master Site Development Plan application PL20190172 (agenda item D-5).

POLICY DIRECTION:

The Interim Growth Plan, County Plan, Rocky View County / City of Calgary Intermunicipal Development Plan, North Springbank Area Structure Plan (NSASP), Bingham Crossing Conceptual Scheme, and Bingham Crossing Master Site Development Plan.

EXECUTIVE SUMMARY:

The purpose of this application is to redesignate the subject lands from Ranch and Farm District to Direct Control District 148 to accommodate Phase 2 of the Bingham Crossing development. Direct Control District 148 was adopted in 2012 and this amendment would add the subject lands to the district.

Council gave first reading to Bylaw C-8010-2020 on February 25, 2020.

The subject lands are located within the boundaries of the North Springbank Area Structure Plan (NSASP) and are identified as commercial. Phase 1 of the Bingham Crossing development includes a retail outlet-style shopping center and has approvals for development. Servicing is to be provided by means of connection to the existing Calalta water system and on-site treatment and spray irrigation for wastewater. The proposed Phase 2 development is to be serviced by similar means, and the Applicant has submitted the necessary technical studies to support this servicing strategy.

This proposal was circulated to 266 adjacent landowners; in response, forty-two letters were received in support and eight were received in opposition (see Appendix D). The application was also circulated to a several internal and external agencies, and those responses are available in Appendix 'A'.

The proposed application is consistent with all relevant policies as well as the Land Use Bylaw, and Administration determined that:

- The application is consistent with the commercial policies of the NSASP;
- The proposal aligns with the adopted Bingham Crossing Conceptual Scheme (BCCS) and the Bingham Crossing Master Site Development Plan (BCMSDP);
- The application complies with the regulations in the Direct Control District; and,
- All technical concerns can be addressed through the conditions of approval for the future subdivision.

ADMINISTRATION RECOMMENDATION:

Administration recommends approval in accordance with Option #1.

Administration Resources

Jessica Anderson and Noor Mirza, Planning and Development Services

**DATE APPLICATION RECEIVED:**

November 8, 2019

DATE DEEMED COMPLETE:

November 8, 2019

PROPOSAL:

To redesignate a portion of the subject lands from Ranch and Farm District to Direct Control District 148 to accommodate Phase 2 of the Bingham Crossing development.

LEGAL DESCRIPTION:

NW-34-24-03-W05M

GENERAL LOCATION:

Located at the northeast junction of Hwy. 1 and Range Road 33, approximately 2.0 miles west of the city of Calgary.

APPLICANT:

B&A Planning Group

OWNERS:

Bingham Crossing Properties In Trillium Bingham Crossing Inc.

EXISTING LAND USE DESIGNATION:

Ranch and Farm District (RF)

PROPOSED LAND USE DESIGNATION:

Direct Control District 148 (DC-148)

GROSS AREA:

± 152.98 acres

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

2C2, 3T3 – Slight to moderate limitations to cereal crop production due adverse climate and adverse topography (step and/or long uniform slopes).

HISTORY:

September 3, 2019	Development Permit application PRDP2019066 was approved for Retail, Regional and Retail, Local, construction of eight (8) retail buildings and signage to provide for the Bingham Crossing Development.
May 13, 2014	Subdivision application PL20140054 was conditionally approved to provide for the subdivision of Phase 1 lands.
October 1, 2013	The County Plan was adopted by Council.
July 23, 2013	The Bingham Crossing MSDP (Phase One) was adopted by Council.
October 30, 2012	A land use application was approved to redesignate a portion of the lands from Ranch and Farm District to Direct Control 148 (Bylaw C-7186-2012).
September 11, 2012	An amendment to the North Springbank ASP was adopted to provide for the proposed Bingham Crossing Development (Bylaw C-7185-2012).
September 11, 2012	The Bingham Crossing Conceptual Scheme was adopted by Council (Bylaw C-7184-2012).
January 9, 2012	The Rocky View County / City of Calgary Intermunicipal Development Plan was adopted by Council.
May 4, 1999	The North Springbank Area Structure Plan was adopted by Council.

BACKGROUND:

The subject ± 152.98 acre parcel is located within the Springbank area, at the northeast junction of Hwy. 1 and Range Road 33, approximately 2.0 miles west of the city of Calgary. The lands are currently undeveloped, but hold approvals for construction of a retail outlet-style shopping centre that constitutes Phase 1 of the proposed Bingham Crossing Development.



Land to the north and east of the site are designated for agricultural uses, while lands to the west and south are generally identified for commercial and institutional-type uses.

The related MSDP proposal (PL20190172) contemplates extension of the Highway Edge Zone within the southeast corner of the subject quarter to accommodate up to ±175,000 ft² of commercial development – expected to include a large format anchor building and several stand-alone commercial/retail units.

Potable water is proposed to be supplied via the Calalta Waterworks system, and wastewater is proposed to be managed using the proposed on-site treatment and spray irrigation system. The Applicant has submitted the Bingham Crossing Staged Master Drainage Plan and Pond Report, which confirms that the requirements of the Springbank Creek Master Drainage Plan have been met.

POLICY ANALYSIS:

City of Calgary / Rocky View County Intermunicipal Development Plan (Bylaw C-7078-2011)

The subject lands are identified on Map 2 (Key Focus Areas) within the Notification Zone and on Map 4 (Growth Corridors/Areas) as a Rocky View County Growth Corridor.

Section 8 of the IDP indicates that lands within the Rocky View County Growth Corridors shall be developed in accordance with the County Plan and the Land Use Bylaw. Administration has determined that the application is consistent with these plans as detailed below.

The City of Calgary was circulated for comment on the application; the comments are detailed in Appendix 'B', but generally, no concerns were identified.

North Springbank Area Structure Plan (Bylaw C-5035-99)

The subject lands are identified on Figure 3: Future Land Use Concept as commercial lands. This land use policy supports the development of business and commercial uses subject to the policies of section 5.7. A detailed assessment against these policies was completed at the original application stage, when Phase 1 land use, conceptual scheme and MSDP were adopted.

Bingham Crossing Conceptual Scheme

The subject lands are identified in the BCCS within the Highway Edge Zone. The proposed development is consistent with the Edge Zone policies in section 5.4 as well as the Implementation policies in section 9.3 and 9.5.

Direct Control District 148 (Bylaw C- 7186-2012)

The Applicant is proposing to redesignate the subject lands to Direct Control District 148, which provides the land use framework for Phase 1. The district is appropriate for the range of uses proposed. The mapping in the district would be updated to reflect the addition of these lands and all regulations in the existing district would apply to future developments.

OPTIONS:

- Option #1: Motion #1 THAT Bylaw C-8010-2020 be given second reading.
 Motion #2 THAT Bylaw C-8010-2020 be given third and final reading.
- Option #2: THAT application PL20190173 be refused.

Respectfully submitted,

Concurrence,



ROCKY VIEW COUNTY

"Theresa Cochran"

Executive Director
Community Development Services

"Al Hoggan"

Chief Administrative Officer

JA/lt

APPENDICES:

APPENDIX 'A': Application Referrals

APPENDIX 'B': Bylaw C-8010-2020 and Schedule A

APPENDIX 'C': Map Set

APPENDIX 'D': Landowner Letters



APPENDIX A: APPLICATION REFERRALS

AGENCY	COMMENTS
<i>School Authority</i>	
Calgary Catholic School District	After review, the Calgary Catholic School Board does not have any questions or concerns regarding the referenced circulation (PL20190172-0173 MSDP).
<i>Province of Alberta</i>	
Alberta Transportation	<p>There are significant issues that remain outstanding, primarily related to the traffic impacts from Bingham (both phases) and the approved developments in Harmony. (as well as the recent announcement for the resort) Given that the original TIA is quite possibly out of date given these issues and due to the passage of time, an update may be necessary.</p> <p>In addition to the need to update the transportation issues, constructability of the Stage 1 / Stage 2 interchange remains a concern. To date, the stormwater issues have not yet been resolved. At this point, Alberta Transportation expects Rocky View County will take the lead in addressing the requirements implemented by the Springbank Creek master drainage study.</p> <p>A commitment to address these items as policies in the MSDP would be satisfactory to proceed from our perspective.</p>
Alberta Health Services	I would like to confirm that Alberta Health Services, Environmental Public Health (AHS-EPH) has received the above-noted application. At this time we do not have any concerns with the information as provided. As always, we would like to be notified of future development on the subject lands so that we may provide comments from a public health perspective.
Canada Post	This area will be service by centralized mail delivery. We will need to work with the developer when the subdivision is finalized with approved addressing. This will be a combination of community mailboxes and lock box assemblies. Please have the developer contact me when they receive the approved addressing so we can designate locations of future mail delivery.
<i>Public Utility</i>	
Telus Communications	While TELUS does not have any concerns with the above noted circulation, TELUS would like to be part of any public Utility Right of Ways that are placed to service this development.
<i>Other External Agencies</i>	
Springbank Airport	The purpose of this letter is to reply to your request of November 20, 2019, to review Application Number PL20190172 & PL20190173 with respect to the change of use in future re-designation, subdivision and development proposals and re designate subject lands from Ranch and Farm District to Direct Control 148 within NW-34-24-3-W5M. Please be advised that the Calgary Airport Authority has the following comments to this proposal as



AGENCY	COMMENTS
	<p>submitted. A separate review will be required should any new development occur on the lands.</p> <p><i>Calgary International Airport Vicinity Protection Area (AVPA) Regulation</i></p> <p>The proposed development is located outside NEF (Noise Exposure Forecast) contours, however, location is located under the helicopter circuit path, the County and Owner are responsible for ensuring uses are compatible with the AVPA. All buildings constructed on land in the Protection Area must comply with the acoustical requirements set out in the Alberta Building Code.</p> <p><i>Calgary International Airport Zoning Regulations</i></p> <p>The proposed development is located within the Outer Surface as defined in the Calgary International Airport Zoning Regulations and is therefore subject to regulated height restrictions. The maximum height for any structure in this area is 1248m above sea level. The applicant must contact Transport Canada directly for a thorough review and determination</p> <p>of any restrictions on their proposal, for both the building and cranes that may be used during construction.</p> <p style="text-align: center;">Transport Canada Aerodrome Safety, Air Navigation and Airspace Prairie and Northern Region Email: casprn-sacrpn@tc.gc.ca Website: http://www.tc.gc.ca</p> <p><i>Electronic Zoning Regulations</i></p> <p>The proposed development is affected by the Electronic Facilities Protection Area Zoning Plan, and is located within the critical area of the Terminal Surveillance Radar. Structure height limits exist in this area.</p> <p>The applicant must contact Nav Canada directly for a thorough review and determination of any restrictions on their proposal, for both the building and any cranes that may be used during construction.</p> <p style="text-align: center;">NAV CANADA AIS Data Collection Unit and Land Use Office 1601 Tom Roberts Road P.O. Box 9824, Station T Ottawa, Ontario, K1G 6R2 Phone: 866.577.0247 Fax: 613.248.4094 Email: landuse@navcanada.ca Website: http://www.navcanada.ca</p> <p>I trust that the above comments will be of use to you in your review of this proposal.</p> <p>Nav Canada We received an evaluation for your Crossing project PL20190172 – PL20190173 from Calgary Airport Authority. We could not locate a NAV CANADA Land Use submission for this project in our system. We have created a file in our system under Land Use number 19-4446 for future</p>



AGENCY	COMMENTS
	<p>reference in correspondence. Please complete and submit a Land Use Form to us for you project. Here is a link to the NAV CANADA Land Use Webpage: <u>Productions and Services > Land Use Submissions > Proposal Submission Procedures</u></p> <p>Furthermore, please provide any Topographical map and architectural plans of the structures to be built you may have.</p>
City of Calgary	<p>The City of Calgary has reviewed the above noted application in reference to the <i>Rocky View County/City of Calgary Intermunicipal Development Plan (IDP)</i> and other applicable policies. The City of Calgary Administration has the following comments for your consideration.</p> <p>The City of Calgary requests that a Transportation Impact Assessment (TIA) be submitted in support of the application and be reviewed and considered by The City of Calgary at that time. After the TIA has been reviewed, the City of Calgary will update a response.</p> <p><i>** Transportation Impact Assessment (TIA) provided to City of Calgary. No further comments received.</i></p>
Rocky View County Boards and Committees	
Agricultural Services	<p>As noted in the Master Site Development Plan, and if this application is approved, the Agricultural Boundary design Guidelines will play a critical role in buffering the proposed development from the agricultural land uses surrounding the parcel. The guidelines would help mitigate areas of concern including: trespass, litter, pets, noise and concern over fertilizers, dust & normal agricultural practices.</p>
Internal Departments	
Recreation, Parks and Community Support	<p>PL20190172 (MSDP- Phase 2)</p> <p>The Recreation, Parks and Community Support department has no concerns with this land use redesignation application.</p> <p>It is anticipated future phasing will be in accordance with the approved Bingham Crossing Conceptual Scheme.</p> <p>Details pertaining to parks, recreation and active transportation network connectivity will be addressed during future subdivision applications.</p> <p>PL20190173 (Redesignation)</p> <p>The Recreation, Parks and Community Support department has no concerns with this land use redesignation application.</p>
Development Compliance / Municipal Enforcement	<p>Please be advised that we did have enforcement on this property with respect to signage back in 2018 which was taken care of, and nothing since. Therefore, we have no concerns or comments at this time with respect to the attached application.</p>



AGENCY	COMMENTS
Fire Services and Emergency Management	<p>For Bingham Crossing, the following would be required:</p> <ol style="list-style-type: none"> 1. Roads need to be built to the CCC level so that emergency vehicle access is guaranteed. This will comply with the National Building Codes. 2. A secondary access road needs to be available during all phases of construction which is also compliant to the National Building Code and to RVC Servicing Standards. This road may need to tie into TWP. Rd. 250. 3. Water supply for firefighting needs to be present for this development. I understand that this will be a pressurized hydrant system, and alternate measures acceptable to Engineering & the Fire Service can be proposed during construction. This may require a formal alternative solution. 4. A construction Fire Safety Plan will need to be developed for the development. This will need to be signed off by the Fire Service and recorded in City View. See the attachment.
Planning & Development Services – Engineering Review	<p>General</p> <ul style="list-style-type: none"> • The review of this file is based upon the application submitted. These conditions/recommendations may be subject to change to ensure best practices and procedures. • Future subdivision and/or development permit applications will prompt the requirement for developments agreements for on-site and off-site infrastructure improvements. <p>Geotechnical - Section 300.0 requirements:</p> <ul style="list-style-type: none"> • ES has no requirements at this time. • The applicant has submitted a Geotechnical Evaluation for Phase 1 of Bingham Crossing Project prepared by Tetra Tech EBA (January 2016). An updated geotechnical evaluation shall be completed to address the development proposed for Phase 2. Future subdivision and /or development permit shall follow the technical requirements prescribed in the updated report to address activities such as stripping, grading, foundation prep, subgrade prep, pavement design, cold weather construction and backfill and compaction activities. <p>Transportation - Section 400.0 requirements:</p> <ul style="list-style-type: none"> • ES has no requirements at this time. • The applicant has provided a Traffic Impact Assessment for Bingham Crossing Phase 2 (Bunt & Associates – April 15, 2019). The study indicates that if phase 2 is developed prior to Phase 1 the Stage 1 offsite improvements per the Highway 1 / RR 33 Interchange Functional Planning would be triggered. If Phase 2 is developed concurrently with Phase 1 then Stage 2 offsite improvements per the



AGENCY	COMMENTS
	<p>Highway 1 / RR 33 Interchange Functional Planning would be triggered which included the twinning of the RR 33 bridge crossing.</p> <ul style="list-style-type: none"> At future subdivision and/or development stage the applicant shall enter into a Special Improvements Development Agreement for off-site transportation improvements required at the HWY 1 / Range Road 33 interchange in accordance with the conditions of subdivision approval PL20140054 and to the satisfaction of Alberta Transportation. Sequence of development in relation to phase 1 will impact the off-site improvements required. The applicant will be required to provide payment of Transportation Offsite Levy for the proposed development in accordance with the applicable Transportation Offsite Bylaw at time of Development Permit approval for the gross area of the proposed development. <ul style="list-style-type: none"> If TOL has previously been paid under PL20140054, it will not be required as part of this Development Permit and similarly, if TOL is paid for this DP, the area will be deducted from the TOL required under PL20140054. <p>Sanitary/Waste Water - Section 500.0 requirements:</p> <ul style="list-style-type: none"> The Applicant has proposed the use of an onsite waste water treatment plant (WWTP) and effluent spray irrigation. This servicing proposal has been accepted by AEP. The County has issued development permit PRDP 20171150 for the WWTP. Applicant shall provide confirmation that adequate capacity exists for Phase 2. <p>Water Supply And Waterworks - Section 600.0 & 800.0 requirements:</p> <ul style="list-style-type: none"> ES has no requirements at this time. The applicant previously submitted a preliminary water servicing strategy (Urban Systems – Feb 10, 2012) outlining the projected water demands. A revised servicing strategy shall be provide for Phase 2 water servicing demand and confirm the water service provider has confirmed capacity for Phase 2. <p>Storm Water Management – Section 700.0 requirements:</p> <ul style="list-style-type: none"> ES has no requirements at this time. The applicant has submitted Bingham Crossing Staged Master Drainage Plan and Pond Report prepared by Aplin Martin (May 6, 2019). The applicant shall update the report to confirm the requirements of the Springbank Creek Master Drainage have been met. <p>Environmental – Section 900.0 requirements:</p> <ul style="list-style-type: none"> ES has no requirements at this time. The applicant has submitted Biophysical Impact Assessment prepared by Athena Environmental Consultants Ltd. (August 30, 2017). During construction the applicant shall adhere to the recommendations made with respect to wildlife, vegetation, and soil erosion impacts.



AGENCY	COMMENTS
Transportation Services	<p>Applicant to contact County Road Operations with haul details for materials and equipment needed during construction/site development to confirm if Road Use Agreements will be required for any hauling along the County road system and to confirm the presence of County road ban restrictions.</p> <p>Site Grading, fill placement, temporary stockpile placement and berm construction are not to negatively impact existing surface drainage or direct additional surface drainage into adjacent County road allowance.</p> <p>Applicant to confirm mail service to the development. Any mailbox pullouts will be constructed by the applicant to current County Servicing Standards.</p> <p>Any on site exterior lighting to be "dark sky" compliant.</p>
Agricultural & Environmental Services	<p>Has a waste management plan been submitted for Bingham Crossing? If not, could we please request that the applicant provide information on how waste, recyclables, and organics will be managed in their development? Of particular interest will be how the waste in the public realm is intended to be managed, how infrastructure will be minimized and efficiencies in waste collection and hauling maximizing (e.g. shared compactors), the priority on waste diversion efforts, and how litter will be controlled.</p> <p><i>**Waste management is addressed in the related MSDP application.</i></p>

Circulation Period: November 20, 2019 to December 11, 2019

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



ROCKY VIEW COUNTY

BYLAW C-8010-2020

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-8010-2020.

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 & 47-NE of Bylaw C-4841-97 be amended by redesignating a portion of NW-34-24-03-W05M from Ranch and Farm District to Direct Control District 148 as shown on the attached Schedule 'A' forming part of this Bylaw.
- THAT** Schedule A and B to Bylaw C-7186-2012 (DC-148) be amended in accordance with Schedule "B" attached to and forming part of this bylaw.
- THAT** A portion of NW-34-24-03-W05M is hereby redesignated to Direct Control District 148 as shown on the attached Schedule 'A' forming part of this Bylaw.

PART 4 – TRANSITIONAL

Bylaw C-8010-2020 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: 04734003/ PL20190173

READ A FIRST TIME IN COUNCIL this	25 th	day of	February	, 2020
<i>PUBLIC HEARING WAS HELD IN COUNCIL this</i>		<i>day of</i>		, 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 'B'
FORMING PART OF BYLAW C-8010-2020

Amendment #1

That Schedule A to C-7186-2012, which currently shows:

SCHEDULE "A"

BYLAW: C-7186-2012

± 29.76 ha
(± 73.54 ac)

± 32.15 ha
(± 79.44 ac)

RGE RD 33

TWP RD 250

1-RGE RD 33 W (1) HWY 1

RGE RD 33-1 E

AMENDMENT

FROM Ranch and Farm District TO Direct Control District

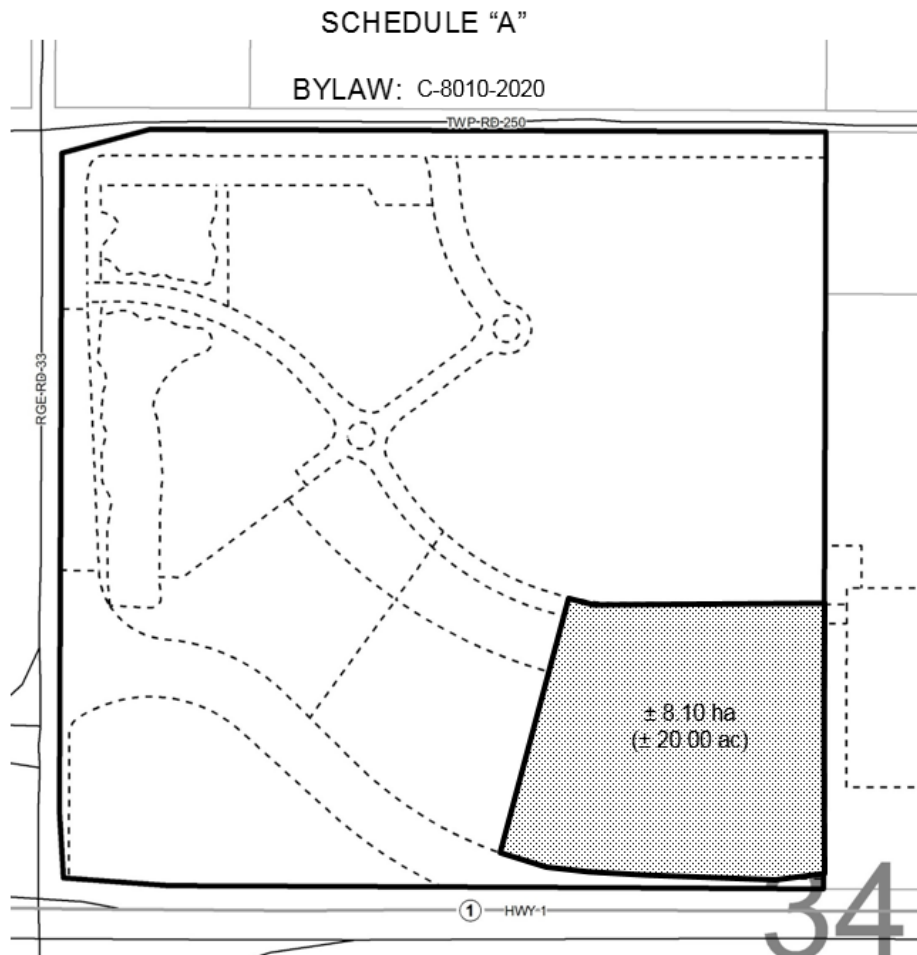
Subject Land _____

LEGAL DESCRIPTION: A portion of NW-34-24-3-W5M

FILE: 04734003-2012-RV-036 DIVISION: 2

ROCKY VIEW COUNTY
Cultivating Communities

Be deleted and replaced with:

**AMENDMENT**FROM Ranch and Farm District TO Direct Control District 148

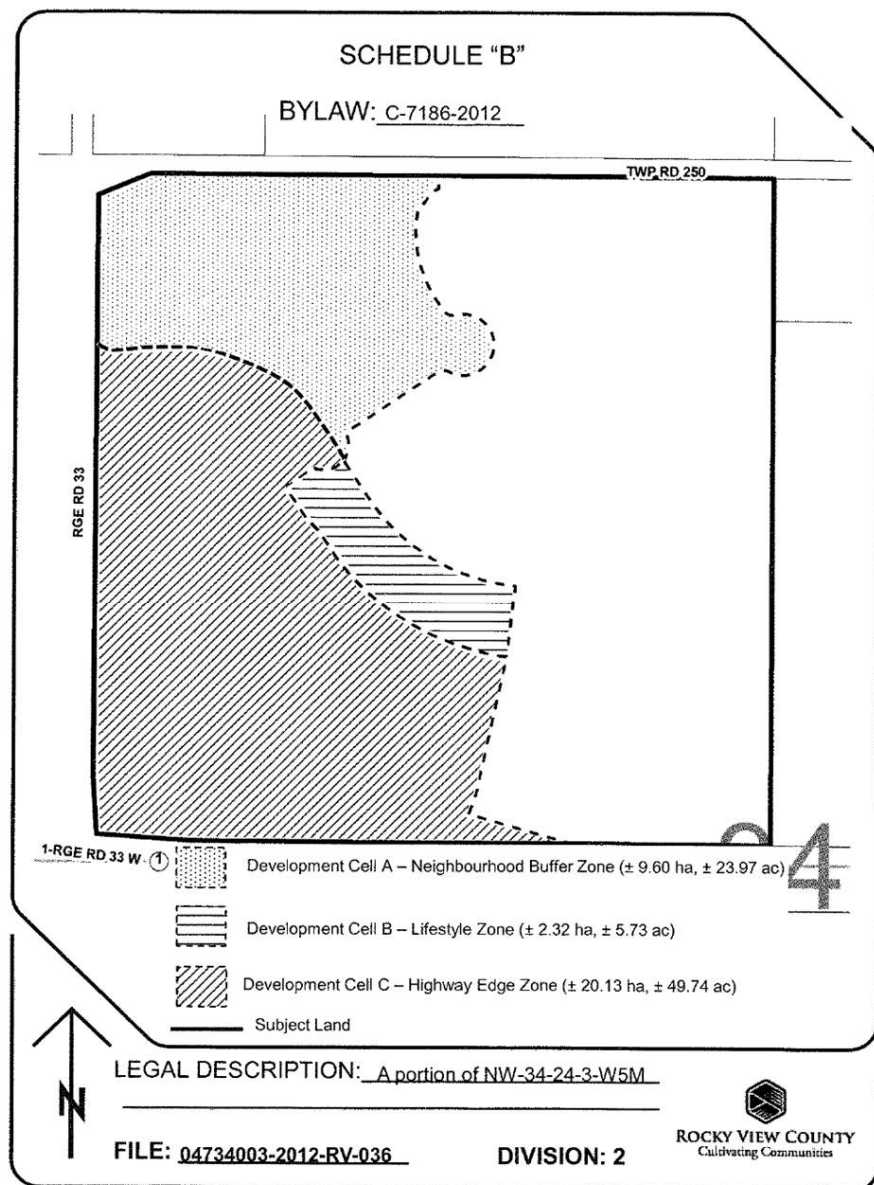
Subject Land _____

LEGAL DESCRIPTION: NW-34-24-03-W05MFILE: 04734003

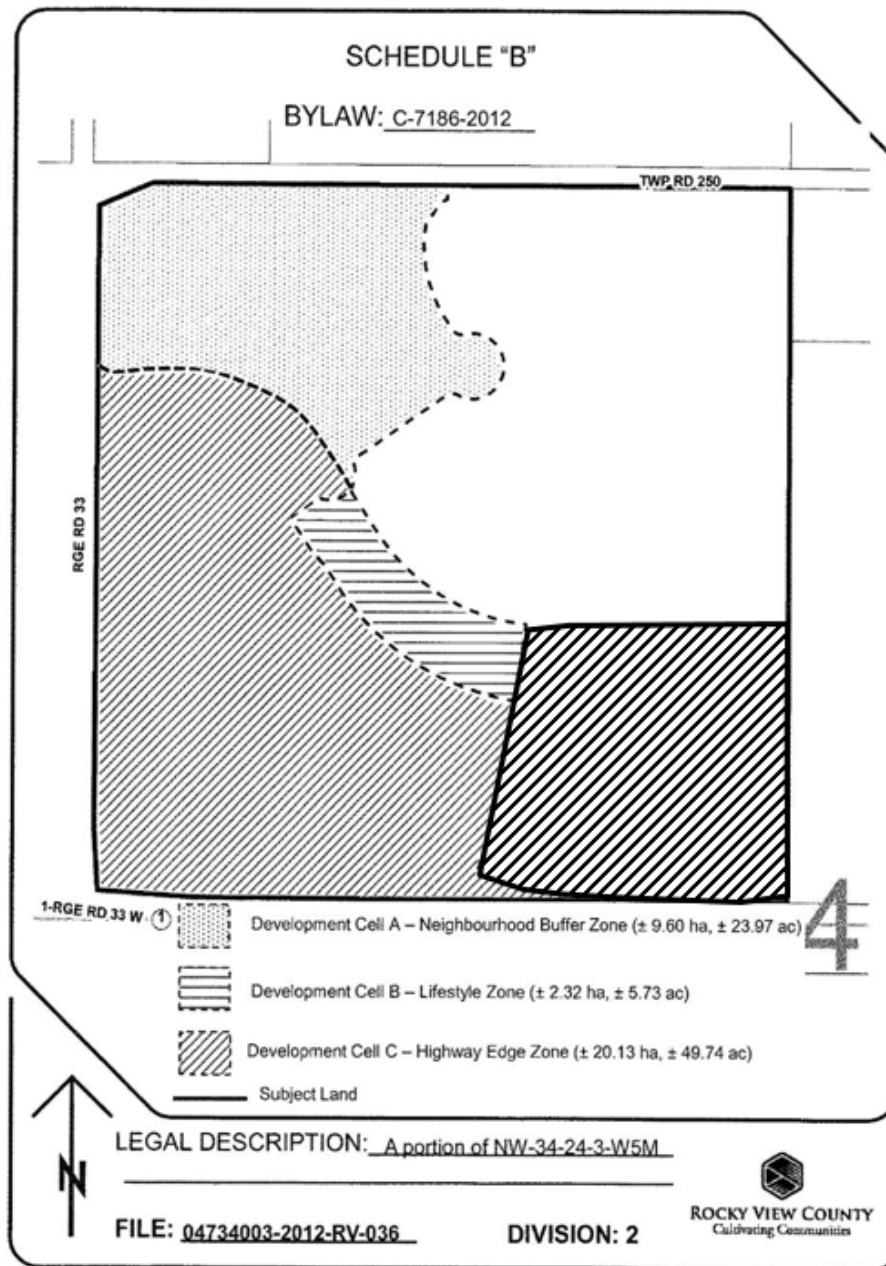
DIVISION: 2

**Amendment #2**

That Schedule B to C-7186-2012, which currently shows:



Be deleted and replaced with:



SCHEDULE "A"

BYLAW: C-8010-2020



AMENDMENT

FROM Ranch and Farm District TO Direct Control District 148

Subject Land _____

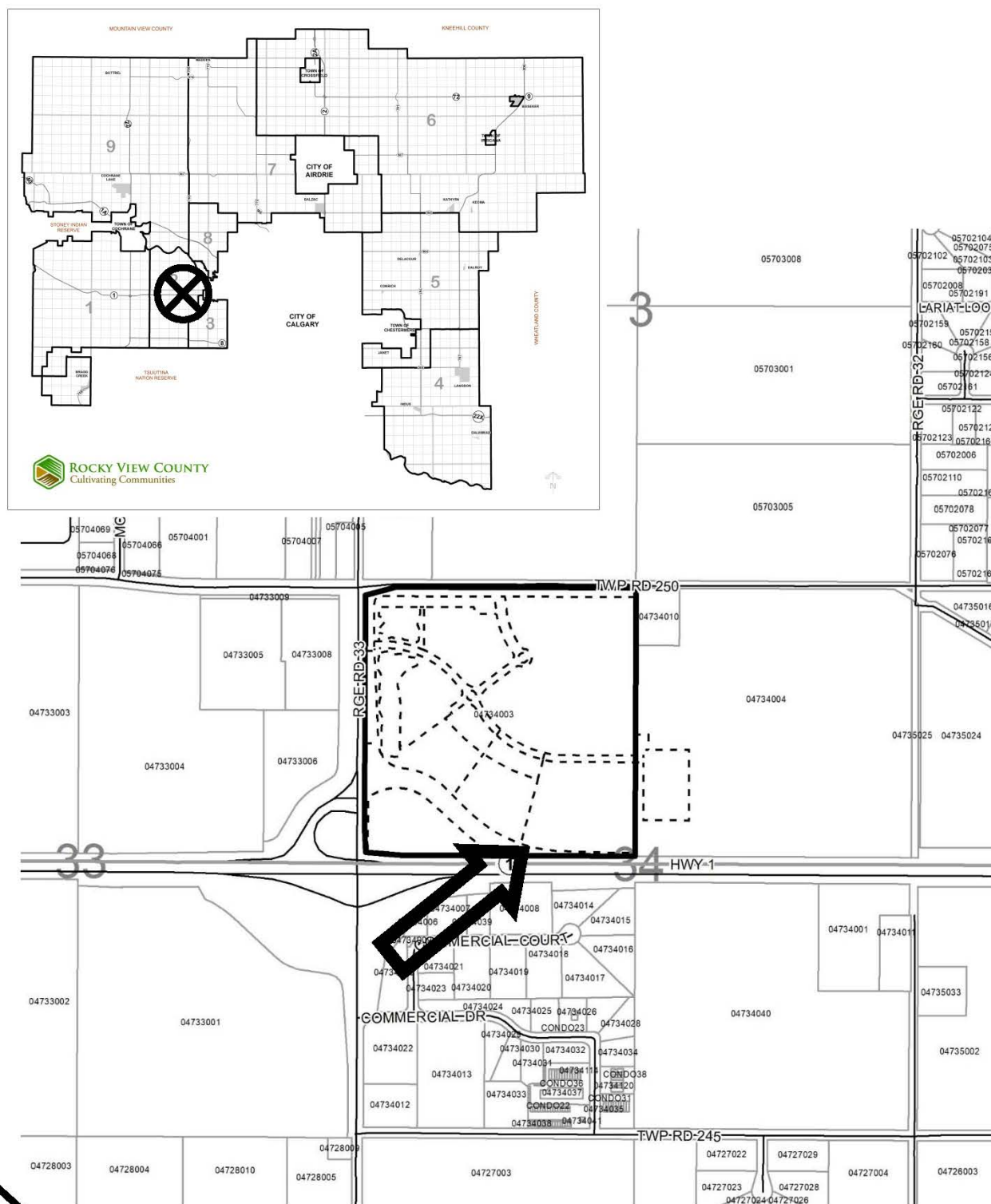
LEGAL DESCRIPTION: NW-34-24-03-W05M



ROCKY VIEW COUNTY

FILE: 04734003

DIVISION: 2



LOCATION PLAN

NW-34-24-03-W05M

Date: Nov 19, 2019

Division # 2

File: 04734003

MSDP Proposal: To adopt the Bingham Crossing Phase 2 Master Site Development Plan to provide a policy framework to guide future redesignation, subdivision and development proposals within a portion of NW-1/4-34-24-03-W05M.



MASTER SITE DEVELOPMENT PLAN OCTOBER 2019

MSDP PROPOSAL

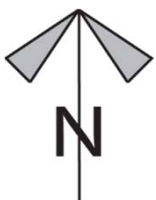
NW-34-24-03-W05M

Date: Nov 19, 2019Division # 2File: 04734003

Development Proposal: To redesignate the subject lands from Ranch and Farm District to Direct Control District 148 as amended to accommodate Phase 2 of the Bingham Crossing development.



DEVELOPMENT PROPOSAL

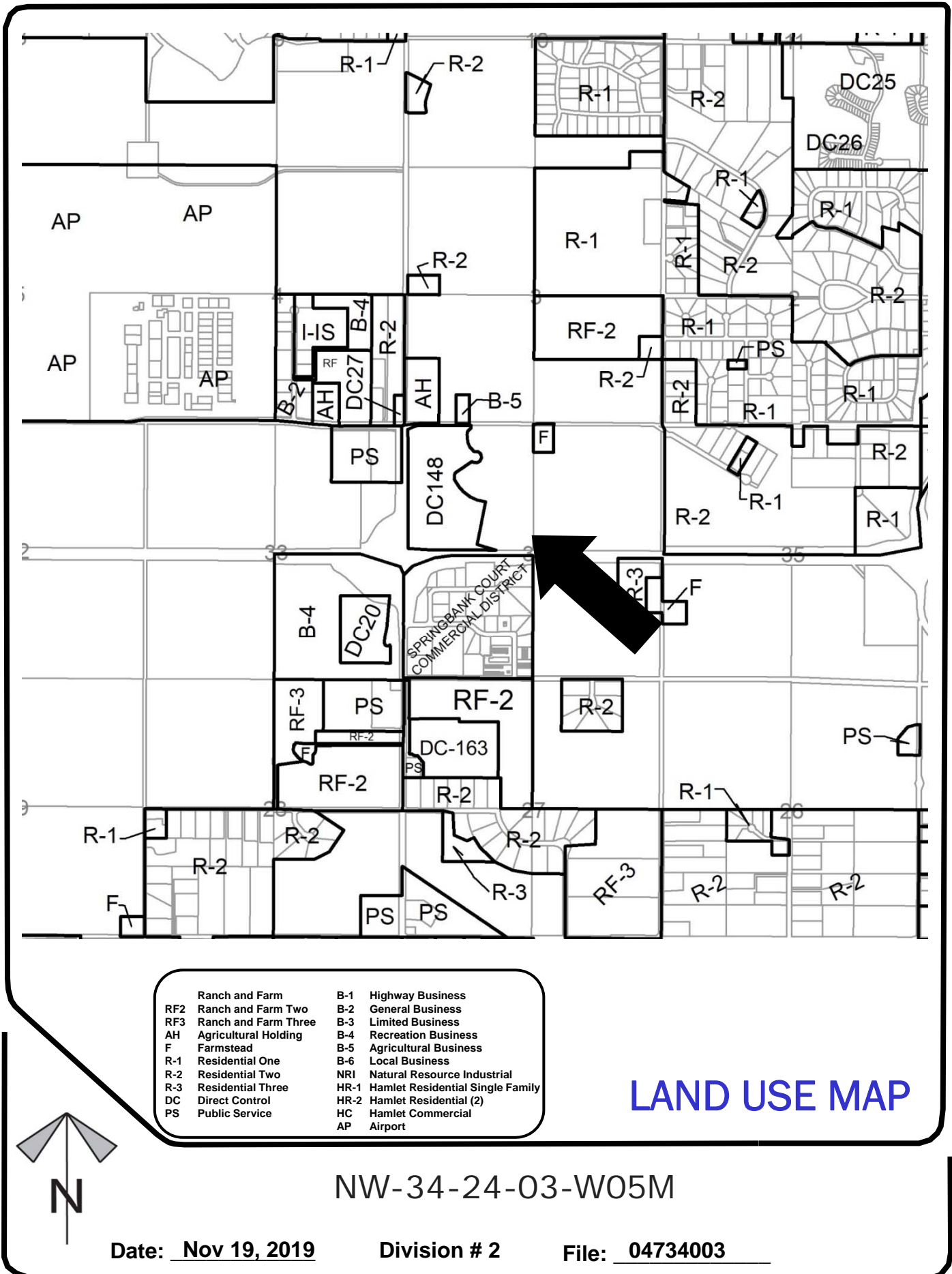


NW-34-24-03-W05M

Date: Nov 19, 2019

Division # 2

File: 04734003

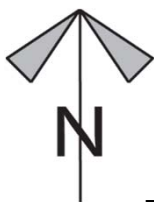




Contours are generated using 10m grid points, and depict general topographic features of the area. Detail accuracy at a local scale cannot be guaranteed. They are included for reference use only.

TOPOGRAPHY

Contour Interval 2 M

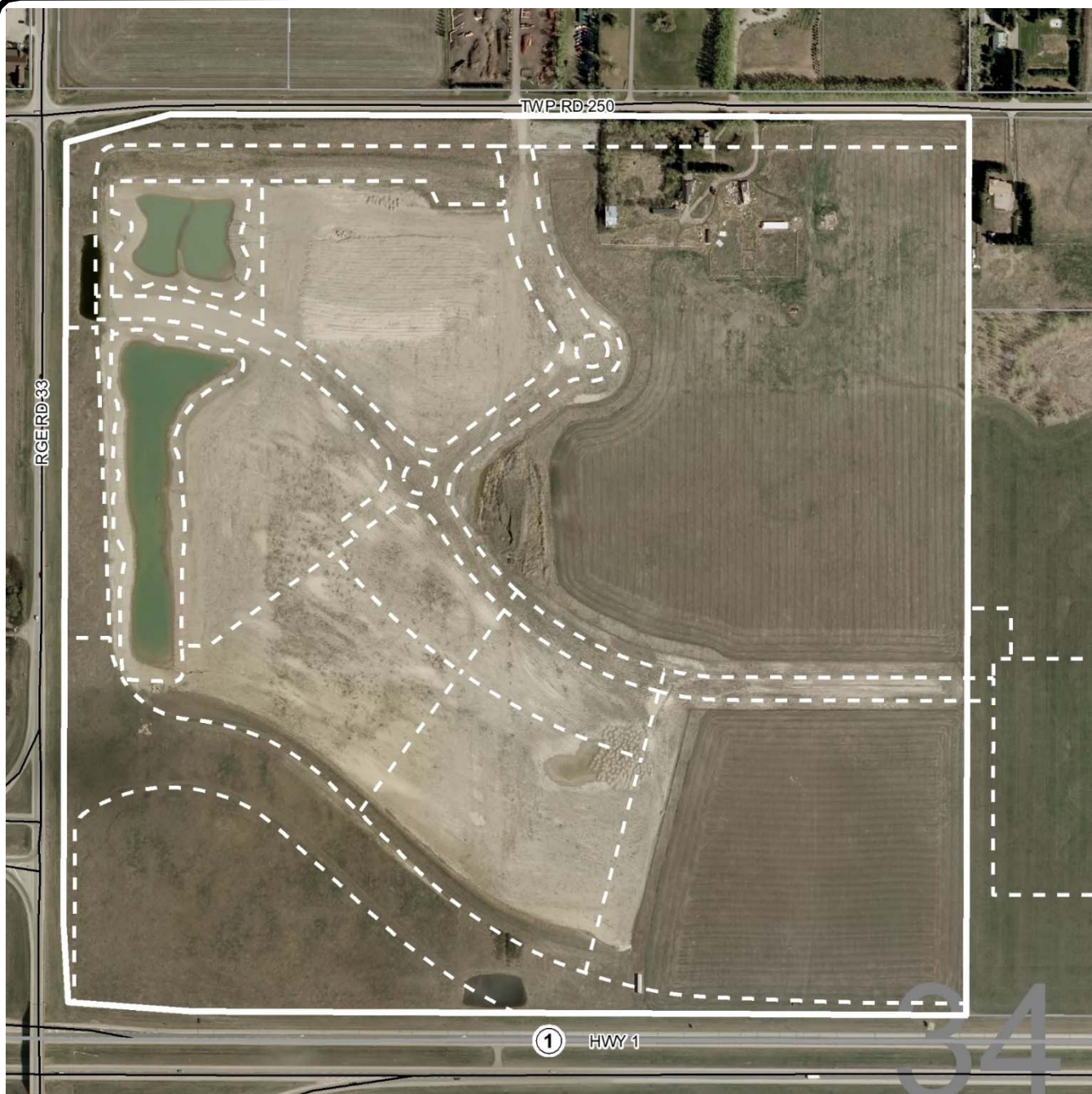


NW-34-24-03-W05M

Date: Nov 19, 2019

Division # 2

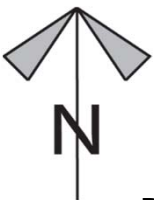
File: 04734003



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

AIR PHOTO

Spring 2018

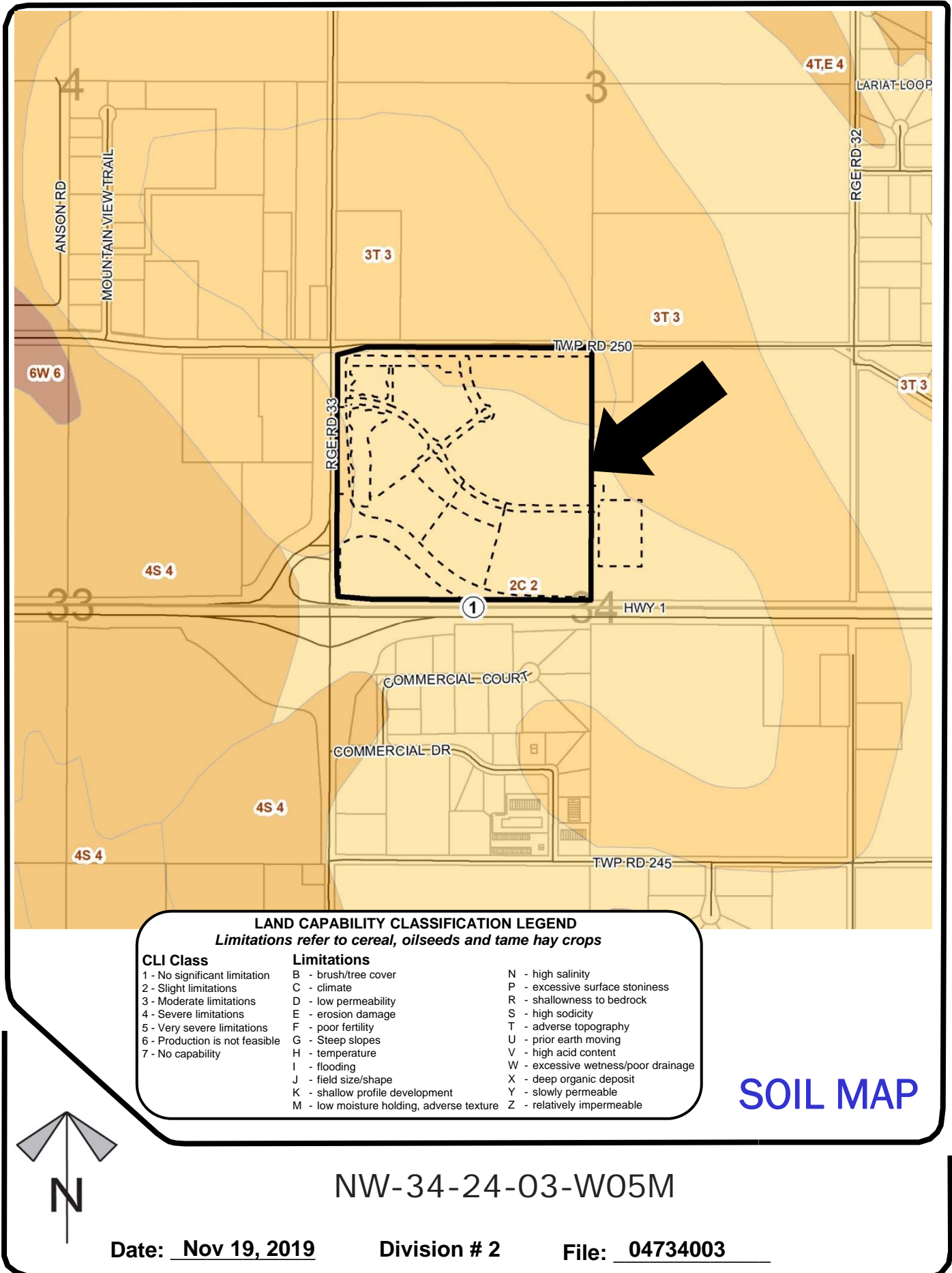


NW-34-24-03-W05M

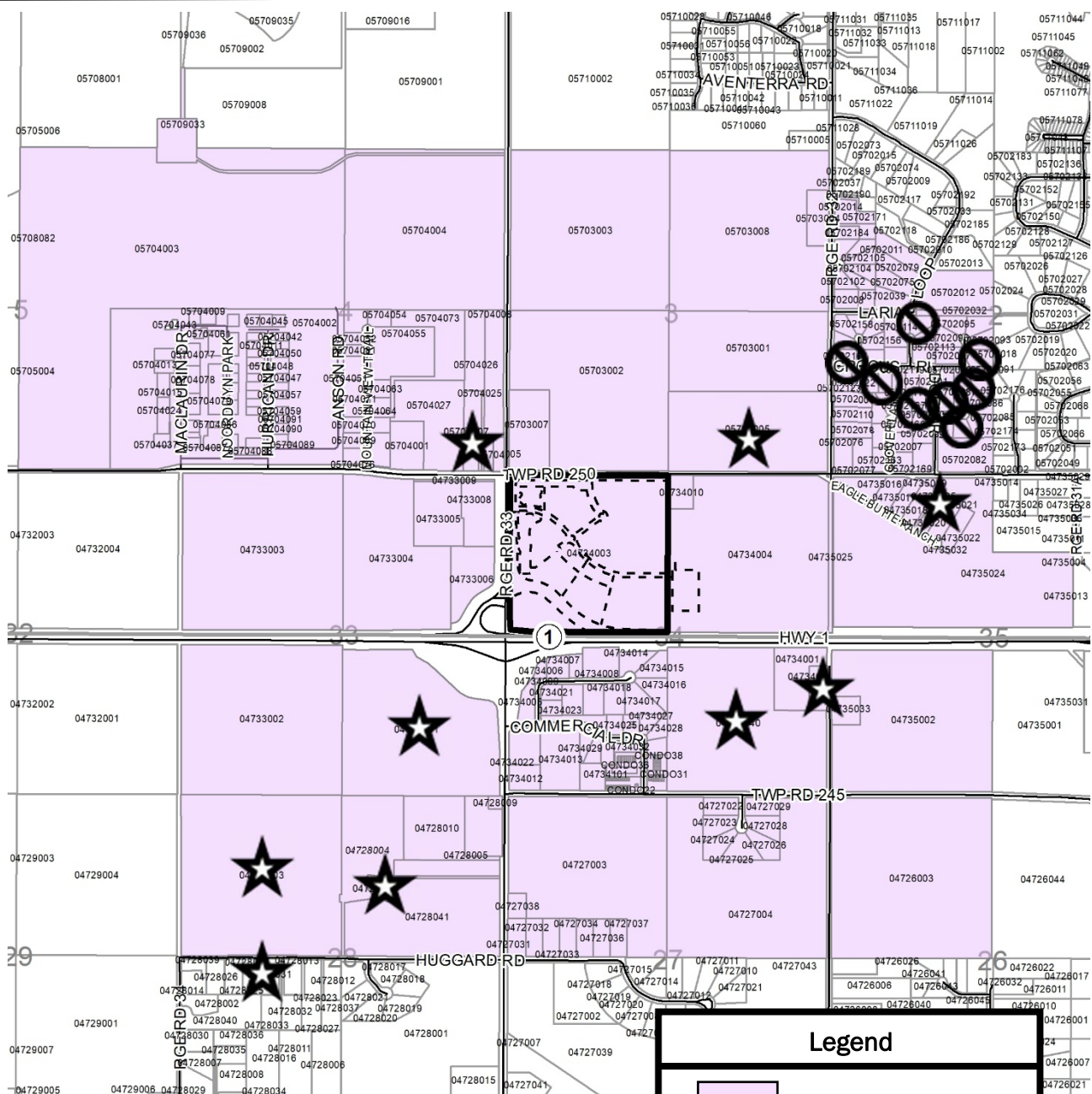
Date: Nov 19, 2019

Division # 2

File: 04734003



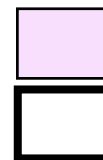
AGENDA
Page 77 of 514



⊘ Letters in Opposition
 ★ Letters in Support

★ **28 Letters of Support (not within map area)**

Legend



Circulation Area

Subject Lands

LANDOWNER CIRCULATION AREA

NW-34-24-03-W05M

Date: Nov 19, 2019

Division # 2

File: 04734003

Jessica Anderson

From: Peter Jeune [REDACTED]
Sent: Wednesday, July 01, 2020 9:58 AM
To: Jessica Anderson
Cc: Eve Renaud
Subject: [EXTERNAL] - Bingham Crossing Phase 2

Do not open links or attachments unless sender and content are known.

June 26th, 2020

Rocky View County

262075 Rocky View Point

Rocky View, AB T4A 0X2

Attn:

Jessica Anderson – Planning & Development Services

Re:

Master Site Development Plan & Land Use Amendment Application

Affecting Portion of NW 34024003-W5M

Bingham Crossing Phase 2

Dear Ms. Anderson,

Please be advised that I have reviewed the DRAFT Master Site Development Plan (MSDP) for the Bingham Crossing Phase 2 Land Use Amendment and acknowledge the following:

-
-
- The developer's proposal is consistent with the overall

- development concept established by adopted Bingham Crossing Conceptual Scheme.
-
-
-
- The proposed land use amendment is intended to logically
- extend the ± 20 ac portion of the Highway Edge Zone, as contemplated by the adopted Conceptual Scheme.
-
-
-
- It is understood that the developer has capacity to appropriately
- develop the Phase 2 area with required potable water, wastewater and stormwater management infrastructure.
-
-
-
- It is understood that the combined areas of Phase 1 and
- Phase 2 within the Bingham Crossing Conceptual Scheme area can *ONLY*
- be developed with up to 270,000 ft²
- of commercial buildings until such time the Hwy 1 / Rge Rd 33 interchange is upgraded to its' ultimate Stage 2 design (which will require twinning of the existing bridge).
-

As such, I have no concerns with the developer's proposal and encourage RVC Council to adopt the Bingham Crossing Phase 2 MSDP and Land Use Amendment as per RVC application PL20190172/3.

Respectfully,

Peter Jeune

144 Springbank Heights Loop
Calgary, AB T3Z 1C5

June 25th, 2020

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

Attn: Jessica Anderson – Planning & Development Services

Re: Master Site Development Plan & Land Use Amendment Application
Affecting Portion of NW 34024003-W5M
Bingham Crossing Phase 2

Dear Jessica,

Please be advised that we the have reviewed the DRAFT Master Site Development Plan (MSDP) for the Bingham Crossing Phase 2 Land Use Amendment and we are in favour of it.

We haven't any concerns with the developer's proposal and encourage RVC Council adopt the Bingham Crossing Phase 2 MSDP and Land Use Amendment as per RVC application PL20190172/3.

Respectfully,

Name: Deniz Eren

Municipal Address: 51 Prairie Smoke Rise, Rocky View County, Ab, T3Z 0C5

Name: Amanda Lodhar

Municipal Address: 26 Juneberry Heights, Rocky View County, AB

Name: Sonia Smith

Municipal Address: 70 Juneberry Heights, Rocky View County, AB

Name: Laura Munoz

Municipal Address: 43 Prairie Smoke Rise, Rocky View County, AB

Name: Renata Kroeker

Municipal Address: 97 Cattail Run, Rocky View County, AB

Name: Angela Maitland

Municipal Address: 106A Brome Bend, Rocky View County, AB

Name: Joel Aksenchuk

Municipal Address: 57 Paintbrush Park, Rocky View County, AB

Name: Miranda Aksenchuk

Municipal Address: 57 Paintbrush Park, Rocky View County, AB

Name: Shawn Muzyka

Municipal Address: 9 Paintbrush Park, Rocky View County, AB

Name: Derek Muzyka

Municipal Address: 9 Paintbrush Park, Rocky View County, AB

Name: Richard Galambos

Municipal Address: 169 Brome Bend, Rocky View County, AB

Name: Delna Sorabji

Municipal Address: 63 Prairie Smoke Rise, Rocky View County, AB

Name: Zahin Sorabji

Municipal Address: 63 Prairie Smoke Rise, Rocky View County, AB

Name: Michaelo Dyke

Municipal Address: 81 Cattail Run, Rocky View County, AB

Name: Ryan Benoit

Municipal Address: 19 Brome Bend, Rocky View County, AB

Name: Robyn Benoit

Municipal Address: 19 Brome Bend, Rocky View County, AB

Name: Jeff Smith

Municipal Address: 38 Juneberry Heights, Rocky View County, AB

Name: Cara Smith

Municipal Address: 38 Juneberry Heights, Rocky View County, AB

Name: Shana Ng

Municipal Address: 33 Arrowleaf Landing, Rocky View County, AB

Name: Brent Gorton

Municipal Address: 49 Cattail Run, Rocky View County, AB

Name: Katherine Gorton

Municipal Address: 49 Cattail Run, Rocky View County, AB

Name: Andrea Smith

Municipal Address: 27 Yarrow Gate, Rocky View County, AB

Name: Kevin Smith

Municipal Address: 27 Yarrow Gate, Rocky View County, AB

Name: Keanan Largo - Afonso

Municipal Address: 18 Yarrow Gate, Rocky View County, AB

Name: Tania Largo - Afonso

Municipal Address: 18 Yarrow Gate, Rocky View County, AB

Name: Matthew Downton

Municipal Address: 68 Prairie Smoke Rise, Rocky View County, AB

Name: Shilpa Downton

Municipal Address: 68 Prairie Smoke Rise, Rocky View County, AB

Name: Dave Stafford

Municipal Address: 27 Arrowleaf Landing, Rocky View County, AB

Name: Wendy Stafford

Municipal Address: 27 Arrowleaf Landing, Rocky View County, AB

Name: Josh Skiftun

Municipal Address: 15 Arnica View, Rocky View County, AB

Name: Christie Skiftun

Municipal Address: 15 Arnica View, Rocky View County, AB

Name: Sean Alexander

Municipal Address: 93 Cattail Run, Rocky View County, AB

Name: Tracy Alexander

Municipal Address: 93 Cattail Run, Rocky View County, AB

Name: Craig Hampson

Municipal Address: 69 Cattail Run, Rocky View County, AB

Name: Renee Hampson

Municipal Address: 69 Cattail Run, Rocky View County, AB

Name: Daniel Thompson

Municipal Address: 117 South Harmony Drive, Rocky View County, AB

Name: Michelle Thompson

Municipal Address: 117 South Harmony Drive, Rocky View County, AB

Name: Ahmed Shahein

Municipal Address: 45 Cattail Run, Rocky View County, AB

Name: Chelsea Shahein

Municipal Address: 45 Cattail Run, Rocky View County, AB

Name: Tazmoon Ratanshi

Municipal Address: 99 Brome Bend, Rocky View County, AB

Name: Anu Ratanshi

Municipal Address: 99 Brome Bend, Rocky View County, AB

Name: Fergus Middleton

Municipal Address: 145 Brome Bend, Rocky View County, AB

Name: Angela Middleton

Municipal Address: 145 Brome Bend, Rocky View County, AB

Name: Donna Odorico

Municipal Address: 74 Juneberry Heights, Rocky View County, AB

Name: Brian Vale

Municipal Address: 10 Arnica View, Rocky View County, AB

Name: Nicole Lisafeld

Municipal Address: 10 Arnica View, Rocky View County, AB

Name: Greg Bosch

Municipal Address: 64 Prairie Smoke Rise, Rocky View County, AB

Name: Lisa Bosch

Municipal Address: 64 Prairie Smoke Rise, Rocky View County, AB

Name: Carly Stephen

Municipal Address: 96 Paintbrush Park, Rocky View County, AB

Name: Anish Stephen

Municipal Address: 96 Paintbrush Park, Rocky View County, AB

Name: Christie Jensen

Municipal Address: 53 Cattail Run, Rocky View County, AB

Name: Scott Lowther

Municipal Address: 23 Prairie Smoke Rise, Rocky View County, AB

Name: Angela Lowther

Municipal Address: 23 Prairie Smoke Rise, Rocky View County, AB

Name: Marc Williams

Municipal Address: 89 Cattail Run, Rocky View County, AB

Name: Jayne Leong

Municipal Address: 89 Cattail Run, Rocky View County, AB

Name: Josh McCutcheon

Municipal Address: 50 Brome Bend, Rocky View County, AB

Name: Shelby McCutcheon

Municipal Address: 50 Brome Bend, Rocky View County, AB

Name: Avery Cheadle

Municipal Address: 71 Prairie Smoke Rise, Rocky View County, AB

Name: Patti Clarkson

Municipal Address: 4 Pipit Bay, Rocky View County, AB

Name: Doug Nanne

Municipal Address: 4 Pipit Bay, Rocky View County, AB

Name: Ping Teo

Municipal Address: 146 Brome Bend, Rocky View County, AB

Name: Foo Soon Fuah

Municipal Address: 146 Brome Bend, Rocky View County, AB

Name: Tammy Main

Municipal Address: 68 Junegrass Terrace, Rocky View County, AB

Name: Stuart Main

Municipal Address: 68 Junegrass Terrace, Rocky View County, AB

Name: Leanne Hughes

Municipal Address: 18 Brome Bend, Rocky View County, AB

Name: Jeff Hughes

Municipal Address: 18 Brome Bend, Rocky View County, AB

Name: AJ Booker

Municipal Address: 17 Arrowleaf Landing, Rocky View County, AB

Name: Lindsay Booker

Municipal Address: 17 Arrowleaf Landing, Rocky View County, AB

Name: Jessica de Nooij

Municipal Address: 30 Arrowleaf Landing, Rocky View County, AB

Name: Eric de Nooij

Municipal Address: 30 Arrowleaf Landing, Rocky View County, AB

Name: James Baird

Municipal Address: 17 Cattail Run, Rocky View County, AB

Name: Anita Vernaza

Municipal Address: 17 Cattail Run, Rocky View County, AB

Name: Laura Dobson

Municipal Address: 150 Brome Bend, Rocky View County, AB

Name: Trevor Dobson

Municipal Address: 150 Brome Bend, Rocky View County, AB

Name: Chad Riddell

Municipal Address: 157 Brome Bend, Rocky View County, AB

Name: Jennifer Riddell

Municipal Address: 157 Brome Bend, Rocky View County, AB

Name: Lauren Badgley

Municipal Address: 92 Paintbrush Park, Rocky View County, AB

Name: Chad Badgley

Municipal Address: 92 Paintbrush Park, Rocky View County, AB

Name: Leah McDougall

Municipal Address: 66 Juneberry Heights, Rocky View County, AB

Name: Mark McDougall

Municipal Address: 66 Juneberry Heights, Rocky View County, AB

Name: Ryan Choquette

Municipal Address: 13 Arrowleaf Landing, Rocky View County, AB

Name: Deborah Garrison

Municipal Address: 13 Arrowleaf Landing, Rocky View County, AB

Name: Alysha Hanley

Municipal Address: 21 Paintbrush Park, Rocky View County, AB

Name: Brad Hicks

Municipal Address: 533 South Harmony Drive, Rocky View County, AB

Name: Kristy Hicks
Municipal Address: 533 South Harmony Drive, Rocky View County, AB

Name: Carmaine Hall
Municipal Address: 10 Brome Bend, Rocky View County, AB

Name: Bruce Lambie
Municipal Address: 39 Prairie Smoke Rise, Rocky View County, AB

Name: Nida Lambie
Municipal Address: 39 Prairie Smoke Rise, Rocky View County, AB

Name: Stephanie Robison
Municipal Address: 5 Paintbrush Park, Rocky View County, AB

Name: Claire Legault
Municipal Address: 21 Cattail Run, Rocky View County, AB

Name: Dan Legault
Municipal Address: 21 Cattail Run, Rocky View County, AB

Name: Kim Boraas
Municipal Address: 23 Yarrow Gate, Rocky View County, AB

Name: Marta Luce
Municipal Address: 103 Brome Bend, Rocky View County, AB

Name: Keith Luce
Municipal Address: 103 Brome Bend, Rocky View County, AB

Name: Leanne Hogan

Municipal Address: 13 Cattail Run, Rocky View County, AB

Name: Drew Hogan

Municipal Address: 13 Cattail Run, Rocky View County, AB

Name: Katherine Berezniak

Municipal Address: 17 Paintbrush Park, Rocky View County, AB

Name: Ireney Berezniak

Municipal Address: 17 Paintbrush Park, Rocky View County, AB

Name: Andrea Galambos

Municipal Address: 169 Brome Bend, Rocky View County, AB

Name: Stephen Miller

Municipal Address: 30 Pipit Bay, Rocky View County, AB

Name: Linda Miller

Municipal Address: 30 Pipit Bay, Rocky View County, AB

Name: Judy Moore

Municipal Address: 169 Brome Bend, Rocky View County, AB

FAX 403-5620 - 1659 Attn Municipal Clerk's Office

32122 Township Road 250
Calgary, AB T3Z 1L8

June 30, 2020

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

Re: Bylaw C - 8010 - 2020, Application # PL20190173 (04734003)
Bingham Crossing Phase 2 Master Site Development Plan

To Whom It May Concern,

For about 30 years, I have lived directly north of the Bingham properties, where I farm the S/2 of the SE/4 - 3 - 25 - 3W5 (80 acres). The closest portion of the approved development of Phase 1 is the "Neighbourhood Buffer Zone", just across Township Road 250.

The most important part of this for me is the Seniors Housing Facility, along Township Road 250. I see that it remains included in the above plan for Phase 1 and/or Phase 3. It is adjacent to the "Lifestyle Zone", and was the main reason for the original approval of this development.

This current application is for an extension of the "Highway Edge Zone", defined in Phase 1 at the extreme south end of the property along Highway 1. A large format anchor building will complement the 8 buildings already approved for Phase 1, which seems sensible. I note that the adjacent highways and the bridge will require an upgraded interchange.

Other considerations of water, sewage, traffic, lighting etc. have all been addressed as part of the Phase 1 approval process. Berms and landscaping are important. I would prefer underground parking to maintain the country atmosphere we so enjoy.

For the above reasons, I am writing in support of the above proposal by the developers, and hope some of my suggestions are followed!

Yours truly,



Alice V. Payne

March 12th, 2020

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

Attn: Jessica Anderson – Planning & Development Services

Re: Master Site Development Plan & Land Use Amendment Application
Affecting Portion on NW 34024003-W5M
Bingham Crossing Phase 2

Dear Jessica,

Please be advised that I have reviewed the DRAFT Master Site Development Plan (MSDP) for the Bingham Crossing Phase 2 Land Use Amendment and acknowledge the following:

- The developer's proposal is consistent with the overall development concept established by the adopted Bingham Crossing Conceptual Scheme.
- The proposed land use amendment is intended to logically extend the ± 20 ac portion of the Highway Edge Zone, as contemplated by the adopted Conceptual Scheme.
- It is understood that the developer has capacity to appropriately develop the Phase 2 area with required portable water, wastewater and stormwater management infrastructure.
- It is understood that the combined areas of Phase 1 and Phase 2 within the Bingham Crossing Conceptual Scheme area can ONLY be developed with up to 270,000 ft² of commercial buildings until such time the Hwy 1 / Rge Rd 33 interchange is upgraded to its' ultimate Stage 2 design (which will require twinning of existing bridge).

As such, I have no concerns with the developer's proposal and encourage RVC Council adopt the Bingham Crossing Phase 2 MSDP and Land Use Amendment as per RVC application PL20190172/3.

Furthermore, as a resident of Springbank for over 20 years, I strongly support the need for the retail opportunities and services afforded by Bingham Crossing to the local community.

Respectfully,



Bruce Abugov

Name:

Bruce / Alma Abugov

Municipal Address:

31 Vantage Ridge Estates Calgary, AB T3Z 2S7

cc: Rencor Developments Ltd.

March 9th, 2020

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

Attn: Jessica Anderson – Planning & Development Services

Re: Master Site Development Plan & Land Use Amendment Application
Affecting Portion of NW 34024003-W5M
Bingham Crossing Phase 2

Dear Jessica,

Please be advised that I have reviewed the DRAFT Master Site Development Plan (MSDP) for the Bingham Crossing Phase 2 Land Use Amendment and acknowledge the following:

- The developer's proposal is consistent with the overall development concept established by adopted Bingham Crossing Conceptual Scheme.
- The proposed land use amendment is intended to logically extend the ± 20 ac portion of the Highway Edge Zone, as contemplated by the adopted Conceptual Scheme.
- It is understood that the developer has capacity to appropriately develop the Phase 2 area with required potable water, wastewater and stormwater management infrastructure.
- It is understood that the combined areas of Phase 1 and Phase 2 within the Bingham Crossing Conceptual Scheme area can ONLY be developed with up to 270,000 ft² of commercial buildings until such time the Hwy 1 / Rge Rd 33 interchange is upgraded to its' ultimate Stage 2 design (which will require twinning of the existing bridge).

As such, I have no concerns with the developer's proposal and encourage RVC Council adopt the Bingham Crossing Phase 2 MSDP and Land Use Amendment as per RVC application PL20190172/3.

Respectfully,

_____

Name: Tracy Alexander

Municipal Address: 93 Cattail Run, Rocky View County

cc. Rencor Developments Ltd.

June 24, 2020

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

Attn: Jessica Anderson – Planning & Development Services

Re: Master Site Development Plan & Land Use Amendment Application
Affecting Portion of NW 34024003-W5M
Bingham Crossing Phase 2 Reference # 0734003, Application # PL20190172/3

Dear Jessica,

Please be advised that I have reviewed the DRAFT Master Site Development Plan (MSDP) for the Bingham Crossing Phase 2 Land Use Amendment and acknowledge the following:

- The developer's proposal is consistent with the overall development concept established by adopted Bingham Crossing Conceptual Scheme.
- The proposed land use amendment is intended to logically extend the ± 20 ac portion of the Highway Edge Zone, as contemplated by the adopted Conceptual Scheme.
- It is understood that the developer has capacity to appropriately develop the Phase 2 area with required potable water, wastewater and stormwater management infrastructure.
- It is understood that the combined areas of Phase 1 and Phase 2 within the Bingham Crossing Conceptual Scheme area can ONLY be developed with up to 270,000 ft² of commercial buildings until such time the Hwy 1 / Rge Rd 33 interchange is upgraded to its' ultimate Stage 2 design (which will require twinning of the existing bridge).

As such, I have no concerns with the developer's proposal and encourage RVC Council adopt the Bingham Crossing Phase 2 MSDP and Land Use Amendment as per RVC application PL20190172/3.

Further more, we have been waiting for a long time for this development, so we can reduce our carbon foot print – by not having to drive into Calgary or Cochrane for everyday essentials. We would like to retire in Springbank – but there is no where to live and this would be a lovely alternative to again moving to Calgary or Cochrane.

Respectfully,

Name: _____John & Yvonne Bamlett_____

Municipal Address: _____31170 Township Road 251A T3Z 1E6_____

cc. Rencor Developments Ltd.

March 9th, 2020

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

Attn: Jessica Anderson – Planning & Development Services

Re: Master Site Development Plan & Land Use Amendment Application
Affecting Portion of NW 34024003-W5M
Bingham Crossing Phase 2

Dear Jessica,

Please be advised that I have reviewed the DRAFT Master Site Development Plan (MSDP) for the Bingham Crossing Phase 2 Land Use Amendment and acknowledge the following:

- The developer's proposal is consistent with the overall development concept established by adopted Bingham Crossing Conceptual Scheme.
- The proposed land use amendment is intended to logically extend the ± 20 ac portion of the Highway Edge Zone, as contemplated by the adopted Conceptual Scheme.
- It is understood that the developer has capacity to appropriately develop the Phase 2 area with required potable water, wastewater and stormwater management infrastructure.
- It is understood that the combined areas of Phase 1 and Phase 2 within the Bingham Crossing Conceptual Scheme area can ONLY be developed with up to 270,000 ft² of commercial buildings until such time the Hwy 1 / Rge Rd 33 interchange is upgraded to its' ultimate Stage 2 design (which will require twinning of the existing bridge).

As such, I have no concerns with the developer's proposal and encourage RVC Council adopt the Bingham Crossing Phase 2 MSDP and Land Use Amendment as per RVC application PL20190172/3. *File 04734003*

Respectfully,



Name:

Gregory Bosch

Municipal Address:

64 - Prairie Smoke Rise RVC.

cc. Rencor Developments Ltd.

APPENDIX 'D': LANDOWNER LETTERS

March 9th, 2020

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

Attn: Jessica Anderson – Planning & Development Services

Re: Master Site Development Plan & Land Use Amendment Application
Affecting Portion of NW 34024003-W5M
Bingham Crossing Phase 2

Dear Jessica,

Please be advised that I have reviewed the DRAFT Master Site Development Plan (MSDP) for the Bingham Crossing Phase 2 Land Use Amendment and acknowledge the following:

- The developer's proposal is consistent with the overall development concept established by adopted Bingham Crossing Conceptual Scheme.
- The proposed land use amendment is intended to logically extend the ± 20 ac portion of the Highway Edge Zone, as contemplated by the adopted Conceptual Scheme.
- It is understood that the developer has capacity to appropriately develop the Phase 2 area with required potable water, wastewater and stormwater management infrastructure.
- It is understood that the combined areas of Phase 1 and Phase 2 within the Bingham Crossing Conceptual Scheme area can ONLY be developed with up to 270,000 ft² of commercial buildings until such time the Hwy 1 / Rge Rd 33 interchange is upgraded to its' ultimate Stage 2 design (which will require twinning of the existing bridge).

As such, I have no concerns with the developer's proposal and encourage RVC Council adopt the Bingham Crossing Phase 2 MSDP and Land Use Amendment as per RVC application PL20190172/3.

Respectfully,



Name:

CLARENCE & EVELYN BUCKLEY

Municipal Address:

244191 RANGE ROAD 33 CALGARY T3Z 2E8

cc. Rencor Developments Ltd.



March 11th, 2020

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

Attn: Jessica Anderson – Planning & Development Services

Re: Master Site Development Plan & Land Use Amendment Application
Affecting Portion of NW 34024003-W5M
Bingham Crossing Phase 2

Dear Jessica,

Please be advised that Calaway Park and Calalta Waterworks Ltd. has reviewed the DRAFT Master Site Development Plan (MSDP) for the Bingham Crossing Phase 2 Land Use Amendment and acknowledge the following:

- The developer's proposal is consistent with the overall development concept established by adopted Bingham Crossing Conceptual Scheme.
- The proposed land use amendment is intended to logically extend the ± 20 ac portion of the Highway Edge Zone, as contemplated by the adopted Conceptual Scheme.
- It is understood that the developer has capacity to appropriately develop the Phase 2 area with required potable water, wastewater and stormwater management infrastructure.
- It is understood that the combined areas of Phase 1 and Phase 2 within the Bingham Crossing Conceptual Scheme area can ONLY be developed with up to 270,000 ft² of commercial buildings until such time the Hwy 1 / Rge Rd 33 interchange is upgraded to its' ultimate Stage 2 design (which will require twinning of the existing bridge).

As such, Calaway Park and Calalta Waterworks Ltd. has no concerns with the developer's proposal and encourage RVC Council to adopt the Bingham Crossing Phase 2 MSDP and Land Use Amendment as per RVC application PL20190172/3.

Respectfully,

Name: Bob Williams, General Manager, Calaway Park; Calalta Waterworks Ltd.
Municipal Address: 245033 Range Road 33, Calgary, AB, T3Z 2E9

cc. Rencor Developments Ltd.



Calaway Park
245033 Range Road 33
Calgary, Alberta Canada T3Z 2E9
Phone: (403) 240-3822
Fax: (403) 242-3885
www.calawaypark.com

March 9th, 2020

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

Attn: Jessica Anderson – Planning & Development Services

Re: Master Site Development Plan & Land Use Amendment Application
Affecting Portion of NW 34024003-W5M
Bingham Crossing Phase 2

Dear Jessica,

Please be advised that I have reviewed the DRAFT Master Site Development Plan (MSDP) for the Bingham Crossing Phase 2 Land Use Amendment and acknowledge the following:

- The developer's proposal is consistent with the overall development concept established by adopted Bingham Crossing Conceptual Scheme.
- The proposed land use amendment is intended to logically extend the ± 20 ac portion of the Highway Edge Zone, as contemplated by the adopted Conceptual Scheme.
- It is understood that the developer has capacity to appropriately develop the Phase 2 area with required potable water, wastewater and stormwater management infrastructure.
- It is understood that the combined areas of Phase 1 and Phase 2 within the Bingham Crossing Conceptual Scheme area can ONLY be developed with up to 270,000 ft² of commercial buildings until such time the Hwy 1 / Rge Rd 33 interchange is upgraded to its' ultimate Stage 2 design (which will require twinning of the existing bridge).

As such, I have no concerns with the developer's proposal and encourage RVC Council adopt the Bingham Crossing Phase 2 MSDP and Land Use Amendment as per RVC application PL20190172/3.

Respectfully,



Bradley and Candace Charlton

Name: Bradley and Candace Charlton

Municipal Address: 46 Juneberry Heights

cc. Rencor Developments Ltd.

March 10th, 2020

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

Attn: Jessica Anderson – Planning & Development Services

Re: Master Site Development Plan & Land Use Amendment Application
Affecting Portion of NW 34024003-W5M
Bingham Crossing Phase 2

Dear Jessica,

As a neighbour to the Bingham Crossing development I would like to offer my support after having considered the following points:

- The developer's proposal is consistent with the overall development concept established by adopted Bingham Crossing Conceptual Scheme.
- The proposed land use amendment is intended to logically extend the ± 20 ac portion of the Highway Edge Zone, as contemplated by the adopted Conceptual Scheme.
- It is understood that the developer has capacity to appropriately develop the Phase 2 area with required potable water, wastewater and storm water management infrastructure.
- It is understood that the combined areas of Phase 1 and Phase 2 within the Bingham Crossing Conceptual Scheme area can ONLY be developed with up to 270,000 ft² of commercial buildings until such time the Hwy 1 / Range Rd 33 interchange is upgraded to its' ultimate Stage 2 design (which will require twinning of the existing bridge).

Rencor has shown great care and concern for the context of this development and its interface with the community and I believe it will only further enhance a well designed project, giving the Springbank and surrounding area the services which are wanted and needed.

As such, I have no concerns with the developer's proposal and encourage RVC Council adopt the Bingham Crossing Phase 2 MSDP and Land Use Amendment as per RVC application PL20190172/3.

Any further questions please don't hesitate to contact.

Respectfully,

Dave Clark
84 Eagle Butte Ranch
Springbank, AB T3Z 1K3



cc. Rencor Developments Ltd.

March 9th, 2020

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

Attn: Jessica Anderson – Planning & Development Services

Re: Master Site Development Plan & Land Use Amendment Application
Affecting Portion of NW 34024003-W5M
Bingham Crossing Phase 2

Dear Jessica,

Please be advised that I have reviewed the DRAFT Master Site Development Plan (MSDP) for the Bingham Crossing Phase 2 Land Use Amendment and acknowledge the following:

- The developer's proposal is consistent with the overall development concept established by adopted Bingham Crossing Conceptual Scheme.
- The proposed land use amendment is intended to logically extend the ± 20 ac portion of the Highway Edge Zone, as contemplated by the adopted Conceptual Scheme.
- It is understood that the developer has capacity to appropriately develop the Phase 2 area with required potable water, wastewater and stormwater management infrastructure.
- It is understood that the combined areas of Phase 1 and Phase 2 within the Bingham Crossing Conceptual Scheme area can ONLY be developed with up to 270,000 ft² of commercial buildings until such time the Hwy 1 / Rge Rd 33 interchange is upgraded to its' ultimate Stage 2 design (which will require twinning of the existing bridge).

As such, I have no concerns with the developer's proposal and encourage RVC Council adopt the Bingham Crossing Phase 2 MSDP and Land Use Amendment as per RVC application PL20190172/3.

Respectfully,

Patti Clarkson _____

Name: Patti Clarkson_____

Municipal Address: 4 Pipit Bay, Rocky View County, AB T3 Z 0 C9

cc. Rencor Developments Ltd.

Jessica Anderson

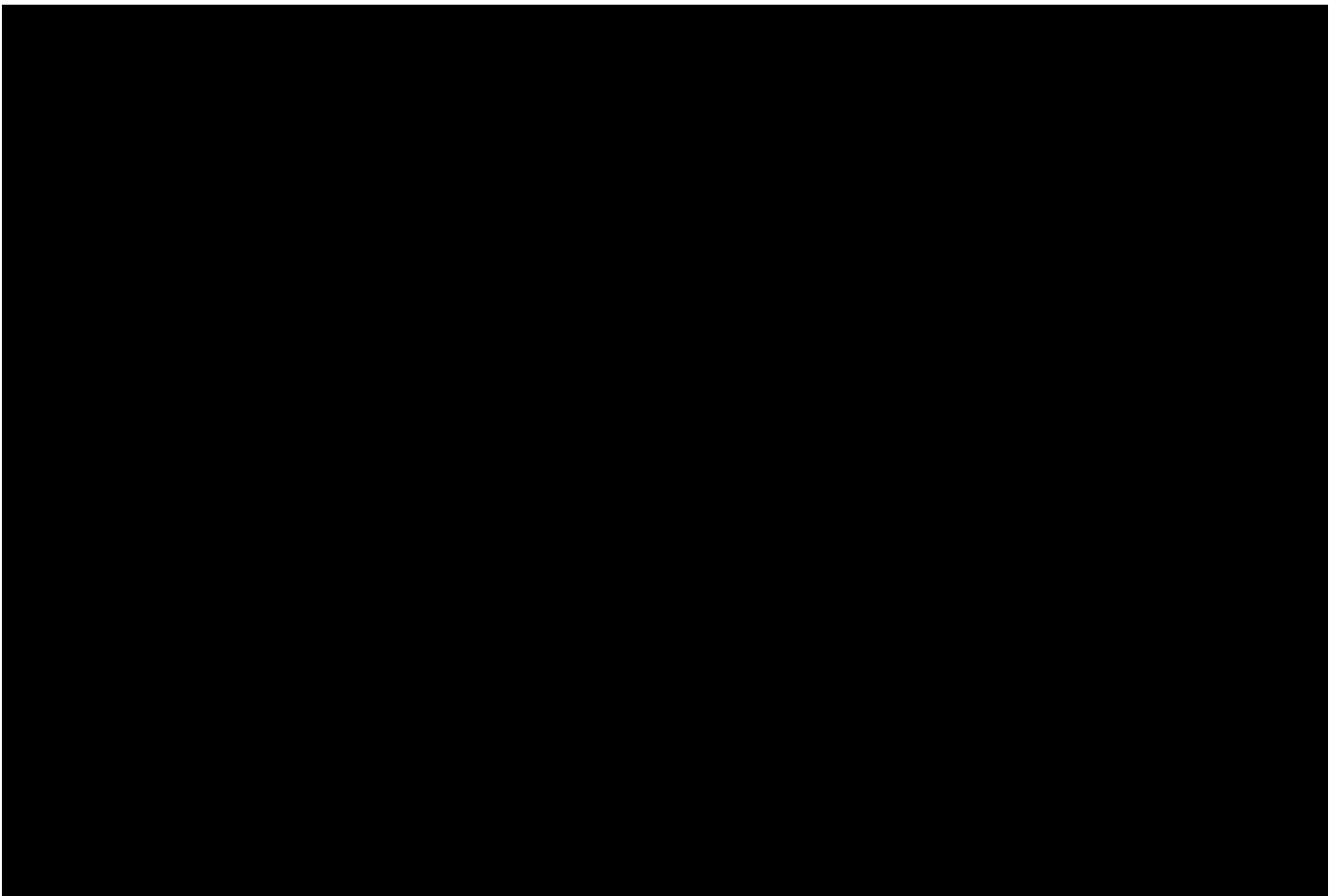
From: Jason Curtis [REDACTED]
Sent: Monday, March 09, 2020 5:50 PM
To: Jessica Anderson
Cc: discovery@liveinharmony.ca
Subject: Bingham Crossing Phase 2: PL20190172/3.

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Jessica,

I am a resident of Harmony and live at 14 Brome Bend. Please be advised that I have reviewed the DRAFT Master Site Development Plan (MSDP) for the Bingham Crossing Phase 2 Land Use Amendment. I have no concerns with the developer's proposal and encourage RVC Council to adopt the Bingham Crossing Phase 2 MSDP and Land Use Amendment as per RVC application PL20190172/3.

Jason Curtis



June 20th, 2020

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

Attn: Jessica Anderson – Planning & Development Services

Re: Master Site Development Plan & Land Use Amendment Application
Affecting Portion of NW 34024003-W5M
Bingham Crossing Phase 2

Dear Jessica,

Please be advised that I have reviewed the DRAFT Master Site Development Plan (MSDP) for the Bingham Crossing Phase 2 Land Use Amendment and acknowledge the following:

- The developer's proposal is consistent with the overall development concept established by adopted Bingham Crossing Conceptual Scheme.
- The proposed land use amendment is intended to logically extend the ± 20 ac portion of the Highway Edge Zone, as contemplated by the adopted Conceptual Scheme.
- It is understood that the developer has capacity to appropriately develop the Phase 2 area with required potable water, wastewater and stormwater management infrastructure.
- It is understood that the combined areas of Phase 1 and Phase 2 within the Bingham Crossing Conceptual Scheme area can ONLY be developed with up to 270,000 ft² of commercial buildings until such time the Hwy 1 / Rge Rd 33 interchange is upgraded to its' ultimate Stage 2 design (which will require twinning of the existing bridge).

As such, I have no concerns with the developer's proposal and encourage RVC Council adopt the Bingham Crossing Phase 2 MSDP and Land Use Amendment as per RVC application PL20190172/3.

Respectfully,

Name: Jessica Eren

Municipal Address: 51 Prairie Smoke Rise, Rocky View County, Ab, T3Z 0C5

cc. Rencor Developments Ltd.

March 9th, 2020

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

Attn: Jessica Anderson – Planning & Development Services

Re: Master Site Development Plan & Land Use Amendment Application
Affecting Portion of NW 34024003-W5M
Bingham Crossing Phase 2

Dear Jessica,

Please be advised that I have reviewed the DRAFT Master Site Development Plan (MSDP) for the Bingham Crossing Phase 2 Land Use Amendment and acknowledge the following:

- The developer's proposal is consistent with the overall development concept established by adopted Bingham Crossing Conceptual Scheme.
- The proposed land use amendment is intended to logically extend the ± 20 ac portion of the Highway Edge Zone, as contemplated by the adopted Conceptual Scheme.
- It is understood that the developer has capacity to appropriately develop the Phase 2 area with required potable water, wastewater and stormwater management infrastructure.
- It is understood that the combined areas of Phase 1 and Phase 2 within the Bingham Crossing Conceptual Scheme area can ONLY be developed with up to 270,000 ft² of commercial buildings until such time the Hwy 1 / Rge Rd 33 interchange is upgraded to its' ultimate Stage 2 design (which will require twinning of the existing bridge).

As such, I have no concerns with the developer's proposal and encourage RVC Council adopt the Bingham Crossing Phase 2 MSDP and Land Use Amendment as per RVC application PL20190172/3.

Respectfully,

Dan Freeman

Name: Daniel Freeman

Municipal Address: 58 Brome Bend RVC T3Z 0C7

cc. Rencor Developments Ltd.

March 10th, 2020

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

Attn: Jessica Anderson – Planning & Development Services

Re: Master Site Development Plan & Land Use Amendment Application
Affecting Portion of NW 34024003-W5M
Bingham Crossing Phase 2

Dear Jessica,

Please be advised that I have reviewed the DRAFT Master Site Development Plan (MSDP) for the Bingham Crossing Phase 2 Land Use Amendment and acknowledge the following:

- The developer's proposal is consistent with the overall development concept established by adopted Bingham Crossing Conceptual Scheme.
- The proposed land use amendment is intended to logically extend the ± 20 ac portion of the Highway Edge Zone, as contemplated by the adopted Conceptual Scheme.
- It is understood that the developer has capacity to appropriately develop the Phase 2 area with required potable water, wastewater and stormwater management infrastructure.
- It is understood that the combined areas of Phase 1 and Phase 2 within the Bingham Crossing Conceptual Scheme area can ONLY be developed with up to 270,000 ft² of commercial buildings until such time the Hwy 1 / Rge Rd 33 interchange is upgraded to its' ultimate Stage 2 design (which will require twinning of the existing bridge).

As such, I have no concerns with the developer's proposal and encourage RVC Council adopt the Bingham Crossing Phase 2 MSDP and Land Use Amendment as per RVC application PL20190172/3.

Respectfully,



Name: Jeff Jackson

Municipal Address: 1708 37 AVE SW, Calgary AB T2T 2H3

cc. Rencor Developments Ltd.

Jessica Anderson

From: BruceandNida Lambie [REDACTED]
Sent: Monday, March 09, 2020 3:35 PM
To: Jessica Anderson
Subject: File number (04734003) and application number (PL20190172/3)

Follow Up Flag: Follow up
Flag Status: Flagged

March 9th, 2020

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

Attn: Jessica Anderson – Planning & Development Services

Re: Master Site Development Plan & Land Use Amendment Application
Affecting Portion of NW 34024003-W5M
Bingham Crossing Phase 2

Dear Jessica,

Please be advised that I have reviewed the DRAFT Master Site Development Plan (MSDP) for the Bingham Crossing Phase 2 Land Use Amendment and acknowledge the following:

- ♣ The developer's proposal is consistent with the overall development concept established by adopted Bingham Crossing Conceptual Scheme.
- ♣ The proposed land use amendment is intended to logically extend the \pm 20 ac portion of the Highway Edge Zone, as contemplated by the adopted Conceptual Scheme.
- ♣ It is understood that the developer has capacity to appropriately develop the Phase 2 area with required potable water, wastewater and stormwater management infrastructure.
- ♣ It is understood that the combined areas of Phase 1 and Phase 2 within the Bingham Crossing Conceptual Scheme area can ONLY be developed with up to 270,000 ft² of commercial buildings until such time the Hwy 1 / Rge Rd 33 interchange is upgraded to its' ultimate Stage 2 design (which will require twinning of the existing bridge).

As such, I have no concerns with the developer's proposal and encourage RVC Council adopt the Bingham Crossing Phase 2 MSDP and Land Use Amendment as per RVC application PL20190172/3.

Respectfully,

Bruce and Nida Lambie

Name: Bruce and Nida Lambie
Municipal Address: 39 Prairie Smoke Rise, Rocky View County, AB, T3Z 0C5

March 11, 2020

Rocky View County

Attn: Jessica Anderson, Planning and Development Services

Re: Master site Development Plan and Land Use Amendment Application

Affecting Portion of NW34024003-W5M

Bingham Crossing Phase 2

Dear Jessica,

I have followed the Bingham Crossing project with interest for several years, and, having reviewed the Draft Master Site Development Plan for Phase 2, I am pleased to note the following:

- The proposal for this phase is consistent with the overall development concept as originally established and approved by the Conceptual Scheme.
- This proposed amendment is a logical extension to that portion of the overall proposed development known as the Highway Edge Zone, again as envisioned by the adopted Conceptual Scheme in its entirety.
- It is clear that the developer is prepared and able to fulfill requirements for potable water, and properly manage, via appropriate infrastructure, both wastewater and stormwater.
- It is also made clear that total combined commercial building footprint, for both Phases 1 and 2, cannot exceed 270,000 sq. ft. until such time as the Hwy 1/Range Rd 33 interchange is upgraded to its ultimate Stage 2 design designation. It is further clearly recognized that this will necessitate twinning of the existing bridge.

In light of the above points, all of which underscore the ongoing commitment on the part of the developer to abide by all of the rigorous requirements of the overall Conceptual Scheme, which were put in place to forestall all reasonably foreseeable problems, I see no reason why this project, which in my opinion demonstrates overall excellence, should not proceed with this next phase. It is my hope that RVC Council will adopt the Bingham Crossing Phase 2 MSDP and Land Use Amendment as outlined RVC Application PL20190172/3.

Thank you,

Louise Locke,

30131 Rocky Butte Ranch Rd., Calgary T3R 1K4 (Rocky View County, Division 7)

June 23, 2020

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

Attn: Jessica Anderson – Planning & Development Services

Re: Master Site Development Plan & Land Use Amendment Application
Affecting Portion of NW 34024003-W5M
Bingham Crossing Phase 2

Dear Jessica,

Please be advised that I have reviewed the DRAFT Master Site Development Plan (MSDP) for the Bingham Crossing Phase 2 Land Use Amendment and acknowledge the following:

- The developer's proposal is consistent with the overall development concept established by adopted Bingham Crossing Conceptual Scheme.
- The proposed land use amendment is intended to logically extend the ± 20 ac portion of the Highway Edge Zone, as contemplated by the adopted Conceptual Scheme.
- It is understood that the developer has capacity to appropriately develop the Phase 2 area with required potable water, wastewater and stormwater management infrastructure.
- It is understood that the combined areas of Phase 1 and Phase 2 within the Bingham Crossing Conceptual Scheme area can ONLY be developed with up to 270,000 ft² of commercial buildings until such time the Hwy 1 / Rge Rd 33 interchange is upgraded to its' ultimate Stage 2 design (which will require twinning of the existing bridge).

As such, I have no concerns with the developer's proposal and encourage RVC Council adopt the Bingham Crossing Phase 2 MSDP and Land Use Amendment as per RVC application PL20190172/3.

Respectfully,



Name:

Shelle Longeway

Municipal Address:

245099 Range Rd 32 Calgary AB, T3Z 2E4

cc. Rencor Developments Ltd.

June 23, 2020

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

Attn: Jessica Anderson – Planning & Development Services

Re: Master Site Development Plan & Land Use Amendment Application
Affecting Portion of NW 34024003-W5M
Bingham Crossing Phase 2


Dear Jessica,

Please be advised that I have reviewed the DRAFT Master Site Development Plan (MSDP) for the Bingham Crossing Phase 2 Land Use Amendment and acknowledge the following:

- The developer's proposal is consistent with the overall development concept established by adopted Bingham Crossing Conceptual Scheme.
- The proposed land use amendment is intended to logically extend the ± 20 ac portion of the Highway Edge Zone, as contemplated by the adopted Conceptual Scheme.
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As such, I have no concerns with the developer's proposal and encourage RVC Council adopt the Bingham Crossing Phase 2 MSDP and Land Use Amendment as per RVC application PL20190172/3.

Respectfully,



Name:

Mike Longeway

Municipal Address:

245099 Rge Rd 32

cc. Rencor Developments Ltd.

June 23, 2020

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

Attn: Jessica Anderson – Planning & Development Services

Re: Master Site Development Plan & Land Use Amendment Application
Affecting Portion of NW 34024003-W5M
Bingham Crossing Phase 2

Dear Jessica,

Please be advised that I have reviewed the DRAFT Master Site Development Plan (MSDP) for the Bingham Crossing Phase 2 Land Use Amendment and acknowledge the following:

- The developer's proposal is consistent with the overall development concept established by adopted Bingham Crossing Conceptual Scheme.
- The proposed land use amendment is intended to logically extend the ± 20 ac portion of the Highway Edge Zone, as contemplated by the adopted Conceptual Scheme.
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As such, I have no concerns with the developer's proposal and encourage RVC Council adopt the Bingham Crossing Phase 2 MSDP and Land Use Amendment as per RVC application PL20190172/3.

Respectfully,



Name: Eddie Longeway

Municipal Address: 245099 Range Rd 32

cc. Rencor Developments Ltd.

March 9th, 2020

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

Attn: Jessica Anderson – Planning & Development Services

Re: Master Site Development Plan & Land Use Amendment Application
Affecting Portion of NW 34024003-W5M
Bingham Crossing Phase 2

Dear Jessica,

I support the Bingham Crossing Master Plan and Land Use Amendment. As a resident of West Calgary within 5 mins of the subject site, I am fully supportive and look forward to the planned development and additional amenities it will provide in the immediate area. This project has met the rigorous requirements of developing in Rocky View County and is long overdue.

I have reviewed the DRAFT Master Site Development Plan (MSDP) for the Bingham Crossing Phase 2 Land Use Amendment and acknowledge the following:

- The developer's proposal is consistent with the overall development concept established by adopted Bingham Crossing Conceptual Scheme.
- The proposed land use amendment is intended to logically extend the ± 20 ac portion of the Highway Edge Zone, as contemplated by the adopted Conceptual Scheme.
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As such, I have no concerns with the developer's proposal and encourage RVC Council adopt the Bingham Crossing Phase 2 MSDP and Land Use Amendment as per RVC application PL20190172/3.

Respectfully,

Name: Luke Mayer, [REDACTED]

Municipal Address: Valley Ridge NW, Calgary, AB

cc. Rencor Developments Ltd.

March 10th, 2020

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

Attn: Jessica Anderson – Planning & Development Services

Re: Master Site Development Plan & Land Use Amendment Application
Affecting Portion of NW 34024003-W5M
Bingham Crossing Phase 2

Dear Jessica,

Please be advised that I have reviewed the DRAFT Master Site Development Plan (MSDP) for the Bingham Crossing Phase 2 Land Use Amendment and acknowledge the following:

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As such, I have no concerns with the developer's proposal and encourage RVC Council adopt the Bingham Crossing Phase 2 MSDP and Land Use Amendment as per RVC application PL20190172/3.

Respectfully,

Name: Randy and Winona Mayhew

Municipal Address: 10 Arrowleaf Landing, Rocky View, AB, T3Z 0E1

cc. Rencor Developments Ltd.

March 9th, 2020

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

Attn: Jessica Anderson – Planning & Development Services

Re: Master Site Development Plan & Land Use Amendment Application
Affecting Portion of NW 34024003-W5M
Bingham Crossing Phase 2

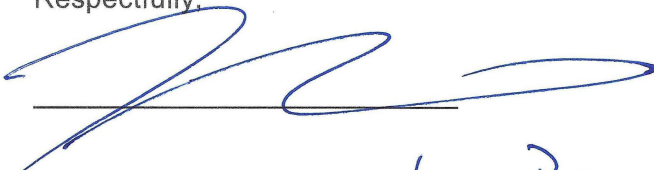
Dear Jessica,

Please be advised that I have reviewed the DRAFT Master Site Development Plan (MSDP) for the Bingham Crossing Phase 2 Land Use Amendment and acknowledge the following:

- The developer's proposal is consistent with the overall development concept established by adopted Bingham Crossing Conceptual Scheme.
- The proposed land use amendment is intended to logically extend the ± 20 ac portion of the Highway Edge Zone, as contemplated by the adopted Conceptual Scheme.
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As such, I have no concerns with the developer's proposal and encourage RVC Council adopt the Bingham Crossing Phase 2 MSDP and Land Use Amendment as per RVC application PL20190172/3.

Respectfully,



Name:

Lucas Portwood

Municipal Address:

48 Juncos, Toronto, Ontario M2R

cc. Rencor Developments Ltd.

March 10th, 2020

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

Attn: Jessica Anderson – Planning & Development Services

Re: Master Site Development Plan & Land Use Amendment Application
Affecting Portion of NW 34024003-W5M
Bingham Crossing Phase 2

Dear Jessica,

Please be advised that I have reviewed the DRAFT Master Site Development Plan (MSDP) for the Bingham Crossing Phase 2 Land Use Amendment and acknowledge the following:

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As a 20-year resident of Springbank, Stakeholder and Developer of River Edge Bingham Crossing provides critical convenience of everyday amenities to the community. Growth west of Calgary has been substantial over the past 20 years, however community cohesiveness has not materialized as there is no gathering area or physical space for social interaction.

The success of the Bingham Crossing initiative provides optionality and lifestyle benefit to the future property owners of River Edge, particularly of the young professional demographic. In hundreds of market sounding conversations we have found the main hurdle to moving out of town be access to restaurants, entertainment and lifestyle without needing the drive to Calgary.

Many River Edge prospects are also business owners and would benefit from the opportunity to take advantage of office space at Bingham without a commute to town. This brings further economic development and differentiation to RVC and has a positive environmental impact of reduced time on road with shorter commute times.

As such, I fully support the developer's proposal and encourage RVC Council adopt the Bingham Crossing Phase 2 MSDP and Land Use Amendment as per RVC application PL20190172/3.

Respectfully,

A handwritten signature in black ink, appearing to be 'RR', is written above a horizontal line.

Name: **Robert Price**

Municipal Address: **1709 21 Ave SW, Calgary AB T2T0N2**

cc. Rencor Developments Ltd.

March 9th, 2020

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

Attn: Jessica Anderson – Planning & Development Services

Re: Master Site Development Plan & Land Use Amendment Application
Affecting Portion of NW 34024003-W5M
Bingham Crossing Phase 2

Dear Jessica,

Please be advised that I have reviewed the DRAFT Master Site Development Plan (MSDP) for the Bingham Crossing Phase 2 Land Use Amendment and acknowledge the following:

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As such, I have no concerns with the developer's proposal and encourage RVC Council adopt the Bingham Crossing Phase 2 MSDP and Land Use Amendment as per RVC application PL20190172/3.

Respectfully,

Name: Chris Randt

Municipal Address: 50 Juneberry Hts, Rocky View County.

cc. Rencor Developments Ltd.

March 9th, 2020

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

Attn: Jessica Anderson – Planning & Development Services

Re: Master Site Development Plan & Land Use Amendment Application
Affecting Portion of NW 34024003-W5M
Bingham Crossing Phase 2


Dear Jessica,

Please be advised that I have reviewed the DRAFT Master Site Development Plan (MSDP) for the Bingham Crossing Phase 2 Land Use Amendment and acknowledge the following:

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As such, I have no concerns with the developer's proposal and encourage RVC Council adopt the Bingham Crossing Phase 2 MSDP and Land Use Amendment as per RVC application PL20190172/3.

Respectfully,

DocuSigned by:

B2D4C391364B415...

Name: Chad Riddell
Municipal Address: 157 Brome Bend, Rocky View County, AB

cc. Rencor Developments Ltd.

March 9th, 2020

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

Attn: Jessica Anderson – Planning & Development Services
Re: Master Site Development Plan & Land Use Amendment Application
Affecting Portion of NW 34024003-W5M
Bingham Crossing Phase 2



Dear Jessica,

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As such, I have no concerns with the developer's proposal and encourage RVC Council adopt the Bingham Crossing Phase 2 MSDP and Land Use Amendment as per RVC application PL20190172/3.

Respectfully,

Name: MARSHALL CAIRTHORNE

Municipal Address: 45001 TWP RD 244, CALGARY, AB T3Z 2N2

cc. Rencor Developments Ltd.

March 9th, 2020

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

Attn: Jessica Anderson – Planning & Development Services

Re: Master Site Development Plan & Land Use Amendment Application
Affecting Portion of NW 34024003-W5M
Bingham Crossing Phase 2

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As such, I have no concerns with the developer's proposal and encourage RVC Council adopt the Bingham Crossing Phase 2 MSDP and Land Use Amendment as per RVC application PL20190172/3.

Respectfully,



Name: CHERIE COPITHORNE - BARWES

Municipal Address: 45053 TOWNSHIP ROAD 250

cc. Rencor Developments Ltd.

March 9th, 2020

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

Attn: Jessica Anderson – Planning & Development Services

Re: Master Site Development Plan & Land Use Amendment Application
Affecting Portion of NW 34024003-W5M
Bingham Crossing Phase 2

Dear Jessica,

Please be advised that I have reviewed the DRAFT Master Site Development Plan (MSDP) for the Bingham Crossing Phase 2 Land Use Amendment and acknowledge the following:

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As such, I have no concerns with the developer's proposal and encourage RVC Council adopt the Bingham Crossing Phase 2 MSDP and Land Use Amendment as per RVC application PL20190172/3.

Respectfully,


Name: _____

Municipal Address: Kameron Jones
45001 TOWNSHIP ROAD 244, CALGARY, AB T3E 2N2

cc. Rencor Developments Ltd.

March 9th, 2020

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

Attn: Jessica Anderson – Planning & Development Services

Re: Master Site Development Plan & Land Use Amendment Application
Affecting Portion of NW 34024003-W5M
Bingham Crossing Phase 2

Dear Jessica,

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As such, I have no concerns with the developer's proposal and encourage RVC Council adopt the Bingham Crossing Phase 2 MSDP and Land Use Amendment as per RVC application PL20190172/3.

Respectfully,



Name:

Susan Burns

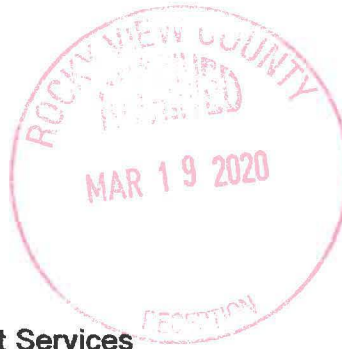
Municipal Address:

45001 Township Road 244, Calgary.

cc. Rencor Developments Ltd.

March 9th, 2020

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



Attn: Jessica Anderson – Planning & Development Services

Re: Master Site Development Plan & Land Use Amendment Application
Affecting Portion of NW 34024003-W5M
Bingham Crossing Phase 2

Dear Jessica,

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As such, I have no concerns with the developer's proposal and encourage RVC Council adopt the Bingham Crossing Phase 2 MSDP and Land Use Amendment as per RVC application PL20190172/3.

Respectfully,

C. Buckley

Name:

244191 Range Road 33

Municipal Address:

Calgary AB T3Z 2E8

cc. Rencor Developments Ltd.

March 9th, 2020

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

Attn: Jessica Anderson – Planning & Development Services

Re: Master Site Development Plan & Land Use Amendment Application
Affecting Portion of NW 34024003-W5M
Bingham Crossing Phase 2

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As such, I have no concerns with the developer's proposal and encourage RVC Council adopt the Bingham Crossing Phase 2 MSDP and Land Use Amendment as per RVC application PL20190172/3.

Respectfully,



Name:

CLARENCE BUCKLEY

Municipal Address:

244191 RANGE ROAD 33 CALGARY T3Z 2E8

cc. Rencor Developments Ltd.

March 9th, 2020

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

Attn: Jessica Anderson – Planning & Development Services

Re: Master Site Development Plan & Land Use Amendment Application
Affecting Portion of NW 34024003-W5M
Bingham Crossing Phase 2



Dear Jessica,

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As such, I have no concerns with the developer's proposal and encourage RVC Council adopt the Bingham Crossing Phase 2 MSDP and Land Use Amendment as per RVC application PL20190172/3.

Respectfully,



*Please let's move on
this positively !!*

Name:

Richard Buckley

Municipal Address:

244197 Ronge Road 33

Calgary T3Z 2E8.

cc. Rencor Developments Ltd.



Date: March 11, 2020

To: **Jessica Anderson**

Rocky View County – Planning Services Department

262075 Rocky View Point

Rocky View County, AB T4A 0X2

janderson@rockyview.ca

403.520.8184

Re: **File# 04734003 | Application# PL20190172/3 – Property Owner Comment**

Dear Jessica:

In reference to the attached notice we received dated February 27, 2020, and as an owner with property adjacent and in the immediate vicinity of the above referenced development application I would like to express my strong support for this project.

Please note that I am also a partner and partial owner of the land next to the Edge School for Athletes should this assist in advancing this development.

Should I be of any assistance in motioning this application, please feel free to contact me at the information below.

Regards,

Dale H. Unruh

President/CEO

d.unruh@qualityprop.ca

587-582-5605

Att: Rocky View County Notice

Quality Property Developments Inc.

8712A 109 Street

Edmonton, AB T6G 1E9

P 780-439-1683

RECEIVED
March 3, 2020



ROCKY VIEW COUNTY

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

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

Thursday, February 27, 2020

Quality Property Developments

Attn: Samantha Daley

8712A - 109 Street

Edmonton, AB T6G 1E9

TO THE LANDOWNER

File Number: 04734003

Application Number: PL20190172/3

Division 2

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

Where is the land?

Located at the northeast junction of Highway 1 and Range Road 33, approximately 2.0 miles west of the City of Calgary.

What is the applicant proposing?

(PL20190172) To adopt the Bingham Crossing Phase 2 Master Site Development Plan to provide a policy framework to guide future redesignation, subdivision and development proposals within a portion of NW-1/4-34-24-03-W05M.

(PL20190173) To redesignate the subject lands from Ranch and Farm District to Direct Control District 148 as amended to accommodate Phase 2 of the Bingham Crossing development.

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

The proposed MSDP can be viewed on the County's webpage:

<https://www.rockyview.ca/Portals/0/Files/BuildingPlanning/Planning/UnderReview/ProposedMSDP/MSDP-Proposed-Bingham-Crossing-Phase2.pdf>

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, March 19, 2020

County Contact: Jessica Anderson

E-mail: janderson@rockyview.ca

Phone: 403.520.8184

Other application details and notes:

Applicant(s): B&A Planning Group

Owner(s): Bingham Crossing Properties In Trillium Bingham Crossing Inc.

Size: ± 61.91 hectares (± 152.98 acres)

Legal: Portion of NW-34-24-03-W05M

Notes:

1. Any comments on an area structure plan, conceptual scheme, master site development plan or redesignation application should address whether the proposed use(s) is compatible with

page 2

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.



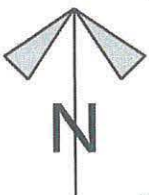
N

File: 04734003

Development Proposal: To redesignate the subject lands from Ranch and Farm District to Direct Control District 148 as amended to accommodate Phase 2 of the Bingham Crossing development.



DEVELOPMENT PROPOSAL



NW-34-24-03-W05M

Date: Nov 19, 2019

Division # 2

File: 04734003

19.04.20
March 9th, 2020

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

Attn: Jessica Anderson – Planning & Development Services

Re: Master Site Development Plan & Land Use Amendment Application
Affecting Portion of NW 34024003-W5M
Bingham Crossing Phase 2

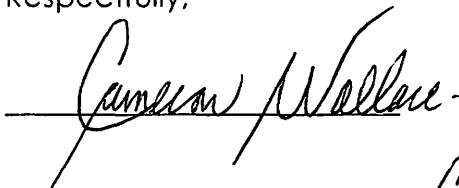
Dear Jessica,

Please be advised that I have reviewed the DRAFT Master Site Development Plan (MSDP) for the Bingham Crossing Phase 2 Land Use Amendment and acknowledge the following:

- The developer's proposal is consistent with the overall development concept established by adopted Bingham Crossing Conceptual Scheme.
- The proposed land use amendment is intended to logically extend the ± 20 ac portion of the Highway Edge Zone, as contemplated by the adopted Conceptual Scheme.
- It is understood that the developer has capacity to appropriately develop the Phase 2 area with required potable water, wastewater and stormwater management infrastructure.
- It is understood that the combined areas of Phase 1 and Phase 2 within the Bingham Crossing Conceptual Scheme area can ONLY be developed with up to 270,000 ft² of commercial buildings until such time the Hwy 1 / Rge Rd 33 interchange is upgraded to its' ultimate Stage 2 design (which will require twinning of the existing bridge).

As such, I have no concerns with the developer's proposal and encourage RVC Council adopt the Bingham Crossing Phase 2 MSDP and Land Use Amendment as per RVC application PL20190172/3.

Respectfully,



Name:

Cameron Wallace

Municipal Address:

25 Pinecrest Drive SW Calgary
in the Community of Pinebrook

cc.

Rencor Developments Ltd. in Rocky View County.

March 9th, 2020

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



Attn: Jessica Anderson – Planning & Development Services

Re: Master Site Development Plan & Land Use Amendment Application
Affecting Portion of NW 34024003-W5M
Bingham Crossing Phase 2

Dear Jessica,

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As such, I have no concerns with the developer's proposal and encourage RVC Council adopt the Bingham Crossing Phase 2 MSDP and Land Use Amendment as per RVC application PL20190172/3.

Respectfully,

A handwritten signature in blue ink that reads "Joan D. Longeway".

Name:

JOAN D. LONGEWAY

Municipal Address:

SW 29-26-5WS

cc.  Rencor Developments Ltd.

March 9th, 2020

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

Attn: Jessica Anderson – Planning & Development Services

Re: Master Site Development Plan & Land Use Amendment Application
Affecting Portion of NW 34024003-W5M
Bingham Crossing Phase 2

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As such, I have no concerns with the developer's proposal and encourage RVC Council adopt the Bingham Crossing Phase 2 MSDP and Land Use Amendment as per RVC application PL20190172/3.

Respectfully,



Name:

CLARENCE S. Longen/oy

Municipal Address:

SE 1/4 34-24-3 W5

cc. Rencor Developments Ltd.



June 18th, 2020

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

Attn: Jessica Anderson – Planning & Development Services

Re: Master Site Development Plan & Land Use Amendment Application
Affecting Portion of NW 34024003-W5M
Bingham Crossing Phase 2

Dear Jessica,

I have reviewed the DRAFT Master Site Development Plan (MSDP) for the Bingham Crossing Phase 2 Land Use Amendment and acknowledge the following:

- The developer's proposal is consistent with the overall development concept established by adopted Bingham Crossing Conceptual Scheme.
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As such, I have no concerns with the developer's proposal and encourage RVC Council to adopt the Bingham Crossing Phase 2 MSDP and Land Use Amendment as per RVC application PL20190172

Yours truly,

A handwritten signature in black ink, appearing to read "John W. Donahue".

John W. Donahue

Municipal Address: 30226 Springbank Road

cc. Rencor Developments Ltd.

March 9th, 2020

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

Attn: Jessica Anderson – Planning & Development Services

Re: Master Site Development Plan & Land Use Amendment Application
Affecting Portion of NW 34024003-W5M
Bingham Crossing Phase 2

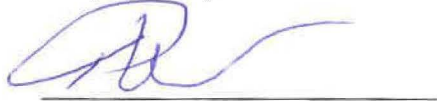
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As such, I have no concerns with the developer's proposal and encourage RVC Council adopt the Bingham Crossing Phase 2 MSDP and Land Use Amendment as per RVC application PL20190172/3.

Respectfully,



Name:

PETER HEERSCHOP

Municipal Address:

33179 Huggard Rd.

T3Z-2C4

cc. Rencor Developments Ltd.

March 9th, 2020

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

Attn: Jessica Anderson – Planning & Development Services

Re: Master Site Development Plan & Land Use Amendment Application
Affecting Portion of NW 34024003-W5M
Bingham Crossing Phase 2

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As such, I have no concerns with the developer's proposal and encourage RVC Council adopt the Bingham Crossing Phase 2 MSDP and Land Use Amendment as per RVC application PL20190172/3.

Respectfully,



Name:

Cindy Turner

Municipal Address:

33022 Townshyp Rd 250.
T3Z 1L9.

cc. Rencor Developments Ltd.

March 9th, 2020

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

Attn: Jessica Anderson – Planning & Development Services

Re: Master Site Development Plan & Land Use Amendment Application
Affecting Portion of NW 34024003-W5M
Bingham Crossing Phase 2

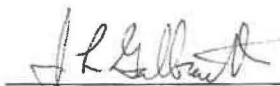
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As such, I have no concerns with the developer's proposal and encourage RVC Council adopt the Bingham Crossing Phase 2 MSDP and Land Use Amendment as per RVC application PL20190172/3.

Respectfully,



Name:

IAN GALBRAITH

Municipal Address:

33022 TOWNSHIP ROAD 230
CALGARY T3Z 1L9

cc. Rencor Developments Ltd.

March 19, 2020

E & J Kubik
8 Crocus Ridge Court
T3Z 1G7

RE: Proposed amendment to Bylaw C-7186-2012 (DC-148) and Bingham Crossing MSDP Phase 2

Dear Rockyview County Development:

Our letter is in response to having received a notice from your office with respect to the above noted amendment due to being an adjacent landowner. Regarding the proposed amendment for re-designation of select land from ranch and farm district (RF) to direct control district (DC), we would like to submit our objection to the construction scheme based on three points:

- 1) **Inconsistency to original MSDP Phase 1:** The inclusion of a potential large-anchor large-scale shopping development is not consistent with the current community concept Springbank is known for, nor for which the site was originally intended per the MDSP of July 2012. The original development scheme of Bingham Crossing was to be comprised of small scale shops and retirement housing, in order to offer a community feel that blends into the natural surrounding. A large scale anchor store would be a material departure to that originally contemplated and approved with the MSDP of Bingham Crossing (July 2012). Given the natural beauty surrounding this area, a large-scale development would ultimately be an eye-sore.
- 2) **Traffic congestion:** It is likely that the traffic system into and out of Bingham will become a massive frustration for local residents due to the poor design access. This would again be a drawback to the development overall, as has been demonstrated time and again in other locations where a large anchor tenant is located at the back of the development, in order to draw consumers past smaller scale shops. There are numerous examples where this is the case.
- 3) **Proposed traffic changes to accommodate the store are detrimental to surrounding citizens:** The proposed changes to the traffic flow in order to accommodate a large scale tenant is a major departure from the original MSDP approved with this project. As a reminder, this is an area that has multiple schools within short distance of this development. The inclusion of a new round-about on Township Road 250 to accommodate left hand turns when travelling east to west, and a potential traffic light at the intersection of Township Road 250 and Range Road 33 are concerning amendments that would be highly disruptive to the daily travel of citizens in this region. The additional round-about would serve to increase traffic on Township Road 250 to only benefit access to Bingham Crossing, at the expense of landowners and daily users of Township Road 250.

We also had to read this phrase multiple times to make sure it was understood and not fiction, but it perhaps sums up the proposal rightly:

"The dedication of the municipal reserve within the Phase 2 area is expected to be provided by payment of cash-in-lieu of land"

There are few ways to interpret this other than it being an attempt to make right by issuing cash in order to accommodate for the departure. This is a pretty staunch demonstration that the project features multiple departures from the community and natural landscape concept, which again, were key factors to the development of this project to begin with.

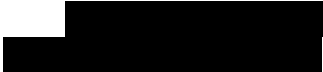
Perhaps stating the obvious, but it is fairly evident that the proposal of a large-anchor tenant is purely an attempt to try to spur development for smaller scale shops. This unfortunately benefits the developer at the expense of the community. As a gentle reminder to Rockyview Development and council, it will be the community that supports the health of the future stores within that complex, therefore they should exist for the purpose of serving the community, versus the other way around.

In closing, but worth pointing out, the lack of accuracy in the community consultation section on pages 35 and 36 is perhaps unsurprising, but ultimately disappointing. While the developer is doing their best to paint a picture that is different than reality in order to advance on this project, given the discussions that ensued that evening, it is still quite clear that most residents are not in support of this project (Phase 1 & 2). This was expressed numerous times at the consultation in May 2019 to representatives from the developer. Given there were no Rockyview representatives in attendance, in our view it should be fairly pointed out, as one side of the story becomes the only story.

Respectfully,

E & J Kubik

Kimberly Knox
8 Crocus Ridge Point
Rocky View County, AB
T3Z 1G4



March 9, 2020

via email: janderson@rockyview.ca

Rocky View County re:
File Number: 04734003
Application Number: PL20190172/3
Division 2
aka "Bingham Crossing Phase 2 Master Site Development Plan"

Attention County Contact: Jessica Anderson

With regards to the above mentioned application of Bingham Crossing Phase 2 Master Site Development Plan, of **utmost concern** to my household of 5 (1 senior, 2 adults and 2 young children) is the disposal of wastewater as we live within 0.5 miles of the proposed wastewater **"treatment and disposal system with treated wastewater spray-irrigated onto the quarter section situated directly to the east of the Phase 2 MSDP area."**

While we support development in the community and commercial/residential development in our local area, we strongly **do not support the airborne release of treated wastewater**, especially given the current global covid-19 (coronavirus 2019) outbreak, which could be a pathogen that remains in treated wastewater with the potential to contaminate others when aerosolized.

The "Guidelines for Municipal WasteWater Irrigation", Alberta Environment April 2000, ISBN 0-7785-1150-2, summarizes the "disposal of the treated effluent on land through wastewater irrigation...[to] impose certain risks to public health and the environment". And states that "wastewater irrigation of certain crops that may be eaten raw or which have a leaf structure that can harbour microorganisms, has also been prohibited in Alberta", implying that the airborne distribution of treated effluent (aerosolized coliforms) is not satisfactory enough for future consumption, yet this proposal is asking us to allow our residences and family members to be blanketed by this irrigation.

Bacteriological quality is required to meet the standards outlined in Table 3.3 in the AENV document "Standards and Guidelines for Municipal Waterworks, Wastewater and Storm Drainage Systems", which states a total Coliform Standard as <1000/100mL, Fecal Coliform as <200/100mL (for golf courses and parks only...i'm going to assume these same standards for this proposed area, else the requirements are even greater amounts of coliform). For reference, according to the "Guidelines for Canadian Drinking Water Quality: Guideline Technical Document Total Coliforms" the maximum acceptable concentration of total coliforms in drinking water is none (zero) detectable per 100ml.

Kimberly Knox
8 Crocus Ridge Point
Rocky View County, AB
T3Z 1G4

This area of Division 2, hosts an average annual wind speed of 16km/h (average gusts of 42 km/hr) from the NW direction, as recorded by the Springbank Airport. It would be egregious to assume that this aerosolized treated wastewater would only land on the planned quarter section situated directly to the east of the Phase 2 MSPD area.

What level of total coliforms/100mL would be acceptable for your family? Should you be forced to tell your children they are not allowed to go outside because the 'neighbours' of Bingham crossing are aerosolizing coliforms? Tell them you cannot touch the grass in your yard because it will have an unacceptable fecal amount because your county Councilors wouldn't take action and fight for their rights.

There are many problems in the world that do not have conceivable solutions; this is not one of those problems. It is not difficult to imagine potential solutions. Unlike (almost?) all the other businesses in the County, what makes this one so special that it has been allowed to progress with disposal of this treated effluent into the air. Why is there no vision to use the wastewater treatment system currently operating at the Harmony Development 2 miles away?

Please consider a different strategy for dealing with the additional excessive wastewater to our community, in particular one that will not result in isolating ourselves to within our homes and exposing our children and senior citizens to human enteric pathogens.

Sincerely,

A handwritten signature in dark ink, appearing to read 'K/KP', written over a horizontal line.

Kim Knox

Lori-Lee Turcotte

From: Kristen Tuff
Sent: Thursday, July 02, 2020 1:54 PM
To: Charlotte Satink; Michelle Mitton; Tyler Andreasen
Subject: FW: [EXTERNAL] - Bylaw C-8010-2020 - A Bylaw of Rocky View County to Amend Land Use Bylaw C-4841-97

From: Becky Leonard [REDACTED]
Sent: June 22, 2020 1:55 PM
To: PAA_ LegislativeServices <legislativeservices@rockyview.ca>
Cc: Debra McPherson [REDACTED]; info@crocusridgeestates.ca; Division 2, Kim McKylor <KMckylor@rockyview.ca>; Sean Leonard [REDACTED]
Subject: Re: [EXTERNAL] - Bylaw C-8010-2020 - A Bylaw of Rocky View County to Amend Land Use Bylaw C-4841-97

I also oppose the approval of the bylaw to amend land use and support the comments in the attached emails. Rebecca Leonard

On Mon., Jun. 22, 2020, 1:18 p.m. Sean Leonard, [REDACTED] wrote:

I as well oppose it. The comments that Debra brought up are valid and I agree with them.

It is unfortunate that our community was ignored during the original process and we now have little representation for our community on this.

When is the original site going to be brought back to its original state?

-Sean

On Mon, Jun 22, 2020 at 10:33 AM <MMitton@rockyview.ca> wrote:
 Good morning Debra,

Thank you for submitting comments on this proposed bylaw. They will be included in the agenda package for Council's consideration at the July 14th, 2020 public hearing.

Thank you,
 Michelle

MICHELLE MITTON, [M.SC](#)
 Legislative Coordinator | Municipal Clerk's Office

ROCKY VIEW COUNTY
 262075 Rocky View Point | Rocky View County | AB | T4A 0X2
 Phone: 403-520- 1290 |
MMitton@rockyview.ca | www.rockyview.ca

This e-mail, including any attachments, may contain information that is privileged and confidential. If you are not the intended recipient, any dissemination, distribution or copying of this information is prohibited and

Lori-Lee Turcotte

From: Kristen Tuff
Sent: Thursday, July 02, 2020 1:58 PM
To: Tyler Andreasen; Charlotte Satink; Michelle Mitton
Subject: FW: [EXTERNAL] - Fwd: Proposed amendment to Bylaw C-7186-2012 (DC-148) and Bingham Crossing MSDP Phase 2
Attachments: Objections[11474].docx

From: James Kubik [REDACTED]
Sent: June 25, 2020 11:23 AM
To: Jessica Anderson <JAnderson@rockyview.ca>; Division 2, Kim McKylor <KMckylor@rockyview.ca>; PAA_LegislativeServices <legislativeservices@rockyview.ca>
Subject: [EXTERNAL] - Fwd: Proposed amendment to Bylaw C-7186-2012 (DC-148) and Bingham Crossing MSDP Phase 2

Do not open links or attachments unless sender and content are known.

Hello,

As an addendum to my email from earlier this week objecting to the approval of proposed bylaw C-8010-2020, please see attached for our specifically noted concerns. Also note that these were previously sent.

In addition, I would appreciate being directed to the disclosures on Bingham crossing and it's approval process to this point. I would like to review the history of this project as it remains questionable to me how something like this has been advanced with so much community objection.

Is there a website path that contains the Bingham file specifically? Is it best to review these documents at Rockyview headquarters? Please let me know.

Regards,

Jamie

----- Forwarded message -----

From: Erika Kubik [REDACTED]
Date: Thu, Mar 19, 2020 at 3:55 PM
Subject: Proposed amendment to Bylaw C-7186-2012 (DC-148) and Bingham Crossing MSDP Phase 2
To: janderson@rockyview.ca <janderson@rockyview.ca>, development@rockyview.ca <development@rockyview.ca>
CC: Jamie Kubik [REDACTED]

Dear Rockyview County Development:

Our letter is in response to having received a notice from your office with respect to the above noted amendment due to being an adjacent landowner.

Kindly see attached letter which addresses this notice.

E&J Kubik

Lori-Lee Turcotte

From: Kristen Tuff
Sent: Thursday, July 02, 2020 1:56 PM
To: Charlotte Satink; Tyler Andreasen; Michelle Mitton
Subject: FW: [EXTERNAL] - Re: Application #PL20190173(04734003)

-----Original Message-----

From: Johanna [REDACTED]
Sent: June 22, 2020 7:21 PM
To: PAA_ LegislativeServices <legislativeservices@rockyview.ca>
Cc: [REDACTED] info@crocusridgeestates.ca; Division 2, Kim McKylor <KMckylor@rockyview.ca>
Subject: [EXTERNAL] - Re: Application #PL20190173(04734003)

Do not open links or attachments unless sender and content are known.

Sent from my iPad

> On Jun 22, 2020, at 2:31 PM, Johanna [REDACTED] wrote:
>
> We are against the re designation of this property.
> Phase 1 has not been started, there is no need to give permission for phase 2.
> The concerns we had, continue to be an issue:Traffic, policing, roads and water use and waste water infrastructure etc etc.

Johanna and Renato Cussigh

>
>
> Sent from my iPad

Lori-Lee Turcotte

From: Kristen Tuff
Sent: Thursday, July 02, 2020 1:55 PM
To: Charlotte Satink; Tyler Andreasen; Michelle Mitton
Subject: FW: [EXTERNAL] - Bylaw C-8010-2020 - A Bylaw of Rocky View County to Amend Land Use Bylaw C-4841-97

From: [REDACTED]
Sent: June 22, 2020 2:00 PM
Cc: PAA_ LegislativeServices <legislativeservices@rockyview.ca>; Debra McPherson [REDACTED]
 Division 2, Kim McKylor <KMckylor@rockyview.ca>
Subject: Re: [EXTERNAL] - Bylaw C-8010-2020 - A Bylaw of Rocky View County to Amend Land Use Bylaw C-4841-97

Good Afternoon,

I represent 8 Crocus Ridge Point, and we also oppose the approval of the bylaw to amend land use and support the comments in the attached emails.

Thank you,
 Kim Knox

On Mon., Jun. 22, 2020, 1:18 p.m. Sean Leonard, [REDACTED] wrote:

I as well oppose it. The comments that Debra brought up are valid and I agree with them. It is unfortunate that our community was ignored during the original process and we now have little representation for our community on this.

When is the original site going to be brought back to its original state?

-Sean

On Mon, Jun 22, 2020 at 10:33 AM <MMitton@rockyview.ca> wrote:

Good morning Debra,

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Thank you,
 Michelle

MICHELLE MITTON, [M.SC](#)
 Legislative Coordinator | Municipal Clerk's Office

ROCKY VIEW COUNTY
 262075 Rocky View Point | Rocky View County | AB | T4A 0X2
 Phone: 403-520- 1290 |

Lori-Lee Turcotte

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Sent: Thursday, July 02, 2020 1:56 PM
To: Tyler Andreasen; Charlotte Satink; Michelle Mitton
Subject: FW: [EXTERNAL] - Bylaw C-8010-2020 - A Bylaw of Rocky View County to Amend Land Use Bylaw C-4841-97

From: Leanne Northwood [REDACTED]
Sent: June 22, 2020 6:25 PM
To: James Kubik [REDACTED]
Cc: Sean Leonard [REDACTED]; Debra McPherson [REDACTED] Division 2, Kim McKylor <KMckylor@rockyview.ca>; info@crocusridgeestates.ca; PAA_LegislativeServices <legislativeservices@rockyview.ca>
Subject: Re: [EXTERNAL] - Bylaw C-8010-2020 - A Bylaw of Rocky View County to Amend Land Use Bylaw C-4841-97

We also do not support phase II.
 Leanne Northwood
 4 crocus ridge Court

On Mon., Jun. 22, 2020, 18:09 James Kubik, [REDACTED] wrote:

I second all of these.

In addition, I actually submitted a letter in March outlining further concerns around the changes for the roads which were a part of the Phase 2 proposal from the developer. I will resend that email as I didn't receive a reply, so am not sure if it was received or just ignored in its entirety.

Given the level of opposition on these emails though, I sincerely hope our councillor and the county respects how controversial this development remains to the community. I fully recognize I don't speak for everyone, but based on the Bingham info session last year, most residents that were there appear to have similar views around this development. I understand this runs contrary to what the developer has indicated in its correspondences to council, but it's worth reiterating. How it has made it this far is actually head scratching.

To state the obvious, I do not support the Phase 2 development in its proposed form, and to be frank, think it would be an eye sore. Given the evolution of development in and around this area over the last decade, I would seriously question it's need or utility altogether.

On Mon, Jun 22, 2020 at 1:18 PM Sean Leonard [REDACTED] wrote:

I as well oppose it. The comments that Debra brought up are valid and I agree with them.

It is unfortunate that our community was ignored during the original process and we now have little representation for our community on this.

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-Sean

Lori-Lee Turcotte

From: Kristen Tuff
Sent: Thursday, July 02, 2020 1:55 PM
To: Charlotte Satink; Tyler Andreasen; Michelle Mitton
Subject: FW: [EXTERNAL] - Bylaw C-8010-2020 - A Bylaw of Rocky View County to Amend Land Use Bylaw C-4841-97

From: Norlaine Thomas [REDACTED]
Sent: June 22, 2020 6:04 PM
To: PAA_ LegislativeServices <legislativeservices@rockyview.ca>
Cc: contact@crocusridgeestates.ca
Subject: [EXTERNAL] - Bylaw C-8010-2020 - A Bylaw of Rocky View County to Amend Land Use Bylaw C-4841-97

Do not open links or attachments unless sender and content are known.

To Whom it May Concern;

Re: Application Number PL20190173 (04734003)

I am vehemently against the redesignation of the property.

The community spoke out throughout the debate on Phase 1 and expressed our rejection of the entire project. Nothing has alleviated concerns about overland flood water containing sewage, pharmaceuticals, etc. Nothing has diminished concerns about increased traffic, litter, and crime. Nothing that I have seen addresses concerns about traffic congestion, increased hazard to cyclists and pedestrians, and degradation of our infrastructure caused by wear and tear.

With respect to water/sewage: I expressed my concerns to the provincial environment ministry (PC) and was told that I would have to talk directly with the developers, alone, in their offices. This felt like an intimidation tactic. It did not feel like appropriate handling of the issue by the ministry who, I had supposed, would examine the issue themselves. Instead they threw me to the developers so that they might persuade or bully me into silence.

This entire area has a propensity to flooding. At the public hearing, many residents showed photographs of their properties under water because of excessive rainfall. The water table is very high here. No one, at any time, has offered any believable assurance that when a heavy rain comes (and it will), the effluent sprayed on the hay-field across Township Road 250 will not be washed downhill onto our properties. That is what water does.

And what will this effluent contain? Sewage, human waste, medications, chemicals... We grow food on our property. We have a large garden for our family's use. I do not want our food contaminated by who knows what. I do not want that water in my basement. And, I daresay, neither do my neighbours.

We don't want any of it. Not the increased traffic, the influx of strangers into our community, the smell of fast food, the light pollution at night, the inevitable litter blowing into our yards. So many of us moved out here to get away from big box stores, traffic, noise, and crowds. Most of us CHOSE to live here fully aware that there

was no grocery store or big box stores around the corner. That was a choice people made in moving here. And here is our own council, bringing it to our doorsteps.

I clearly remember the public hearing. All the residents of the area getting up, one by one, and voicing their concerns and their opposition. Hundreds more had submitted written rejections of the development. We were there for hours and hours. At the end of it, a Councillor asked the Reeve if he had to take the residents' testimony into account. The Reeve said, "no". And the council voted to ignore us and approve it.

Who does the council represent, anyway? The people who live here and pay their taxes to Rocky View? Or the developers?

I urge you in the strongest possible terms to deny this application. And, furthermore, to rescind the previous approval, as Phase 1 has never been completed and the work of the developers has only created an eyesore in our community.

I really don't expect the voices of residents to have any impact on your votes. But it should. We pay your salaries through our taxes. You were elected to represent residents. Your alignment with developers over the people you are supposed to represent defies explanation. The Renauds and Paul Douglas do not have to live with this. We do. I am, quite frankly, much more interested in preserving our semi-rural lifestyle, safety, peace, and tranquility, than I am in improving the bottom line for Rencor or Anthem. Some things are more important than money.

I feel that the Rocky View Council has broken faith with the residents you are sworn to represent. If you vote against the wishes of the people who actually have to live with this, I will be urging audits to find out why you would prefer to serve Rencor and other developers, rather than heeding the wishes of your constituency. This has gone on far too long. Enough!

Norlaine Thomas
137 Crocus Ridge Drive (directly downhill from the proposed development)

Lori-Lee Turcotte

From: Kristen Tuff
Sent: Thursday, July 02, 2020 1:54 PM
To: Charlotte Satink; Michelle Mitton; Tyler Andreasen
Subject: FW: [EXTERNAL] - Bylaw C-8010-2020 - A Bylaw of Rocky View County to Amend Land Use Bylaw C-4841-97

From: Sean Leonard [REDACTED]
Sent: June 22, 2020 1:18 PM
To: PAA_ LegislativeServices <legislativeservices@rockyview.ca>
Cc: Debra McPherson [REDACTED]; info@crocusridgeestates.ca; Division 2, Kim McKylor <KMckylor@rockyview.ca>
Subject: Re: [EXTERNAL] - Bylaw C-8010-2020 - A Bylaw of Rocky View County to Amend Land Use Bylaw C-4841-97

I as well oppose it. The comments that Debra brought up are valid and I agree with them.

It is unfortunate that our community was ignored during the original process and we now have little representation for our community on this.

When is the original site going to be brought back to its original state?

-Sean

On Mon, Jun 22, 2020 at 10:33 AM <MMitton@rockyview.ca> wrote:

Good morning Debra,

Thank you for submitting comments on this proposed bylaw. They will be included in the agenda package for Council's consideration at the July 14th, 2020 public hearing.

Thank you,
Michelle

MICHELLE MITTON, [M.SC](#)
Legislative Coordinator | Municipal Clerk's Office

ROCKY VIEW COUNTY
 262075 Rocky View Point | Rocky View County | AB | T4A 0X2
 Phone: 403-520- 1290 |
MMitton@rockyview.ca | www.rockyview.ca

This e-mail, including any attachments, may contain information that is privileged and confidential. If you are not the intended recipient, any dissemination, distribution or copying of this information is prohibited and unlawful. If you received this communication in error, please reply immediately to let me know and then delete this e-mail. Thank you.



PLANNING AND DEVELOPMENT SERVICES ON BEHALF OF THE MUNICIPAL PLANNING COMMISSION

TO: Council
DATE: July 14, 2020
FILE: N/A
SUBJECT: MPC Recommendation to amend Land Use Bylaw C-4841-97.

DIVISION: All
APPLICATION: N/A

POLICY DIRECTION:

On November 26, 2019, Council approved the Municipal Planning Commission Bylaw C-7967-2019.
On January 28, 2020, Council approved First Reading of Land Use Bylaw C-8000-2020.

EXECUTIVE SUMMARY:

On May 25, 2020, Municipal Planning Commission (MPC) expressed the desire to increase development permit approval times for Home-Based Business applications, as follows:

- Initial application: one (1) year;
- Second application (no increase of development intensity): three (3) years;
- Third and subsequent applications (no increase of development intensity): five (5) years.

Section 21.1 (g) of Land Use Bylaw C-4841-97 limits approvals of Home-Based Business applications for a period of one (1) year and a three (3) year period for renewal applications. As such, MPC passed the following motion:

THAT Municipal Planning Commission recommend to Council that the Land Use Bylaw be amended to increase the time period of Home-Based Business renewals to 5 years for third and subsequent applications.

Since the MPC meeting on May 25, 2020, Council held the public hearing for the new Land Use Bylaw C-8000-2020 on June 25, 2020; the Land Use Bylaw was tabled until the July 28, 2020 Council meeting.

Land Use Bylaw C-8000-2020 includes regulations for increasing the approval period of Home-Based Business renewal applications to five (5) years. Subject to approval of the new Land Use Bylaw on July 28, 2020, it would be in effect from September 8, 2020; with the timelines for bringing the matter to Council for approval, Administration has determined that there may be limited benefit in amending the current Land Use Bylaw C-4841-97. If Council directs Administration to prepare the amendment to Land Use Bylaw C-4841-97, as recommended by MPC, the preliminary timeline is as follows:

- Potential Land Use Bylaw C-4841-97 amendment First Reading: July 28, 2020
- Potential Land Use Bylaw C-4841-97 Public Hearing and effective date: Sept 1, 2020
- Proposed Land Use Bylaw C-8000-2020 effective date: Sept 8, 2020

ADMINISTRATION RECOMMENDATION:

Administration recommends receiving the report as information in accordance with Option #1.

Administration Resources

Sean MacLean, Planning and Development Services



OPTIONS:

- Option #1 THAT this report be received as information.
- Option #2 THAT Administration be directed to prepare an amendment to Land Use Bylaw C-4148-97 to increase the time period of Home-Based Business, Type II renewal applications to five (5) years for third and subsequent applications.
- Option #3 THAT alternative direction be provided.

Respectfully submitted,

“Theresa Cochran”

Executive Director
Community Development Services

Concurrence,

“Al Hoggan”

Chief Administrative Officer

SM/It



PLANNING AND DEVELOPMENT SERVICES

TO:	Council	
DATE:	July 14, 2020	DIVISION: 5
FILE:	03330027	APPLICATION: PRDP20193547
SUBJECT:	Council Direction – Development Permit Conditions	

POLICY DIRECTION:

On June 12, 2020, the Applicant, on behalf of the Owner, submitted a request to Administration for Council to consider deferring or reducing the Transportation Offsite Levy [Bylaw C-7356-2014] (TOL) and deferring the Stormwater Levy [Bylaw C-7535-2015] (SOL) for Development Permit PRDP20193547. Council has the sole discretion to modify, defer or waive these levies.

EXECUTIVE SUMMARY:

Development Permit PRDP20193547 is for *General Industry, Type II, construction of a tenant-bay warehouse including an office area, outside storage, and signage*. The application proposed was for Phase 1 of this site development and was conditionally approved by the Development Authority on December 23, 2019, with prior to issuance conditions.

Prior to Issuance Conditions 9 and 10 requested:

9. *That prior to issuance of this permit, the Applicant/Owner shall submit payment of the Transportation Offsite 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. Note, the subject property falls under the base levy, special area 3 and special area 7 levy.*
10. *That prior to issuance of this permit, the Applicant/Owner shall submit payment of the Stormwater Offsite Levy in accordance with Bylaw C-7535-2015, 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.*

The development area for the site 0.87 hectares (2.15 acres). Administration has determined that the TOL amount required is \$31,190.05 and the SOL amount required is \$11,799.00, totaling: **\$42,989.05.**

- The Transportation Offsite Levy (*Base Area, Special Area 3 and Special Area 7*)
 1. Base Levy: \$4,595.00/acre
 2. Special Area 3: \$9,028.00/acre
 3. Special Area 7: \$884.00/acre
 - i. Total: \$31,190.05
- The Stormwater Offsite Levy (*Base Levy*)
 1. Base Levy: \$5,488.00/acre
 - i. Total: \$11,799.00

The TOL Bylaw, Section 6(d) and the SOL Bylaw, Section 6(c) provide Council with the sole discretion to not impose these levies on part or all of the applicable lands subject to a Development Permit or Subdivision approval.

Administration Resources

Jacqueline Targett, Planning and Development Services



The Applicant requests that the TOL and SOL be deferred until commencement of Phase 2 of the Development proposal. The Applicant is looking to minimizing Phase 1 capital project costs and outlays at this time. Phase 2 is proposed to be located in the south-west corner of the subject property.

However, if Council is not agreeable to levy deferral at this time, the Applicant requests that the TOL and SOL be calculated on a reduced development area of 0.83 hectares (2.06 acres); this would not include the storm retention pond area. The requested TOL and SOL amounts on the reduced development area is \$31,186.89 and \$11,793.72, totalling: **\$38,534.34**.

ADMINISTRATION RECOMMENDATION:

Administration recommends that the Transportation Offsite and Stormwater Offsite Levies required by Development Permit PRDP20190022 be applied in accordance with Option #3.

BACKGROUND:

The subject site is located on Lot 1 Block 2 Plan 0511050, SW-30-23-28-04 (234075 WRANGLER ROAD). It is located approximately 0.41 km (1/4 mile) north of Hwy. 560 and 1.21 km (3/4 mile) west of Rge. Rd. 285. The Owner of the site is 1880108 Alberta Ltd., through its operating entity, NRG Concrete Specialists.

OPTIONS:

- Option #1: THAT the Transportation Offsite Levy and that the Stormwater Offsite Levy be deferred for Development Permit PRDP20193547.
- Option #2: THAT the Transportation Offsite and Stormwater Offsite Levies for Development Permit PRDP20193547 be applicable, but reduced as requested within Appendix A.
- Option #3: THAT the Transportation Offsite and Stormwater Offsite Levies required by Administration for Development Permit PRDP20193547 be applied.
- Option #4: THAT alternative direction be provided.

Respectfully submitted,

Concurrence,

"Theresa Cochran"

"Al Hoggan"

Executive Director
Community Development Services

Chief Administrative Officer

JT/ltt

APPENDICES:

- APPENDIX 'A' – Council Waiver Request Submission
- APPENDIX 'B' – Notice of Decision
- APPENDIX 'C' – Map Set



MHR Project Management & Construction Corp.
Construction | Project Management | Design-Build

June 8, 2020

Jacqueline Taggart
Rocky View County
26075 Rocky View Point
Rocky View County, AB, T2A 0X2

Re: DP#PRDP20193547, Request for Transportation and Stormwater Off-Site Levy Deferral

Dear Jacqueline,

Further to our previous conversations, please accept this letter on behalf of our client 1880108 Alberta Ltd., to formally request a deferral of the Transportation and Stormwater Off-Site Levies until the second phase of the proposed development to be located at 234075 Wrangler Road.

Our client, 1880108 Alberta Ltd., through its operating entity, NRG Concrete Specialists, is looking to complete a ~16,130 sq ft office and warehouse as an owner/ occupier and due to the current economic climate, is trying to minimize capital project costs and outlays at this time. We respectfully request that the County consider deferring both the Transportation and Stormwater Off-Site Levy until the commencement of the future second phase of the Development which is proposed in the SW corner of the lot. This will allow 1880108 Alberta Ltd. to proceed with Phase One now, while securing the County's interests into the future. The current proposed Levies based on the entire site area are:

Transportation Off-Site Levies based on Bylaw C-7356-2014:

Base Levy: $\$11,354.00 \times 0.87 \text{ ha} = \$9,877.98$
Special Area 3: $\$22,309.00 \times 0.87 \text{ ha} = \$19,408.93$
Special Area 7: $\$2,184.00 \times 0.87 \text{ ha} = \$1,900.08$
TOTAL Transportation Off-Site Levy = \$31,186.89

Stormwater Off-Site Levies based on Bylaw C-7535-2015:

Base: $\$13,556.00 \times 0.87 \text{ ha} = \$11,793.72$

In the event that the County is not in a position to defer the above noted Levies, we respectfully request that the area used for calculating the necessary Levies be reduced by 0.09 ha (31 m x 28.8m), the size of the storm retention pond that is required on the site to address Storm Water Management. Based on this reduced area, the revised Levy Calculations would be:

403-968-6550
jason@mhrpro.com
www.mhrpro.com

Revised Transportation Off-Site Levies based on Bylaw C-7356-2014:

Base Levy: $\$11,354.00 \times 0.78 \text{ ha} = \$8,856.12$
Special Area 3: $\$22,309.00 \times 0.78 \text{ ha} = \$17,401.02$
Special Area 7: $\$2,184.00 \times 0.78 \text{ ha} = \$1,703.52$
TOTAL Transportation Off-Site Levy = \$27,960.66

Revised Stormwater Off-Site Levies based on Bylaw C-7535-2015:

Base: $\$13,556.00 \times 0.78 \text{ ha} = \$10,573.68$

On behalf of our client, 1880108 Alberta Ltd, we greatly appreciate your and Council's consideration on our request. Should, you and/or Council require further information, please don't hesitate to reach out at your earliest opportunity.

Respectfully,



Jason C. Dyck
Senior Project Manager



ROCKY VIEW COUNTY

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

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

THIS IS NOT A DEVELOPMENT PERMIT

Please note that the appeal period *must* end before this permit can be issued and that any Prior to Issuance conditions (if listed) *must* be completed.

NOTICE OF DECISION

MHR Project Management & Construction (Jason Dyck)
505 21st Ave SW
Calgary, AB T2S 0G9

Page 1 of 6

Monday, December 23, 2019

Roll: 03330027

RE: Development Permit #PRDP20193547

Lot 1 Block 2 Plan 0511050, SW-30-23-28-04; (234075 WRANGLER ROAD)

The Development Permit application for General Industry, Type II, construction of a tenant-bay warehouse including 7 bays and an office area, outside storage, and signage has been **conditionally-approved** by the Development Officer subject to the listed conditions below (**PLEASE READ ALL CONDITIONS**):

Description:

1. That General Industry, Type II, construction of a warehouse including 7 bays and an office area for a concrete company, outside storage, and signage may take place on the subject site in general accordance with the submitted application drawings, as amended and includes:
 - i. Construction of a 1,551.50 sq. m (16,700.00 sq. ft.) office/warehouse (building footprint), including two-storey office and mezzanine
 - ii. Outside storage;
 - iii. Site Grading (as required)
 - iv. Two façade signage

Prior to Issuance:

2. That prior to issuance of this permit, the Applicant/Owner shall submit a revised Parking Plan, demonstrating that all off-street parking stalls comply with the minimum stalls widths, in accordance with Section 30.1(k) of the LUB.
3. That prior to the issuance of this permit, the Applicant/Owner shall submit a revised Landscape Plan, demonstrating conformity with *the Janet Area Structure Plan (ASP)*, *the County's Land Use Bylaw (LUB)*, and *the Transport Industrial Conceptual Scheme (CS)*. The plan shall include:
 - i. Identifying the minimum landscape development area of 10%, in accordance with Section 26.11(c) of LUB and Section 10.4.7 of CS;



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MHR Project Management & Construction (Jason Dyck) #PRDP20193547

Page 2 of 6

- ii. Identifying a minimum 3.0 m landscaped area, in accordance with Appendix B of ASP.
 - iii. Identifying the percentage breakdown of soft and hard landscaping, in accordance with Section 26 of the LUB;
4. That prior to issuance of this permit, the Applicant/Owner shall submit lighting details for all proposed building and site lighting, to ensure all lighting complies with County dark-sky regulations, in accordance with Section 27.2 of LUB.
5. That prior to issuance of this permit, the Applicant/Owner shall submit signage details, identifying the dimensions and esthetics for the proposed façade signage, as identified within the application drawings, in accordance with Section 35 of the LUB and Section 10.4.2 of the CS.
6. That prior to issuance, the Applicant/Owner(s) shall contact County Road Operations to determine if a Road Use Agreement and/or any Road Data Permits are required for the importing of fill and topsoil, removal of any excess fill, and for the mobilization and demobilization of any construction equipment to and from the subject site utilizing any County Roads.
 - i. Written confirmation shall be received from County Road Operations confirming the status of this condition. Any required agreement or permits shall be obtained unless otherwise noted by County Road Operations
7. That prior to issuance of this permit, the Applicant/Owner shall submit Trip Impact Assessment, prepared by a qualified professional, in accordance with ASP Policy 21.13 and County Servicing Standards to determine if any potential off-site road improvements are required to support the proposed development.
 - i. Should any upgrades be recommended as part of the TIA, the applicant would be responsible for entering into a Development Agreement with the County for the construction of the upgrades.
8. That prior to issuance of this permit, a Stormwater Management Plan shall be submitted that describes submit a Site-Specific Stormwater Implementation Plan (SSIP) to demonstrate how stormwater from the site will be managed and integrated with the overall stormwater management system of the Transport Industrial Park and Janet Master Site Drainage Plan.
 - i. This Plan must accommodate the runoff resulting from a 1:100 volume as determined by continuous simulation (at a minimum shall account for the period between 1960 and 2010).
 - ii. This Plan must design for zero off-site discharge. Disposal of water may only be accounted for by evaporation, stormwater re-use or other low impact development techniques.
 - iii. This plan shall include lot grading plan for the site.
 - iv. This Plan shall include a geotechnical component identifying clay liner components required to ensure a permeability coefficient in the order of 1×10^{-6} cm/s. Infiltration cannot be used for calculations and modeling for disposal of water.
 - v. For purposes of modeling and calculations, this Plan shall be based on an assumption that the lot will be 90.00% impervious (i.e., 90.00% of the lot will be covered with a 100.00% impervious surface).



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MHR Project Management & Construction (Jason Dyck) #PRDP20193547

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- vi. This Plan shall include all relevant operational descriptions of the on-site stormwater system components to ensure that the land owner is clearly advised of their perpetual operational obligations for the stormwater management system.
- vii. This plan shall include an Erosion & Sedimentation (ESC) Plan, prepared by a qualified professional, providing the ESC measures to be implemented during the development of the subject lands.
- 9. That prior to issuance of this permit, the Applicant/Owner shall submit 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. Note, the subject property falls under the base levy, special area 3 and special 7 levy.
- 10. That prior to issuance of this permit, the Applicant/Owner shall submit payment of the Stormwater Off-Site Levy in accordance with Bylaw C-7535-2015, 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.
- 11. That prior to issuance of this permit, the Applicant/Owner shall submit documentation that addresses all fire suppression requirements, in accordance with County Servicing Standards.
- 12. That prior to issuance of this permit, the Applicant/Owner shall submit a construction management plan, in accordance with County Servicing Standards. The plan shall address any noise mitigation measures, traffic accommodation, sedimentation and dust control, management of storm water during construction, erosion and weed control, construction practices, waste management, firefighting procedures, evacuation plan, hazardous material containment, and all other relevant construction management details.

Prior to Occupancy:

- 13. That prior to occupancy of the site, all landscaping, parking, lighting, and final site surface completion shall be in place.
 - i. That should permission for occupancy of the site and/or buildings be requested during the months of October through May inclusive, occupancy shall be allowed without landscaping, parking, lighting and final site surface completion provided that an Irrevocable Letter of Credit in the amount of 150.00% 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.
- 14. That prior to occupancy of the site, the Applicant/Owner shall submit as-built drawings, prepared and certified by qualified professional, in accordance with County Servicing Standards. The as-built drawings shall include verification of as-built pond volumes, liner verification, and any other information that is relevant to the Stormwater Management Plan.
 - i. Following receiving the as-built drawings from the consulting engineer, Engineering Services shall complete an inspection of the site to verify stormwater has been completed.



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MHR Project Management & Construction (Jason Dyck) #PRDP20193547

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Permanent:

15. That all landscaping shall be in accordance with the amended Landscape Plan and the requirements of conditions of approval. Vegetation types shall remain selected to endure required stormwater irrigation from May to September.
16. 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.
17. That no outdoor display areas, storage areas, parking or marshalling yards shall be allowed within landscaped yards.
18. 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 residential properties.
19. That all garbage and waste for the site shall be stored in accordance with the approved application drawings.
20. That there shall be a minimum of 22 parking stalls, including 3 barrier free, maintained on site at all times, in general accordance with the approved Site Plan. All customer and employee parking shall be restricted to the subject land and there shall be no offsite parking.
21. That any future signage will require separate Development Permit approval.
22. That no temporary signage is permitted unless temporary signage required during development or building construction and shall be removed upon completion.
23. That the dust control shall be maintained on the site at all times and that the Applicant/Owner shall take whatever means necessary to keep visible dust from blowing onto adjacent lands.
24. That the entire site shall be maintained in a neat and orderly manner at all times to the satisfaction of the County.
25. That all Outdoor Storage, Truck trailer (and related equipment), currently be stored on the subject property for separate businesses, shall be removed upon issuance of this permit.
26. That it is the Applicant/Owner's responsibility to obtain and display a distinct municipal address in accordance with the County Municipal Addressing Bylaw (Bylaw C-7562-2016), for each principal building located on the subject site, to facilitate accurate emergency response.
27. That for any future proposed approach(es), the Applicant/Owner shall submit a Road Approach to County Road Operations for review and approval, prior to installation.
28. That for any development noted on the application drawings as "future" and/or proposed in addition to the application, shall require a separate development permit approval.
29. That all sanitary sewage shall be contained in pump out tanks and transported off-site to an approved waste water receiving facility for disposal. That any cisterns and/or potable water shall be trucked to the subject site.



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MHR Project Management & Construction (Jason Dyck) #PRDP20193547

Page 5 of 6

30. That no potable water shall be used for landscaping or irrigation purposes. Water for irrigation and landscaping shall only be supplied by the re-use of stormwater.
31. 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 the required Site-Specific Stormwater Implementation Plan and approved Geotechnical Investigation, as prepared Lone Pine Geotechnical Ltd.; Project No. 1160.

Advisory:

32. That the subject development shall conform to the County's Noise Bylaw C-5773-2003 in perpetuity.
33. That the Applicant/Owner shall be aware of Instrument #051091181 and adhere to any requirements of that registered Utility Right-of-Way.
34. That the site shall remain free of restricted or noxious weeds, in accordance with the Weed Control Act.
35. That wherever possible, parking and outdoor storage areas will incorporate Low Impact Development (LID) stormwater management principles such as permeable pavement, on-site stormwater detention & treatment areas, rainwater capture/re-use and vegetated swales to implement 'source control' stormwater best management practices to reduce volume and improve surface drainage quality prior to its release into the roadside ditch system.
36. That a Building Permit and all applicable sub-trade permits shall be obtained, through Building Services, prior to any construction taking place, using the Commercial/Industrial checklist and shall include:
 - i. A 3.2.2. Alberta Building Code (ABC) Analysis;
 - ii. A dimensioned site plan with dimensions to the hydrant locations, Siamese connection/front entry (if applicable), Access route design and water supply as per ABC section 3.2.2 classification;
 - iii. Spatial Separation Calculations as per ABC section 3.2.3
 - iv. Water Supply as per ABC section 3.2.5.7

Note: The Development shall conform to the National Energy Code 2011 with documentation/design provided at application stage

37. That any other government permits, approvals, or compliances are the sole responsibility of the Applicant.
38. 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 Officer.
39. That if the Development Permit is not issued by **JUNE 30, 2020** or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.



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Note: *The Applicant/Owner shall be responsible for all Alberta Environment and Park (AEP) approvals for any impact to any wetland areas or for on-site stormwater Infrastructure*

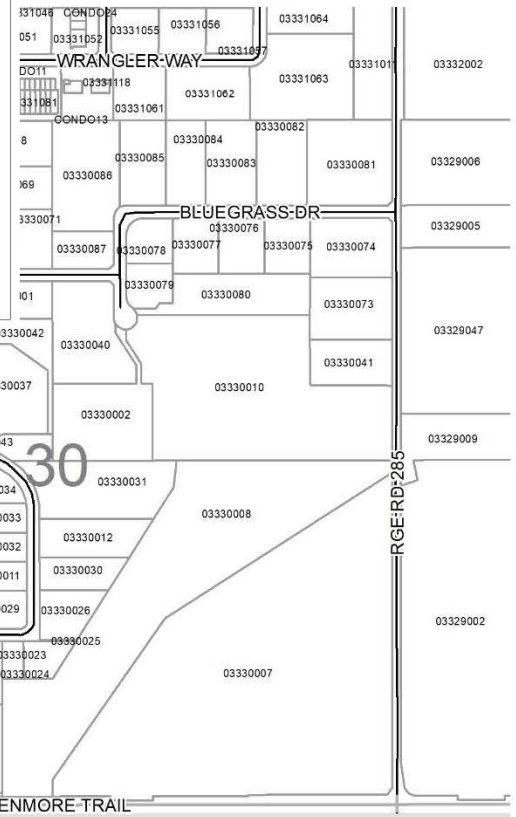
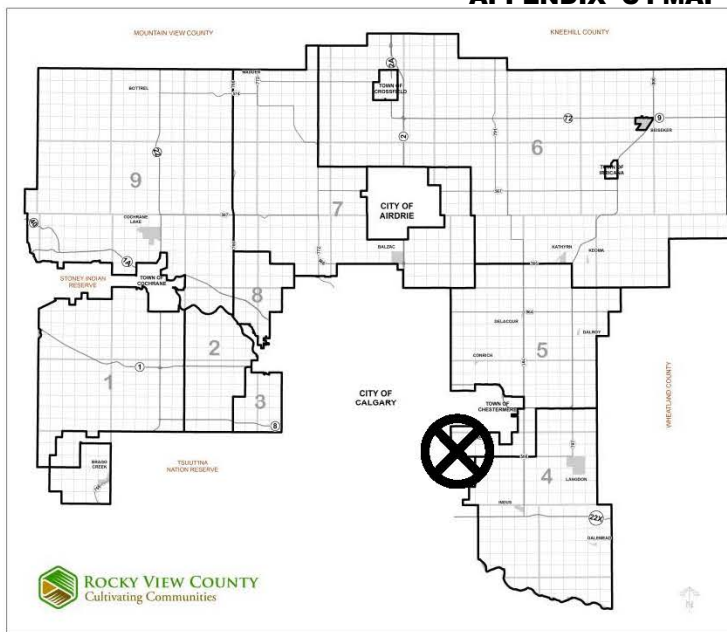
If Rocky View County does not receive any appeal(s) from you or from an adjacent/nearby landowner(s) by **Monday, January 13, 2020**, a Development Permit may be issued, unless there are specific conditions which need to be met prior to issuance. If an appeal is received, then a Development Permit will not be issued unless and until the decision to approve the Development Permit has been determined by the Development Appeal Committee.

Regards,

A handwritten signature in blue ink, appearing to read 'M. D.' with a stylized flourish.

Development Authority
Phone: 403-520-8158
Email: development@rockyview.ca

THIS IS NOT A DEVELOPMENT PERMIT



LOCATION PLAN

SW-30-23-28-W04M

Lot:1 Block:2 Plan:0511050

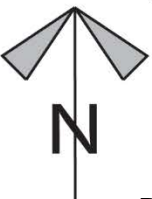
Date: Nov 20, 2019

Division # 5

File: 03330027

AGENDA

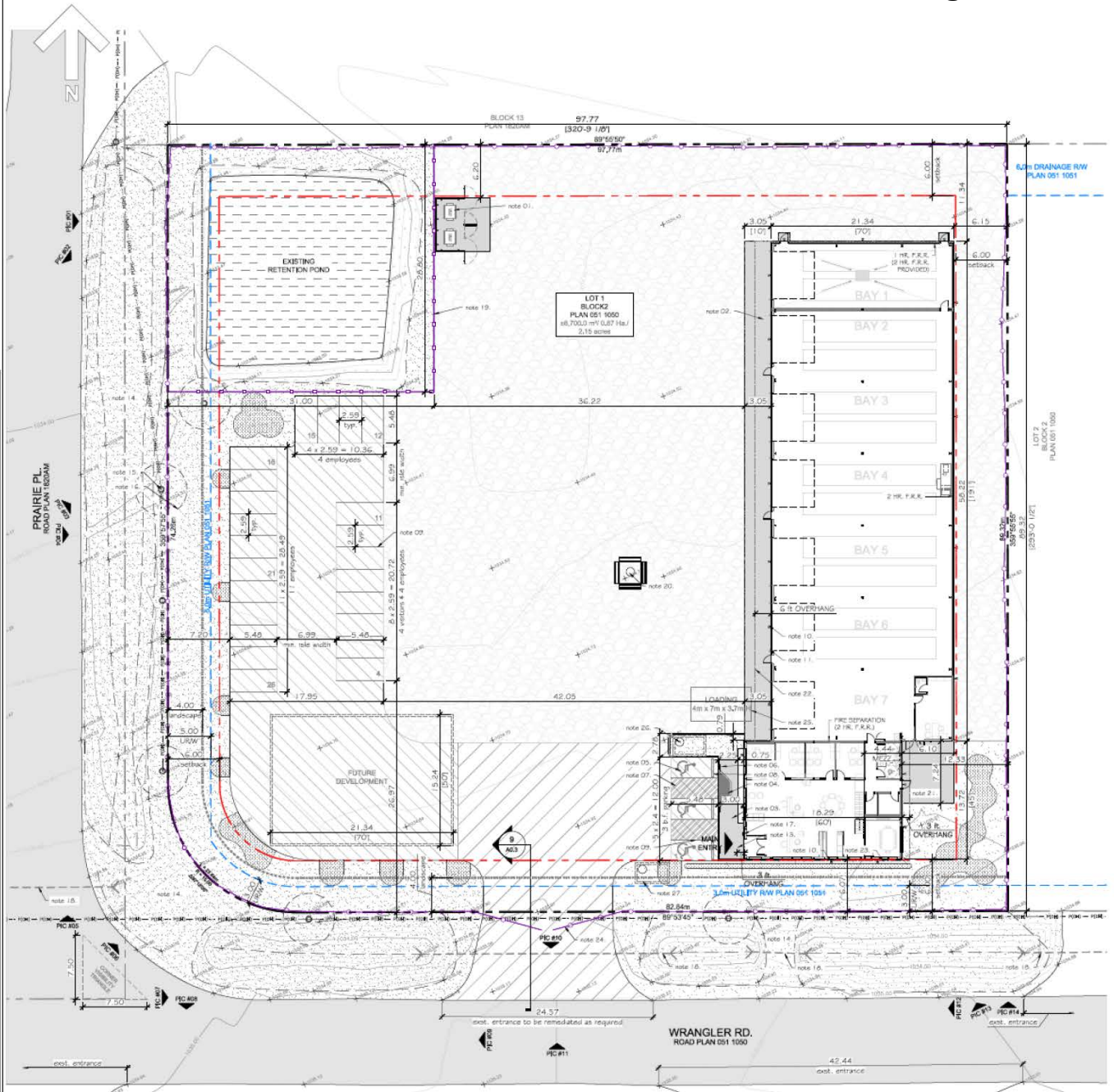
Page 163 of 514

**AERIAL**

SW-30-23-28-W04M
Lot:1 Block:2 Plan:0511050

Date: Nov 20, 2019Division # 5File: 03330027**AGENDA**

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SITE PLAN

SW-30-23-28-W04M

Lot:1 Block:2 Plan:0511050

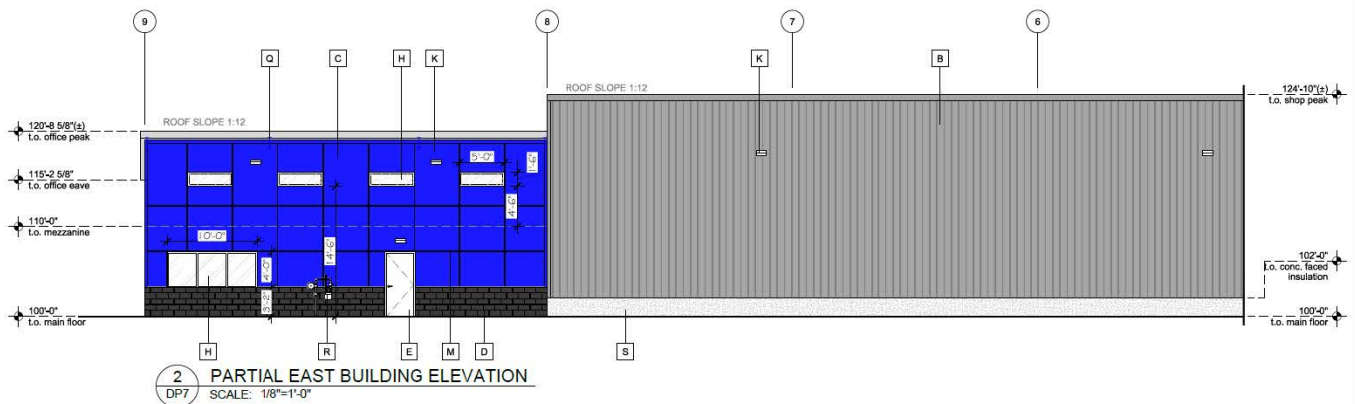
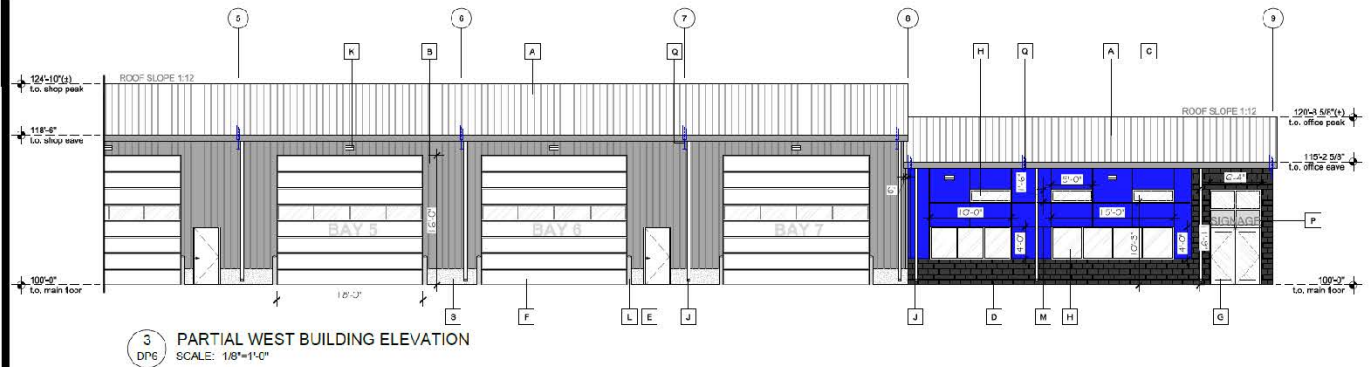
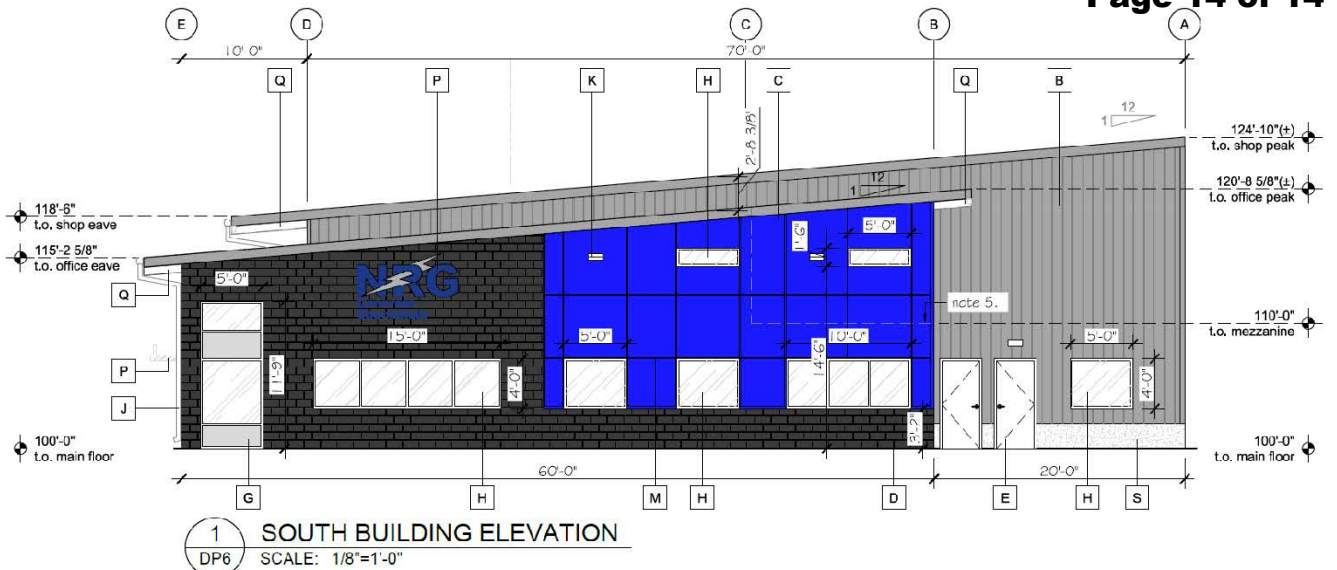
Date: Nov 20, 2019

Division # 5

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BUILDING ELEVATIONS

SW-30-23-28-W04M

Lot:1 Block:2 Plan:0511050

Date: Nov 20, 2019

Division # 5

File: 03330027

AGENDA

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PLANNING AND DEVELOPMENT SERVICES

TO:	Council	DIVISION:	6
DATE:	July 14, 2020	APPLICATION:	PRDP20184012
FILE:	08201001		
SUBJECT:	Development Permit Renewal		

POLICY DIRECTION:

The County Plan and Direct Control District 115 Bylaw (C-6164-2005).

EXECUTIVE SUMMARY:

The purpose of this application is to obtain approval for a renewal of a Development Permit for an existing Natural Resource Extraction operation (*Tschetter Gravel Pit*). The subject lands are designated Direct Control District 115 (DC 115) and as such, Council shall be responsible for the issuance of Development Permits for the lands subject to this bylaw. The original and renewal Development Permit have expired and a new renewal application was submitted to allow for the continuation of natural resource extraction as per the phasing plan previously approved.

Section 15 of the County Plan requires that Aggregate Extraction operations to be developed in accordance with a number of requirements. These requirements have been satisfied though previous prior to issuance submissions during earlier stages of development, and there are no proposed changes to what has been previously approved with this application.

The renewal application is generally consistent with the previous approval including the approved larger disturbance area of 53 acres and updated hauling route via Hwy. 72. No changes have been proposed. The application is consistent with the provisions of DC 115, the Land Use Bylaw, and any technical requirements for natural resource extraction.

This Development Permit application was circulated to four (4) adjacent landowners. No letters were received in support or opposition to this application.

ADMINISTRATION RECOMMENDATION:

Administration recommends approval in accordance with Option #1.

PROPOSAL: Development Permit renewal of Natural Resource Extraction/Processing (gravel pit)	GENERAL LOCATION: located at the northeast junction of Rge. Rd. 270 and Twp. Rd. 280
LEGAL DESCRIPTION: SE-01-28-27-04	GROSS AREA: ± 64.74 hectares (±160.00 acres)
APPLICANT: Badke Consulting Ltd. (Jeff Badke)	OWNER: Hutterian Brethren Church of Tschetter OPERATOR: Lafarge Canada Inc.
LAND USE DESIGNATION: DC-115	LEVIES INFORMATION: The Community Aggregate Payment Levy (CAP) is applicable for this gravel operation.
DATE DEVELOPMENT PERMIT APPLICATION SUBMISSION: October 3, 2018	APPEAL BOARD: Municipal Government Board

Administration Resources

Jacqueline Targett & Nathan Madigan, Planning and Development Services



UPDATED TECHNICAL REPORTS SUBMITTED: <ul style="list-style-type: none"> • Site Plan, dated February 28, 2019 (scale 1:4000); • Haul Route Plan, dated February 28, 2019 (scale 1:12,500); 	LAND USE POLICIES AND STATUTORY PLANS: <ul style="list-style-type: none"> • County Plan (Bylaw C-7280-2013) • Direct Control District 115 (Bylaw C-6164-2005)
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HISTORY:

Planning:

- 2009-RV-099 (Redesignation) *To amend DC 115 to reflect the proposed changes to the mining sequence plan and haul route for the extraction of gravel and sand resources.* Approved July 6, 2010.
- 2005-RV-144 (Redesignation) *To redesignate the subject lands from Ranch and Farm District to Natural Resource Industrial District and Ranch and Farm Two District to facilitate the creation of a sand and gravel extraction operation. to facilitate the creation of a sand and gravel extraction operation. Approved April 24, 2006*

Development:

- 2013-DP-15537 Renewal of Aggregative Resource Extractive Industry (gravel pit); Issued October 28, 2014; Expiry: September 30, 2018
- 2005-DP-11715 Aggregative Resource Extractive Industry (gravel pit); Issued September 30, 2008; Expiry: October 9, 2008

DISCUSSION:

The subject property is located northeast of the junction of Rge. Rd. 270 and Twp. Rd. 280. Surrounding land uses include a combination of Natural Resource Industrial District and agricultural properties. The subject property is not located within the plan area of an Area Structure Plan or Conceptual Scheme, and is therefore assessed using the policies within the County Plan and DC 115.

The parcel includes dual zoning of Direct Control Bylaw 115 (DC 115) and Ranch and Farm district. Aggregative activities are only occur ring in northern portion of the lands, zoned under DC 115.

This is the second renewal request for this site. The renewal application was submitted in October 2018. The file was reviewed and placed on hold until the approved development area could be confirmed to coincidence with the restrictions noted with DC 115, Schedule A. A revised application was submitted March 2019 confirming the approved development area. The original application assessed, to the renewal application proposed remain consistent with the regulations of DC 115.

The aggregate operation onsite includes the stripping of loam and overburden plus mining, removal of gravel from the subject lands, as well as the subsequent reclamation of the lands (returned to Agricultural uses). The site contains two gas wells and Encana pipelines operate sweet gas wells and pipelines immediately adjacent to the north and east boundaries of the subject lands.

For this renewal application, an updated site plan, existing haul route plan, and an updated detailed operations summary were submitted to the satisfaction of Administration. These plans, as well as the previously submitted plans, adhere to the regulations and technical requirements of the County. This operation has long existed within the County, with no major concerns from Administration or adjacent landowners. Life expectancy of the operation is expected to last until approximately 2026. The pit has an active registration (No. 219809-00-01) and is in good standing with Alberta Environment & Parks.



BACKGROUND:

A gravel deposit, approximately 21.44 hectares (53.00 acres) in size is located in the northern portion of the subject quarter section; the area includes all disturbed areas for mining, haul roads, temporary topsoil, and overburden stockpiles. To date, an 8.74 hectare (21.60 acre) portion has been mined in the centre of the site and reclaimed. It is proposed that mining of the remaining gravel deposit will progress to the western unmined area, in accordance with the mining plan previously approved. This gravel deposit is approximately 3.00 metres (9.84 feet) in depth, with 0.10 metres (0.32 feet) of silty sandy loam and 0.20 metres (0.65 feet) of silty sandy overburden covering the deposit. Clay forms the lower limit of the granular deposit. The gravel deposit parameters were established by excavation of 15 test pits.

Loam and overburden will be removed from the gravel deposit using scrapers. These materials will be placed in separate berms outside the mining limits, in areas that contain no economically recoverable gravel. These stripped materials will be stored separately until they are required for reclamation. These initial berms will be located south of the mining area in order to provide a sound and visual barrier for the residence located one half mile to the south. Stripping is anticipated to be done each year after the crop has been harvested in order to minimize the amount of land taken out of crop production. In the interim storage period, to control erosion and weed growth the stockpiles will be seeded to grass.

There will be no crushing on this site as all material is crushed at a different location. The plant typically employs four people per shift. Gravel washing is not proposed on the subject lands. It is anticipated that all granular materials mined will be utilized, that is, no rejected materials will be wasted in the pit.

The operational plan is to mine and remove some 100,000 tonnes of gravel and sand annually from the subject lands. Hauling of granular materials from the pit is planned for the winter months, however, on occasion, some hauling may also be done during the summer months. Hauling is proposed on the basis of 12 hours per day, five or six days per week. It is anticipated that the mining operations will cover a span of approximately five years.

The haul route was modified from the previous renewal application, after an amendment was proposed to DC 115 on July 6, 2010. The bylaw identifies a specific haul route which provides for access via Hwy. 72 from the north travelling across a leased area owned by Lafarge in Section 11 and through the northern portions of Section 1. A Roadside Development Permit was previously approved and issued by Alberta Transportation. Twp. Rd. 280 and Rge. Rd. 270 will continue to not be used for haul routes from the subject lands.

If groundwater is encountered during the mining operation, it will be directed to the stormwater retention pond located in the pit bottom.

Interim berms of loam and overburden will be seeded to grass to control erosion and weed growth, until they are used for reclamation. The mining area will be reclaimed as cultivated cropland. It is proposed that after each winter's mining operations, the disturbed areas will be reclaimed such that only a minimum amount of land will be out of crop production.

CONCLUSION:

The renewal application is consistent with the requirements of the DC 115 and is in alignment with the statutory policies contained within the County Plan. The required plans, reports and information have been submitted and reviewed concurrently and approved by Administration. The extraction of aggregate resources is a necessary component of maintaining. The application is in compliance with the required Development Regulations of the district and there are no technical concerns with the proposal.



OPTIONS:

- Option #1 THAT Development Permit No. PRD20184012 be approved with the conditions noted in Attachment A.
- Option #2 THAT Development Permit No. PRD20184012 be refused as per the reasons noted (as determined by Council).
- Option #3 THAT alternative direction be provided.

Respectfully submitted,

Concurrence,

“Theresa Cochran”

“Al Hoggan”

Executive Director
Community Development Services

Chief Administrative Officer

ATTACHMENTS:

- Appendix ‘A’ – Development Permit Conditions
Appendix ‘B’ – Application Referrals
Appendix ‘C’ – Application Details
Appendix ‘D’ – Alberta Environment and Parks Approval
Appendix ‘E’ – Map Set

**APPENDIX A****Description:**

1. That Aggregate Resource Extractive Industry may continue to operate on the subject site and shall be in accordance with the approved drawings as prepared by D.A. Badke Enterprises Ltd., dated February 2019, as submitted with the application.

Permanent:

2. That the previously approved development conditions (2005-DP- 11715 & 2013-DP-15537) for this development, shall remain valid unless noted in the current condition set.
3. That the area of the site that is open and not reclaimed excluding material processing and storage areas, shall not exceed nine acres at any one time.
4. That within any single operating year the total surface area reclaimed shall equal the total area stripped for extraction.
5. That all Aggregate Resource Extractive operations including excavations and stockpiles shall be setback:
 - i. a minimum of 30.00 m. (98.40 ft.) from the front and side property lines adjacent to any municipal road and 6.00 m. (19.70 ft.) abutting NE-1-28-27-W4M.
 - ii. a minimum of 15.00 m. (49.20 ft.) from the rear property line (west).
6. That no topsoil shall be removed from the site.
7. That access to the Lands shall be from Hwy. 72 to the north via a private lease with the landowners in Section 11 and the NW of Section 1.
8. That there shall be no gravel washing on site at any time.
9. That all equipment associated with the Aggregate Resource Extractive operation shall be located on the portion of land that is being mined.
10. That there shall be no storage of any materials or vehicles on the property that are not directly related to the operation of the Aggregate Resource Extractive Industry.
11. That the Applicant/Owner shall prepare and submit to the County an Annual Operations Report summarizing the state of operations of the development, any community concerns received throughout the course of the year and the method employed to address community concerns, and any relevant information which could affect the continued operation of the development. The Annual Operations Report shall also include a summary detailing the activities of all trucking contractors and/or applicant's employees with regards to their usage of municipal roads for hauling aggregate.
 - i. That the Annual Operations Report shall be submitted to the County no later than 30 days prior to each annual anniversary date of the issuance of this Development Permit and the renewal application form must be received no later than 30 days prior to the expiry date of this permit so that both reports may be presented concurrently to Council for renewal purposes.
12. That noise control measures shall be undertaken to continually monitor on-site noises, through on-site monitoring equipment located at the property line, generated during operation of the development in comparison with baseline measurements recorded as required by Section 3.1.1(g) in Direct Control Bylaw No. C-6164-2005.



ROCKY VIEW COUNTY

13. That the hours of operation of the gravel pit shall be from 7:00 am to 9:00 pm, Mondays to Saturdays. There shall be no operations permitted on Sundays or Statutory Holidays.
14. That temporary Aggregate Crushing may only occur within the site between October 1st and April 30th for a period not exceeding six (6) consecutive weeks. *Note: The Applicant shall provide the County with written correspondence, at least fourteen (14) days prior, giving notice of the start and completion dates for Temporary Aggregate Crushing activities. Once initiated, the Applicant must complete all Temporary Aggregate Crushing activities within six (6) weeks, with no opportunity to extend or defer this period.*
 - i. That temporary Aggregate Crushing activities may occur without hourly and/or daily operational restrictions.
15. That access and egress to the Lands by gravel hauling trucks and construction equipment shall be from 7:00 am to 9:00 pm Mondays to Saturdays.
16. That no access or egress shall be permitted by gravel hauling trucks and/or construction equipment on Sundays or Statutory Holidays.
17. That during non-operational hours, access and egress to the Lands shall be secured by a locked gate at all times.
18. That all landscaping shall be in accordance with the Landscape and Berming Plan as approved with the application. Any permanent ground cover shall be drought resistant and/or any farm crops shall be maintained and rotated in accordance with good farming practices.
19. That all berms, overburden stockpiles and similar earthworks shall be seeded to grass (or such other process or materials to the satisfaction of Council) and watered, as required, to ensure a healthy ground cover is established within 30 days of construction having commenced on them, but in no case later than the end of the first growing season following construction of such earthworks, to prevent erosion and dust control.
20. That any plan, technical submission, agreement, or other matter submitted and approved as part of this Development Permit application or previous approval applications (2005-DP- 11715 & 2013-DP-15537), shall be implemented and adhered to in perpetuity including the on-site Stormwater Management Plan and Erosion and Sediment Control Plan.

Advisory:

21. That the Applicant/Owner/Operator shall submit payment to the County, in accordance with the County's Community Aggregate Payment [Bylaw C-7748-2018] in the amount of \$0.40 per tonne of aggregate extracted and removed, for the Sand & Gravel extraction activities, authorized by this approval.
22. That the site, which includes the access road to the pit property, 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*].
23. That any over government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner including (but not limited to):
 - i. That the Code of Practice (COP) and Reclamation Permit registration with Alberta Environment & Parks shall remain in effect (#219809-00-02) and be updated throughout the operation of the Aggregate Resource Extraction, if required. Upon new issuance, a copy of the approvals shall be submitted to the County.
 - ii. That the Mining Sequence Plan prepared in consultation with and approved by Alberta Environment & Parks shall be adhered to at all times.



ROCKY VIEW COUNTY

- iii. That all sanitary sewage and water services shall be supplied in accordance with Alberta Safety Codes Act and Alberta Environment & Park regulations.
 - iv. That the aggregate extraction operation shall adhere to the Alberta Air Quality Objectives at all times.
 - v. That fire suppression and abatement measures shall be implemented onsite, to the satisfaction of the County's Fire Services.
24. That this Development Permit shall be valid until **SEPTEMBER 30, 2025**.



APPENDIX B: APPLICATION REFERRALS

AGENCY	COMMENTS
Internal Departments	
Agricultural Services	<ul style="list-style-type: none"> No Agricultural Concerns
Development Compliance	<p>Development Compliance has the following recommendation regarding this application:</p> <ul style="list-style-type: none"> Recommend that any sections related to sound monitoring, control, or abatement, be updated to included clearer and more directive language regarding the Applicants responsibilities or the County's expectations. For example: <ul style="list-style-type: none"> <i>"That noise levels generated as a result of on-site operations shall not exceed 60 dba, as measured at the nearest residence, at any time."</i> <i>"That any crusher or related equipment be properly enclosed at all times during operation to ensure proper acoustic attenuation."</i> <i>"That noise levels be continuously monitored by on-site monitoring equipment located at the property line, and that all data collected regarding sound levels be included in the annual report submitted to the Development Officer."</i>
Planning and Development Services - Engineering Review	<p>General</p> <ul style="list-style-type: none"> Applicant/Owner will be responsible for all required payments of 3rd party reviews and/or inspections as per the Master Rates Bylaw based on the County's discretion or requirement The applicant previously applied for a DP (2013-DP-15537) for this sand and gravel pit; the current application is simply a renewal of the previous DP. All permanent conditions from the previous DP shall be carried forward and applicable to this permit <p>Geotechnical - Section 300.0 requirements:</p> <ul style="list-style-type: none"> As per the test pits dug in and around the site, groundwater was encountered along the pit bottom, this water will be retained within an on-site pit. Ground water extraction will be as per the AEP approval as per the code of practice <p>Transportation - Section 400.0 requirements:</p> <ul style="list-style-type: none"> As the application is for aggregate mining, the applicant is to provide payment of the Community Aggregate Payment Levy in accordance with Bylaw C-7748-2018, as amended, in the amount of \$0.40 per tonne of aggregate extracted and removed.



AGENCY	COMMENTS
	<ul style="list-style-type: none"> Transportation Offsite Levy can be deferred at this time as this application is renewable As a permanent condition of the DP, the proposed development requires an AT Waiver and Roadside DP as this property utilizes Hwy 72 to transport material. <p>Sanitary/Waste Water - Section 500.0 requirements:</p> <ul style="list-style-type: none"> Sanitary/Waste water disposal will be at the discretion of the Development Officer. <p>Water Supply And Waterworks - Section 600.0 & 800.0 requirements:</p> <ul style="list-style-type: none"> Water supply will be at the discretion of the Development Officer. <p>Storm Water Management – Section 700.0 requirements:</p> <ul style="list-style-type: none"> As per the DP circulation package, any storm water runoff encountered in the mining area shall be retained in the pit. The applicant provided an Erosion and Sedimentation Control Plan and a Storm Water Management Plan as per of the previous DP. The Development Permit should be structured such that it is an ongoing requirement (in perpetuity) of the Development Permit that the owner operate the site in accordance with the approved Storm Water Management Plan and Erosion and Sedimentation Control Plan. <p>Environmental – Section 900.0 requirements:</p> <ul style="list-style-type: none"> As a permanent condition of the DP, the applicant is required to provide updated Alberta Environment registration information for the new areas to be mined All reclamation activities will be in accordance with the letter submitted with the renewal application
Transportation Services	<ul style="list-style-type: none"> For gravel pit operations, Applicant to be reminded to adhere to the conditions within the County's Community Aggregate Payment (CAP) Levy Bylaw. Application involves Development along Alberta Transportation Road Allowance. Therefore application to be circulated to Alberta Transportation for review and comments. Applicant to be reminded to adhere to the conditions identified within the County Noise Bylaw.

Original Circulation Period: October 22, 2019 to November 22, 2019

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



ROCKY VIEW COUNTY

Adjacent Landowners**Total Number of Adjacent
Landowners circulated:** 4

Responses Received in Support: No responses received in support

Responses Received in Opposition: No response received in opposition

Adjacent Landowner Circulation Period: August 14, 2019 to September 5, 2019



ROCKY VIEW COUNTY
Cultivating Communities

APPLICATION FOR A DEVELOPMENT PERMIT

FOR OFFICE USE ONLY	
Fee Submitted \$4400	File Number 08201001
Date of Receipt Oct 4/18	Receipt # 2018018544

Name of Applicant Lafarge Canada Inc.
c/o Jennifer Weslowski, Land Manager GCA Email jennifer.weslowski@lafargeholcim.com

Mailing Address 2213 - 50th Avenue SE Calgary, Alberta

Postal Code T2B 0R5

Telephone (B) (403) 225-5406

(H) _____

Fax _____

For Agents please supply Business/Agency/ Organization Name Jeff Badke / Badke Consulting Ltd. (jeff@badkeconsulting.com)

Registered Owner (if not applicant) Hutterian Brethren Church of Tschetter

Mailing Address PO Box 130, Irricana, Alberta

Postal Code T0M 1B0

Telephone (B) _____

(H) (403)935-4406

Fax _____

1. LEGAL DESCRIPTION OF LAND

- a) All / part of the SE ¼ Section 1 Township 28 Range 27 West of 4 Meridian
- b) Being all / parts of Lot _____ Block _____ Registered Plan Number _____
- c) Municipal Address _____
- d) Existing Land Use Designation DC115 Parcel Size 160 acres Division 6

2. APPLICATION FOR

Renewal of 2013-DP-15537: Continued mining, processing and removal of sand and gravel from the
subject lands.

3. ADDITIONAL INFORMATION

- a) Are there any oil or gas wells on or within 100 metres of the subject property (s)? Yes ☒ No ☐
- b) Is the proposed parcel within 1.5 kilometres of a sour gas facility? Yes ☐ No ☒
(Sour Gas facility means well, pipeline or plant)
- c) Is there an abandoned oil or gas well or pipeline on the property? Yes ☐ No ☒
- d) Does the site have direct access to a developed Municipal Road? Twp. Rd. 280

4. REGISTERED OWNER OR PERSON ACTING ON HIS BEHALF

I, Jeff Badke 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]

Owner's Signature _____

Date September 20, 2018

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.

[Signature]
Applicant's / Owner's Signature

PLEASE SEE NEXT PAGE

*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 used for purposes related to the evaluation and consideration of the development application. Questions about information can be directed to the Public Information Officer, 911 - 32 Ave NE, Calgary, Alberta, T2E 6X6; Phone: 403.520.8199*

I, Jeff Badke, hereby consent to the public release and disclosure of all information contained within this application and supporting documentation as part of the development process.



Signature

September 20, 2018

Date





TSCHETTER GRAVEL PIT
REPORT SUPPORTTING DEVELOPMENT PERMIT RENEWAL APPLICATION
Rev 2 - Feb 28, 2019

The following report provides background information and details of the gravel mining and reclamation plans proposed for the subject lands.

1. Subject Lands

The subject lands consist of ~100 acres and are legally described as the SE 1-28-27-W4M. The attached certificate of title indicates that these lands currently stand in the name of the ***Hutterian Brethren Church of Tschetter***. The northern 500m of the lands are zoned DC-115 and the southern 300m are zoned Ranch Farm (RF2).

2. Purpose of Application

The purpose of this application is to obtain renewal of the current development permit for stripping of the loam and overburden plus mining, removal of gravel from the subject lands, as well as the subsequent reclamation of these lands to agricultural uses, that is, for use as hayland. The current Development Permit is due to expire September 30, 2018.

3. Location

The subject lands are located in the northeastern portion of the Rocky View County, some 5 miles (8 km) west of Beiseker and 1.5 miles (2.4 km) south of Highway 72.

4. Zoning

The subject lands are currently zoned Direct Control Bylaw 115 and we propose that this zoning remain in place.

5. Area Description

The subject lands are located in an area which is predominantly agricultural usage lands such as cultivated cropland on the better class lands, along with pastureland on the rougher, lower class

lands. Country residential developments are not common in the area and the subject area is sparsely populated. Topography in the area is generally level to undulating. Granular reserves in the vicinity were deposited by water flows associated with glacial streams. The Rosebud River passes diagonally through the area, one kilometer northeast of the subject lands.

6. Site Description

The subject lands have mostly level to undulating topography. These lands are gently sloping towards a low area in the southeast portion of the quarter section. Water accumulates in this low area in wet years. The northern half of the subject quarter section contains reserves of commercially recoverable gravel. The gravel bearing area on the subject lands has a CLI soil rating for agriculture of Class 5, with limitations due to a low moisture holding capacity and surface stoniness as a result of the underlying granular deposit. The remaining portions of the subject lands have a CLI soil rating for agriculture of Class 2, with limitations due to a low moisture holding capacity, again as a result of the underlying sandy materials. The subject lands are all cultivated cropland with no trees. Two gas wells are located in the northeastern portion of the subject lands, just east of the mining area. Pipelines are located along the north and east portions of the quarter section as shown on the attached plan. Encana is the operator of these sweet gas wells and pipelines. There are no other utilities or improvements located within the subject lands.

The enlarged aerial photograph (Dwg 2) shows the subject lands as of the photo date in August 2015. This plan shows the existing and proposed mining areas for the next 5 years which is expected to see the reserve depleted.

7. Gravel Deposit

A commercially recoverable gravel deposit, approximately 54.6-acres in size, is located in the northern portion of the SE quarter section, generally as shown on the attached Dwg 2. The 54.6-acres includes all disturbed areas for mining, haul roads and temporary topsoil and overburden stockpiles. The majority of the active mining area, shown on the attached drawing (Dwg 2), has been mined out to date. Of this active area, a 21.6-acre portion has been levelled and reclaimed in Fall 2017. It is proposed that mining of the remaining gravel deposit will continue in the un-mined portion of the north-western area, subsequently progressing to the easterly Year 3-4 area and then to the southerly Year 4-5 area as identified on the attached drawing. All proposed setbacks are shown on plans. The remaining gravel deposit is approximately 3 metres in depth, with 0.1 metres of silty sandy loam and 0.2 metres of silty sandy overburden covering the deposit. Clay forms the lower limit of the granular deposit. The gravel deposit parameters were established by excavation of test pits.

8. Groundwater and Surface Water

Minor amounts of groundwater were encountered at the bottom of some test pits. Approval pursuant to the Water Act has not been made for the handling these minor amounts of groundwater encountered along the pit bottom. That is, the Water (Ministerial) Regulation provides that water diverted for the purpose of dewatering a gravel site, is exempt from requiring a Water Act approval, provided that the water is retained within an on-site pit, which we are in fact proposing. During the mining operations, storm water accumulations in the pit will be retained within the pit, thereby avoiding any chance of siltation to surrounding lands.

9. Gravel Mining Process and Pit Operation

Loam and overburden has been removed carefully from the gravel deposit using scrapers. These materials have been placed in separate piles outside the mining limits, in areas that contain no economically recoverable gravel. These stripped materials will be stored separately until they are required for reclamation. In the interim storage period, these stockpiles will be seeded to grass to control erosion and weed growth.

After stripping, the actual mining operation will consist of a rubber tired front end loader or track-mounted excavator, excavating pitrun gravel from the bank and loading it directly to trucks for removal from the subject lands. It is proposed that these mining operations will be conducted during the winter months. Pitrun gravel mined from the subject lands will be transported off-site for processing.

The pit operator typically plans to mine and remove some 50,000 tonnes of gravel annually from the subject lands. Hauling of granular materials from the pit is planned for the winter months, however, on occasion, some hauling may also be done during the summer months. Hauling is proposed on the basis of 12 hours per day, 5 or 6 days per week. It is anticipated that the remaining mining operations will cover a span of approximately 5 years given the current market conditions.

10. Reclamation

Reclamation to date has consisted of stripping the loam and silty overburden materials from the southern mining areas and placing these materials in separate piles for later use in the reclamation process. The operator will ultimately re-spread these materials on the pit bottom at the time of reclamation. A 21.6-acre portion of the south and central mined out pit bottom has been reloamed and graded to provide drainage towards the north where it will be contained in a stormwater retention pond in the pit bottom. The entire pit bottom will be graded towards the

stormwater retention pond at a minimum 0.5% slope, such that no water ponding will occur in the reclaimed areas outside the pond. The stormwater pond will be excavated approximately one metre below the pit floor to provide a sufficient volume of storm water retention. Drainage from the existing low area in the southeast corner of the subject quarter section will be directed to the storm water retention pond in the pit bottom. Slopes around the periphery of the mining areas will be 6:1 (horizontal to vertical) or flatter, such that they can be farmed effectively. At the request of the landowner, the mining area will be reclaimed as hayland. A letter from the landowner discussing this end land use is attached.

11. Access and Haul Route

Access to the mining areas on the subject lands will be by way of the haul route shown on the attached drawing (Dwg 1). This haul route leaves the subject lands at the northwest corner of that quarter then passes through the northeast corner of SW ¼ Section 1, then via lands leased by Lafarge with access onto Highway 72 as shown on the attached drawings. We have obtained a Roadside Development Permit from Alberta Transportation for this highway access and include a copy for your information. Twp Rd 280 and Rge Rd 270 will not be used as haul routes from the subject lands.

Again, the hauling of the about 50,000 tonnes annually, is planned to be confined to the winter months, however, on occasion some hauling may also be done during the summer months. Using a load factor of 33 tonnes per truckload, total of about 1,500 truckloads of gravel will be hauled from the subject pit annually.

12. Environmental Impact Assessment

The following points provide an environmental assessment of the proposed gravel mining and reclamation operations on the subject lands:

- It is estimated that the mining operation will not exceed 30 acres of disturbance at any one time. That is, reclamation will be ongoing in that loam and overburden stripped from new mining areas, will be placed directly into the previously mined out areas, thus completing the reclamation process.
- Interim berms of loam and overburden will be seeded to grass to control erosion and weed growth, until they are used for reclamation.
- The reclaimed pit bottom will generally slope towards the stormwater retention pond located in the central portion of the pit, with care being taken to avoid water ponding on the reclaimed pit bottom. These reclaimed slopes will be gentle, that is, in the order of 0.5 to 3 percent. Slopes around the periphery of the mining areas will be about 6:1 (horizontal to vertical), or flatter, such that they can be farmed effectively.

- The proposed mining areas in their current state have a CLI soil rating for agriculture of Class 5, with limitations due to a low moisture holding capacity and surface stoniness as a result of the underlying granular deposit. The mining process will remove the underlying granular material causing the low moisture holding capacity. As such, the reclaimed lands may have a greater production capacity as hayland than the soils in their current natural condition.
- The lands surrounding the proposed mining area are all agricultural usage lands which are sparsely populated.
- Dust resulting from truck traffic during concentrated hauling from the pit, will be controlled by watering the graveled internal access route.
- Groundwater was noted in minor amounts at the bottom of some test pits during testing of the gravel deposit. If groundwater is encountered during the mining operation, it will be directed to the stormwater retention pond in the pit bottom.
- The gravel mining operations use no chemicals, therefore there is no chance of chemical pollution of the surrounding environment. Servicing of trucks and mining equipment will take place off site or used lubricants from on-site servicing will be disposed at a proper off site facility.
- The deer, rabbits and coyotes roam freely through the subject area and the existing mining operations on surrounding lands appear to have little or no effect on them. The proposed operations are well removed from the water ponds and the river which waterfowl utilize for nesting and feeding. As such, we feel the proposed mining operations will have no negative impact on wildlife or waterfowl in the area.
- The gravel extraction site on the subject lands is located within a very large gravel deposit, covering an area of 5 miles by one mile. Currently there are some 10 active gravel pits within this deposit. Existing gravel extraction sites surround the proposed pit on the subject lands, therefore the proposed mining operations are in keeping with surrounding land uses.

Lafarge commits to keeping the lines of communication open at all times between their company and neighbours in order to address any problem areas with respect to the proposed pit operation.



LAND TITLE CERTIFICATE

S		
LINC	SHORT LEGAL	TITLE NUMBER
0021 663 414	4;27;28;1;SW	761 128 661
0021 663 422	4;27;28;1;SE	

LEGAL DESCRIPTION

FIRST
 MERIDIAN 4 RANGE 27 TOWNSHIP 28
 SECTION 1
 QUARTER SOUTH WEST
 EXCEPTING THEREOUT ALL MINES AND MINERALS
 AND THE RIGHT TO WORK THE SAME
 AREA: 64.7 HECTARES (160 ACRES) MORE OR LESS

SECOND
 MERIDIAN 4 RANGE 27 TOWNSHIP 28
 SECTION 1
 QUARTER SOUTH EAST
 EXCEPTING THEREOUT ALL MINES AND MINERALS
 AND THE RIGHT TO WORK THE SAME
 AREA: 64.7 HECTARES (160 ACRES) MORE OR LESS

ESTATE: FEE SIMPLE

MUNICIPALITY: ROCKY VIEW COUNTY

REGISTERED OWNER(S)				
REGISTRATION	DATE(DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
761 128 661	19/10/1976		\$80,000	

OWNERS

HUTTERIAN BRETHREN CHURCH OF TSCHETTER.
 OF P.O. BOX 130
 IRRICANA
 ALBERTA T0M 1B0
 (DATA UPDATED BY: CHANGE OF ADDRESS 151238799)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

761 128 661

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
8645IH	.	RESTRICTIVE COVENANT
991 336 125	17/11/1999	CAVEAT RE : SURFACE LEASE UNDER 20 ACRES CAVEATOR - EMBER RESOURCES INC. PO BOX 20083, BOW VALLEY RPO CALGARY ALBERTA T2P4H3 AFFECTED LAND: 4;27;28;1;SE (DATA UPDATED BY: CHANGE OF NAME 051204782) (DATA UPDATED BY: CHANGE OF ADDRESS 131091233) (DATA UPDATED BY: TRANSFER OF CAVEAT 151030440)
041 444 014	23/11/2004	CAVEAT RE : LEASE CAVEATOR - DRUMLIN RESOURCES LTD. 3520-48 AVE SE CALGARY ALBERTA T2B3L6 AGENT - DENISE W WHITELEY
051 158 831	10/05/2005	UTILITY RIGHT OF WAY GRANTEE - EMBER RESOURCES INC. PO BOX 20083, BOW VALLEY RPO CALGARY ALBERTA T2P4H3 AFFECTED LAND: 4;27;28;1;SE (DATA UPDATED BY: TRANSFER OF UTILITY RIGHT OF WAY 151182996)
051 287 386	10/08/2005	CAVEAT RE : LEASE CAVEATOR - AECON TRANSPORTATION WEST LTD. ATTN: SCOTT J HAMMEL C/O 2700, 10155-102 STREET EDMONTON ALBERTA T5J4G8 AGENT - R BARRY MISKUSKI (DATA UPDATED BY: CHANGE OF NAME 151132384)
051 357 931	26/09/2005	CAVEAT RE : SURFACE LEASE UNDER 20 ACRES CAVEATOR - EMBER RESOURCES INC. PO BOX 20083, BOW VALLEY RPO CALGARY ALBERTA T2P4H3 AFFECTED LAND: 4;27;28;1;SE (DATA UPDATED BY: CHANGE OF ADDRESS 131162928)

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS			PAGE 3
REGISTRATION			# 761 128 661
NUMBER	DATE (D/M/Y)	PARTICULARS	
(DATA UPDATED BY: TRANSFER OF CAVEAT 151037258)			
051 430 571	16/11/2005	UTILITY RIGHT OF WAY GRANTEE - EMBER RESOURCES INC. PO BOX 20083, BOW VALLEY RPO CALGARY ALBERTA T2P4H3 AFFECTED LAND: 4;27;28;1;SE (DATA UPDATED BY: TRANSFER OF UTILITY RIGHT OF WAY 151183028)	
051 453 291	30/11/2005	UTILITY RIGHT OF WAY GRANTEE - EMBER RESOURCES INC. PO BOX 20083, BOW VALLEY RPO CALGARY ALBERTA T2P4H3 AFFECTED LAND: 4;27;28;1;SW (DATA UPDATED BY: TRANSFER OF UTILITY RIGHT OF WAY 151183028)	
061 025 659	17/01/2006	UTILITY RIGHT OF WAY GRANTEE - EMBER RESOURCES INC. PO BOX 20083, BOW VALLEY RPO CALGARY ALBERTA T2P4H3 (DATA UPDATED BY: TRANSFER OF UTILITY RIGHT OF WAY 151183028)	
061 306 173	29/07/2006	UTILITY RIGHT OF WAY GRANTEE - ENCANA CORPORATION. AFFECTED LAND: 4;27;28;1;SW	
071 115 801	09/03/2007	UTILITY RIGHT OF WAY GRANTEE - EMBER RESOURCES INC. PO BOX 20083, BOW VALLEY RPO CALGARY ALBERTA T2P4H3 AFFECTED LAND: 4;27;28;1;SE (DATA UPDATED BY: TRANSFER OF UTILITY RIGHT OF WAY 151183031)	
151 238 800	16/09/2015	MORTGAGE MORTGAGEE - ROYAL BANK OF CANADA. SUITE 400, 36 YORK MILLS ROAD TORONTO ONTARIO M2P0A4 ORIGINAL PRINCIPAL AMOUNT: \$6,900,000	

(CONTINUED)

PAGE 4
761 128 661

TOTAL INSTRUMENTS: 012

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 2 DAY OF
OCTOBER, 2018 AT 03:32 P.M.

ORDER NUMBER: 36000302

CUSTOMER FILE NUMBER:



END OF CERTIFICATE

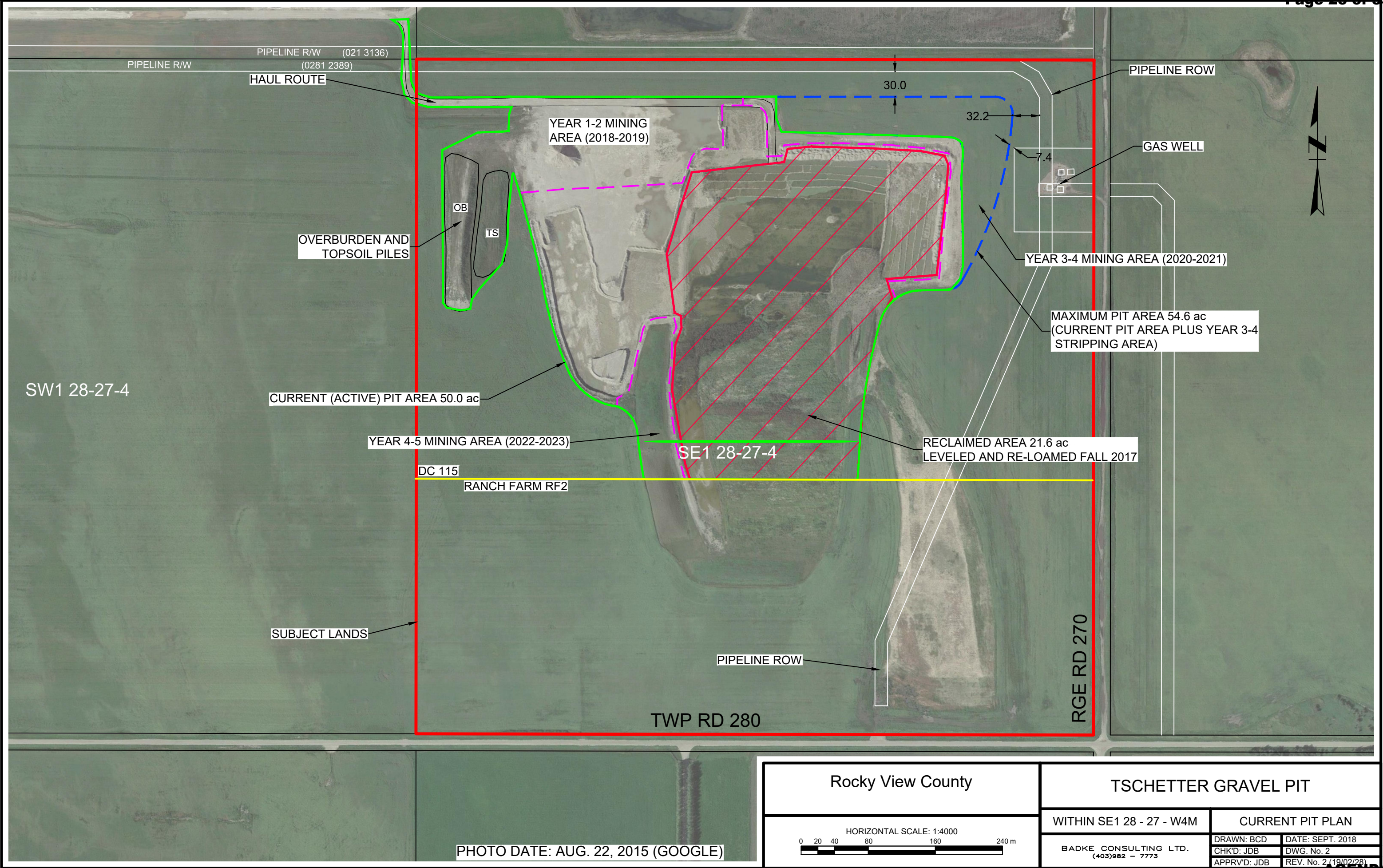
THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED
FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER,
SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

THE ABOVE PROVISIONS DO NOT PROHIBIT THE ORIGINAL PURCHASER FROM
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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).



PHOTO DATE: AUG. 22, 2015 (GOOGLE)

Rocky View County		TSCHETTER GRAVEL PIT	
<div><div></div><div>HORIZONTAL SCALE: 1:12,500</div><div>050100200400600800m</div></div>		WITHIN SE1 28 - 27 - W4M	HAUL ROUTE
		BADKE CONSULTING LTD. (403)982 - 7773	DRAWN: BCD CHK'D: JDB APPRV'D: JDB
			DATE: SEPT. 2018 DWG. No. 1 REV. No. 2 (19/02/28)





Operations Division
South Saskatchewan Region
2nd Floor, Provincial Building
200 – 5th Avenue South
Lethbridge, AB T1J 4L1
Telephone: 403-381-5322
Fax: 403-381-5337
<http://aep.alberta.ca/>

File: 004-219809

October 27, 2017

Aecon Transportation West Ltd.
9700 Endeavor Drive SE
Calgary, AB
T3S 0A1

Dear Ross Salvador:

Subject: 5 Year Report
Registration No. 219809-00-01
Tschetter Pit, SE 01-028-27 W4M

Thank you for submitting the 5 Year Report (Schedule 4 – Part 1) for the above mentioned pit. The report has been reviewed and the security has been updated.

The next 5 year update (Schedule 4) will be required in July of 2018. Please note, any changes to the activities plan must be submitted to Environment and Parks for authorization prior to commencement.

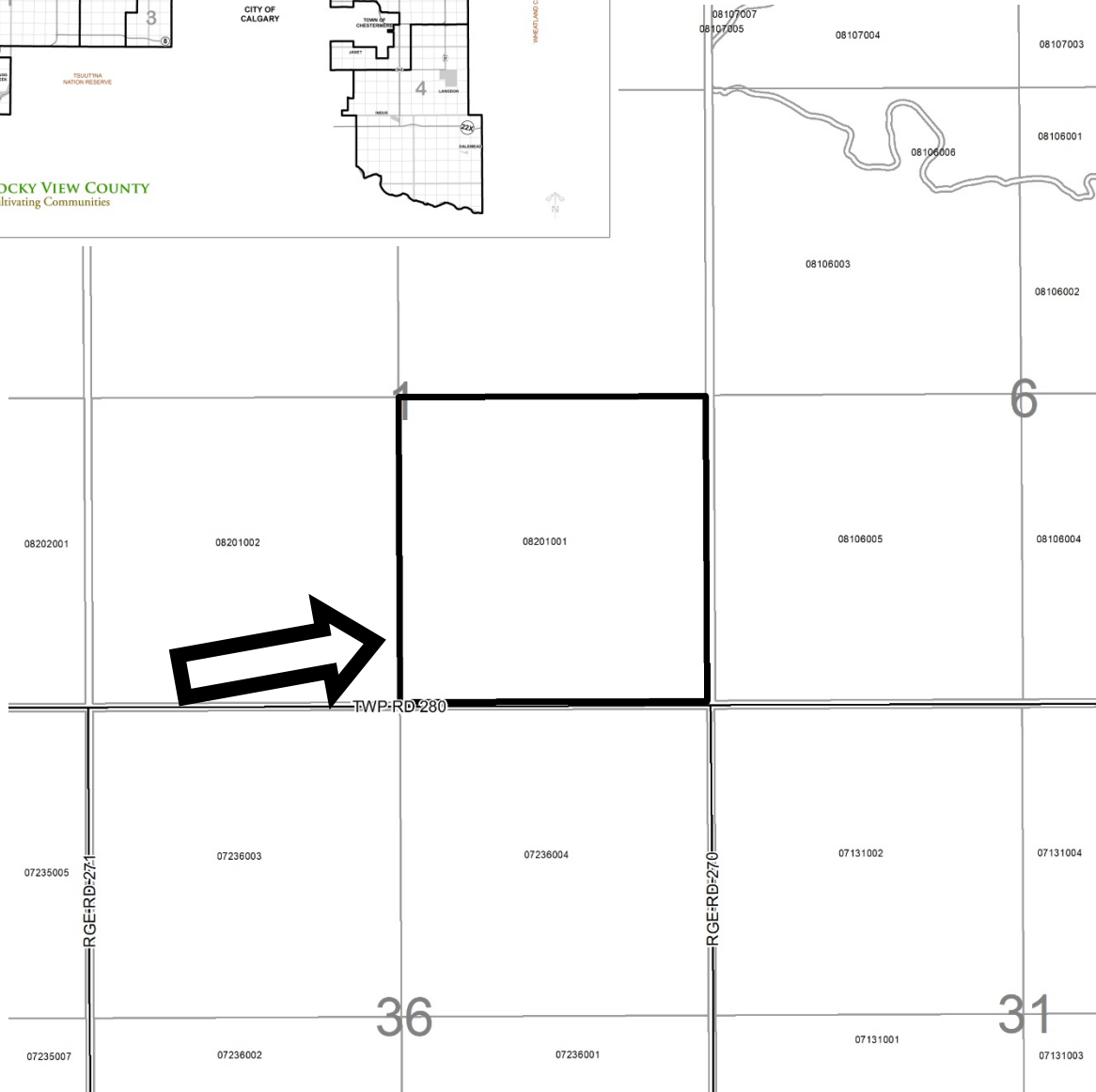
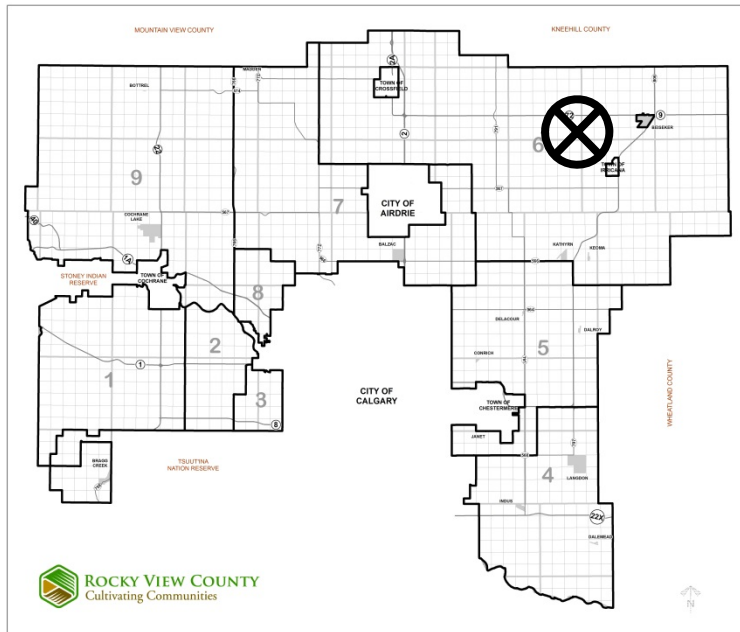
If you have any questions, please call Meghan Nannt at (403) 388-3198 or email Meghan.Nannt@gov.ab.ca.

Yours truly,

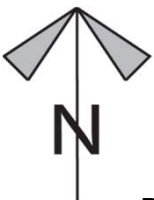
A handwritten signature in black ink that reads "Kathleen Murphy". The signature is written in a cursive, flowing style.

Kathleen Murphy, P. Eng.
Approvals Manager

cc: Regulatory Approvals Center (RAC)



LOCATION PLAN

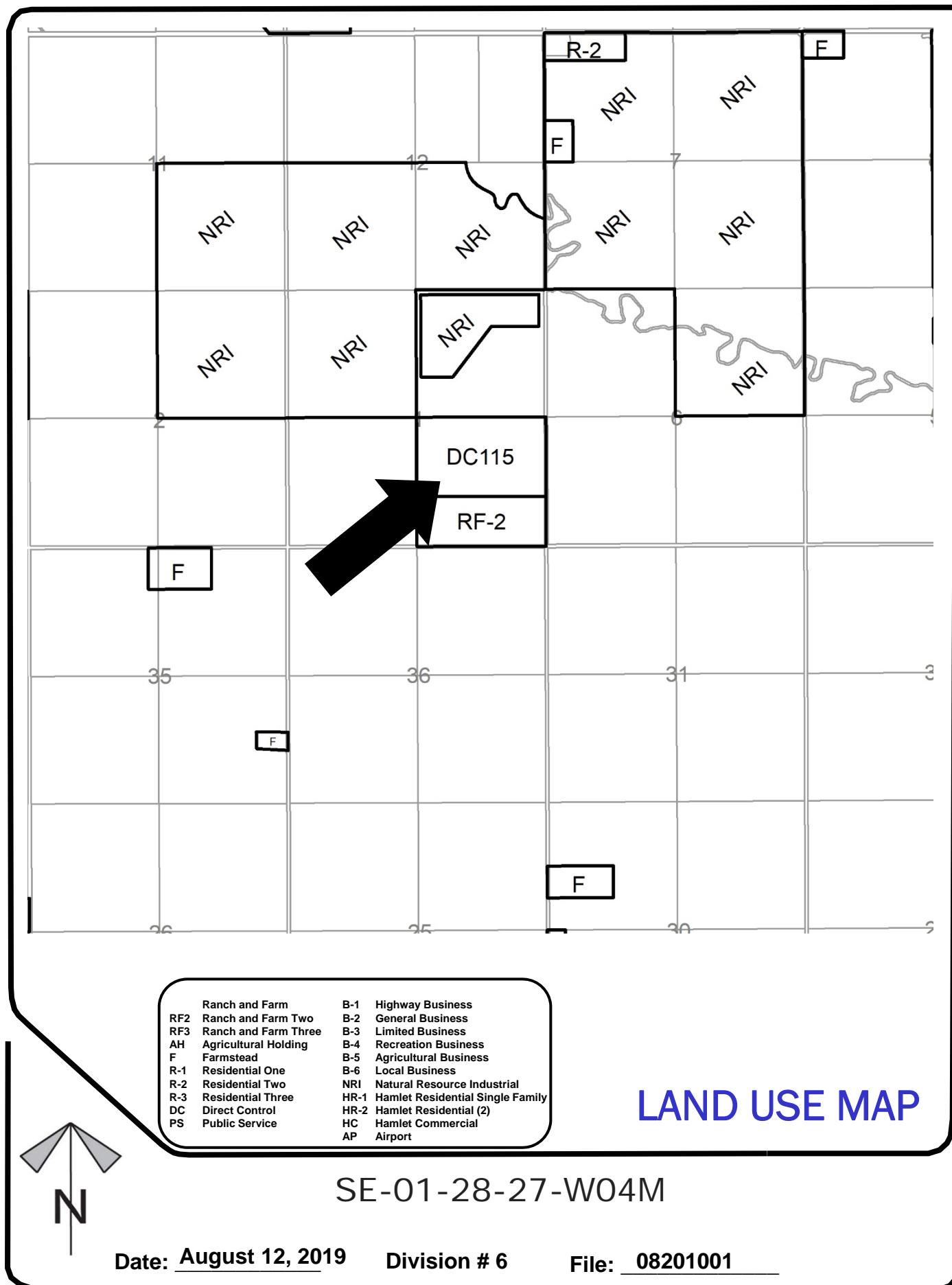


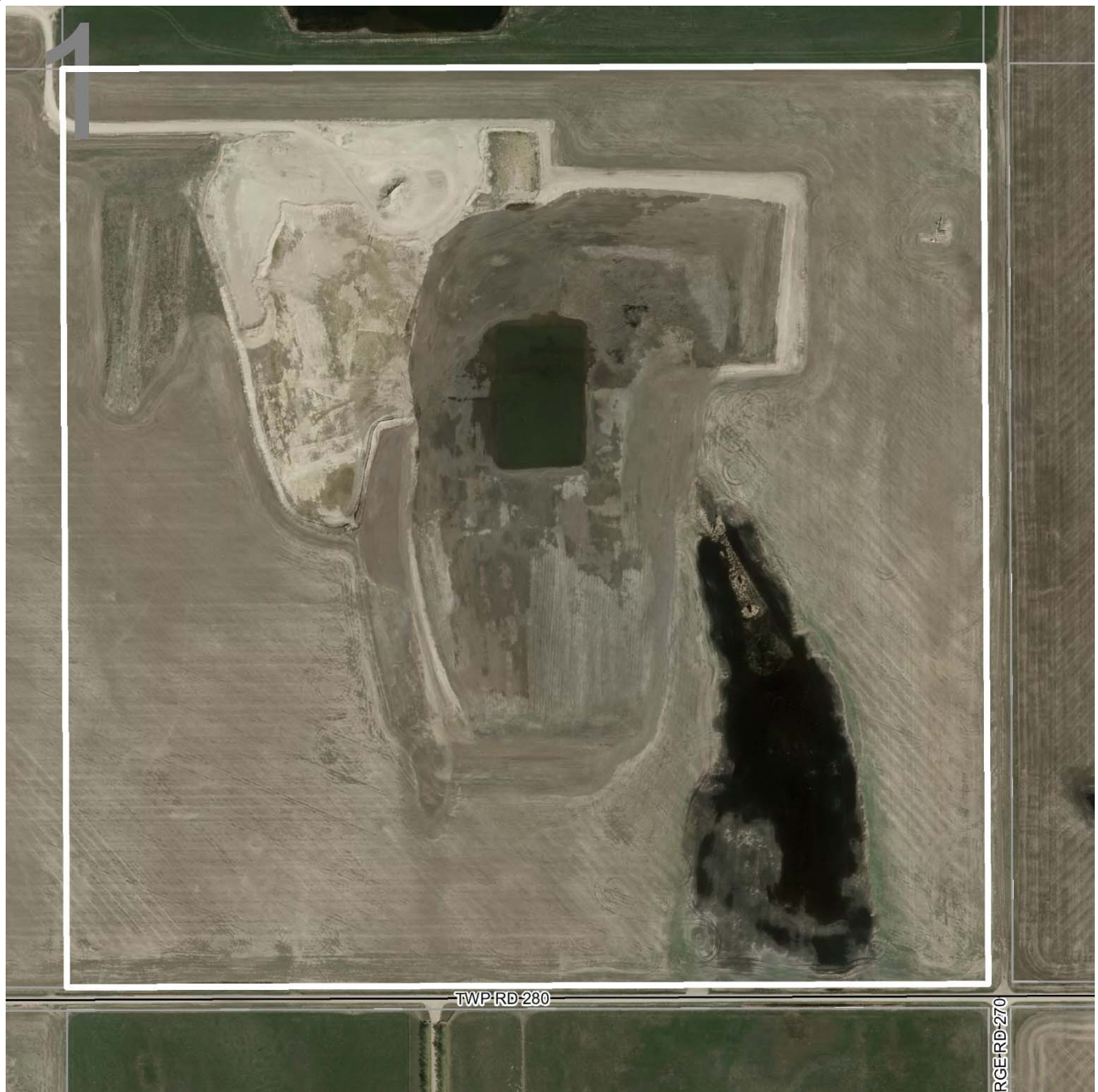
SE-01-28-27-W04M

Date: August 12, 2019

Division # 6

File: 08201001

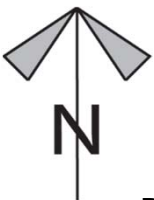




Note: Post processing of raw aerial photography may cause varying degrees of visual distortion at the local level.

AIR PHOTO

Spring 2018

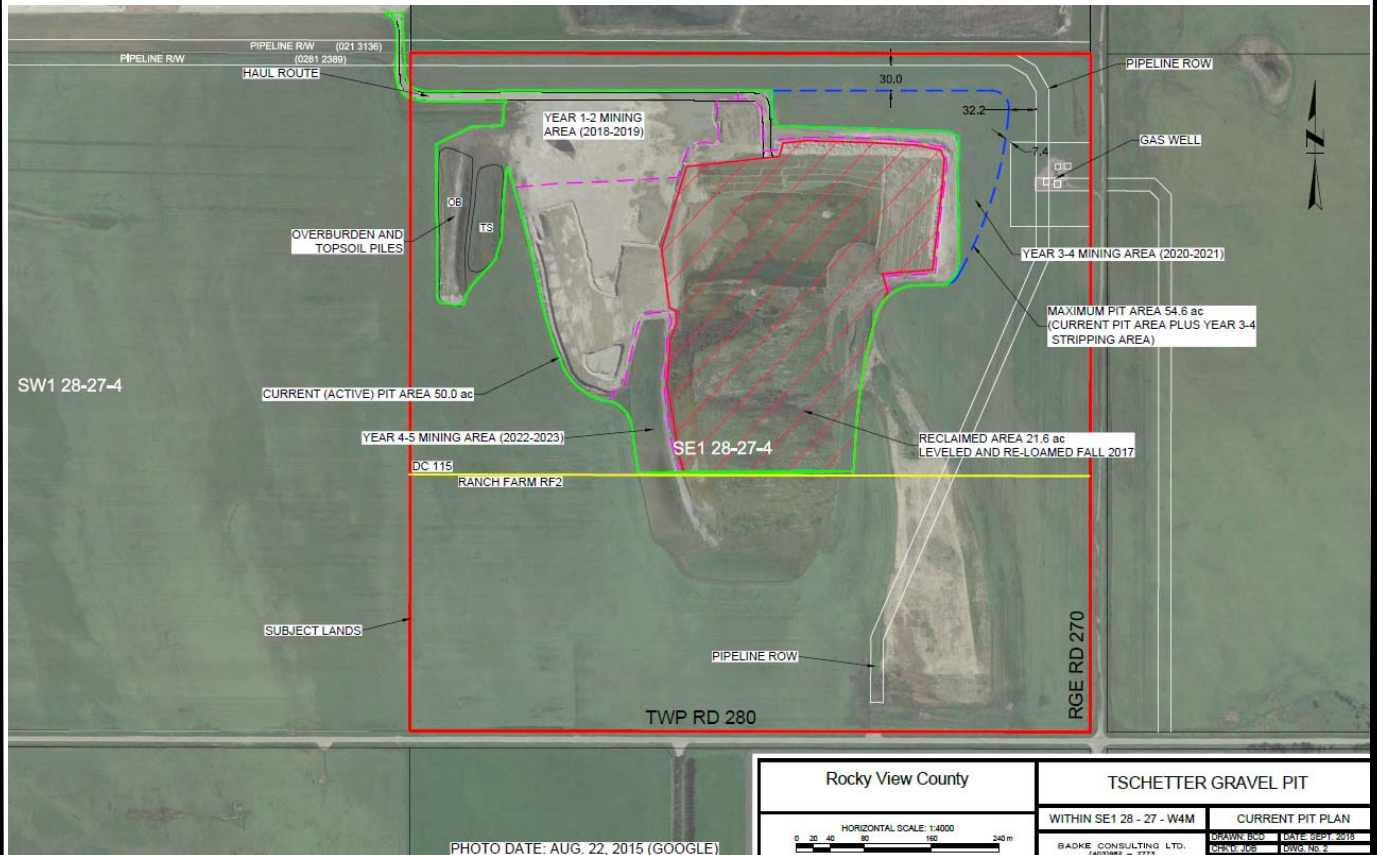


SE-01-28-27-W04M

Date: August 12, 2019

Division # 6

File: 08201001



SITE PLAN

SE-01-28-27-W04M

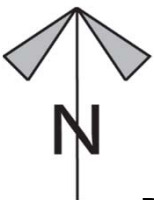
Date: August 12, 2019

Division # 6

File: 08201001



HAUL ROUTE



SE-01-28-27-W04M

Date: August 12, 2019

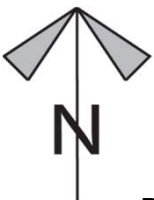
Division # 6

File: 08201001



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

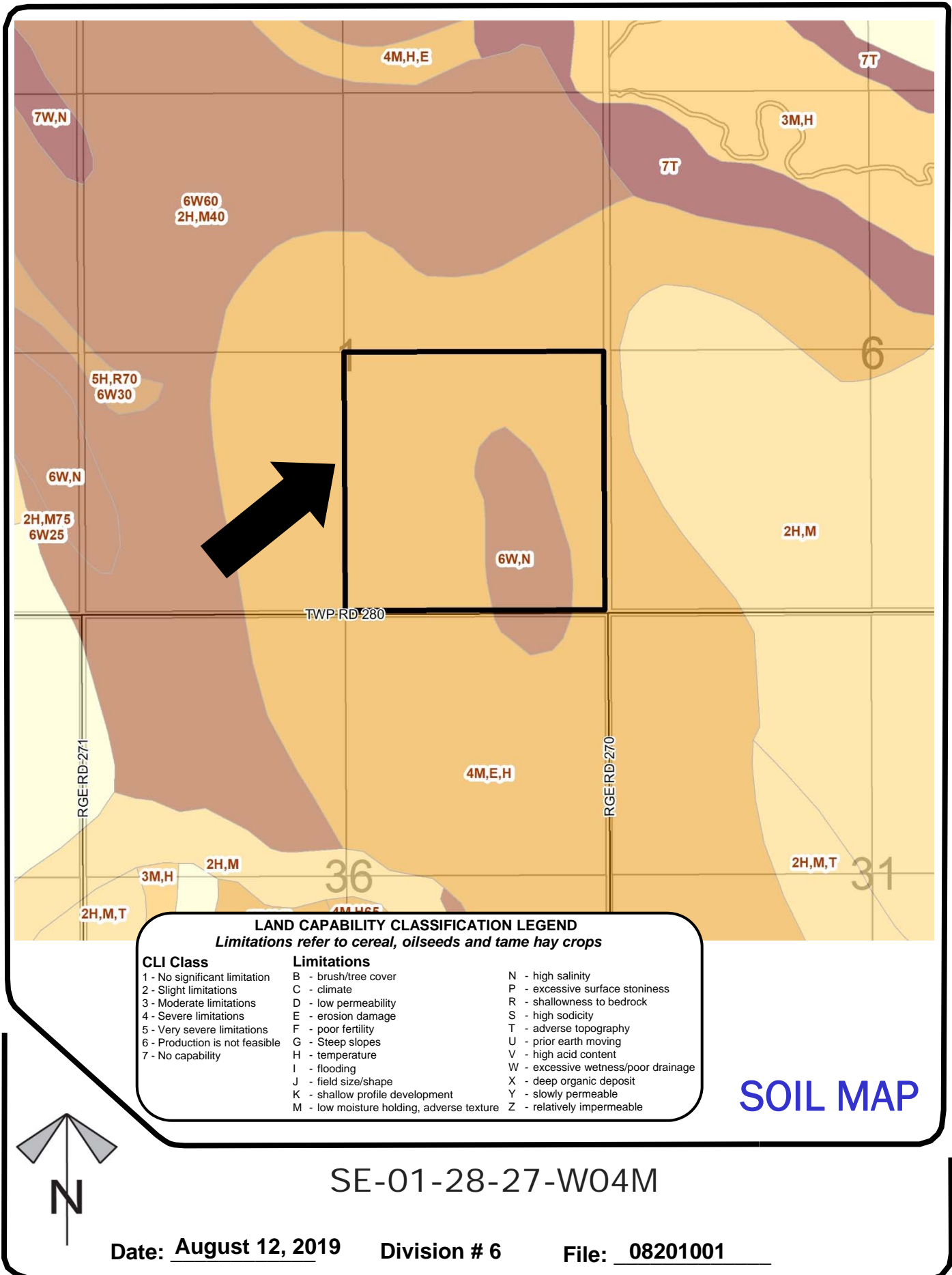


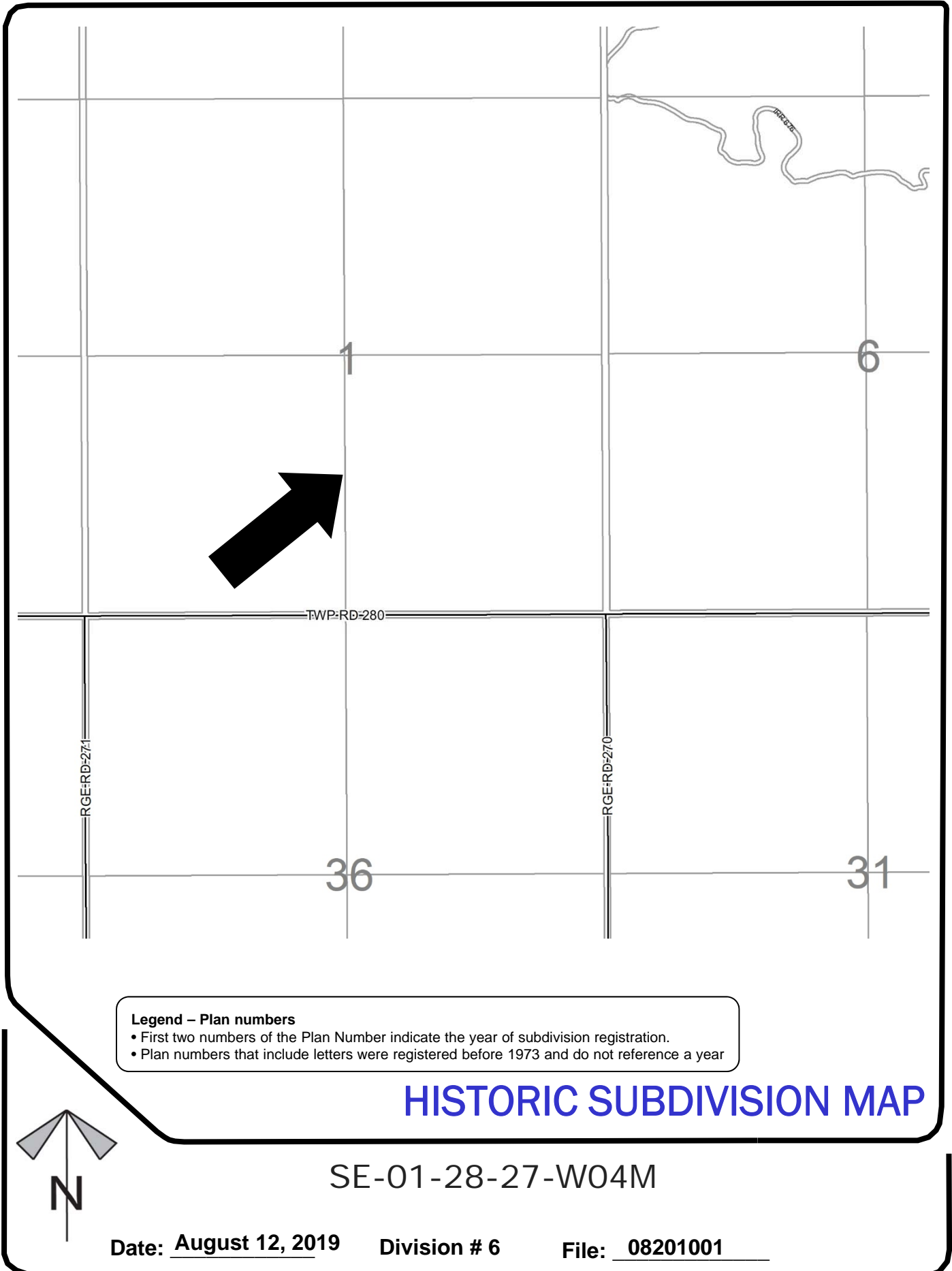
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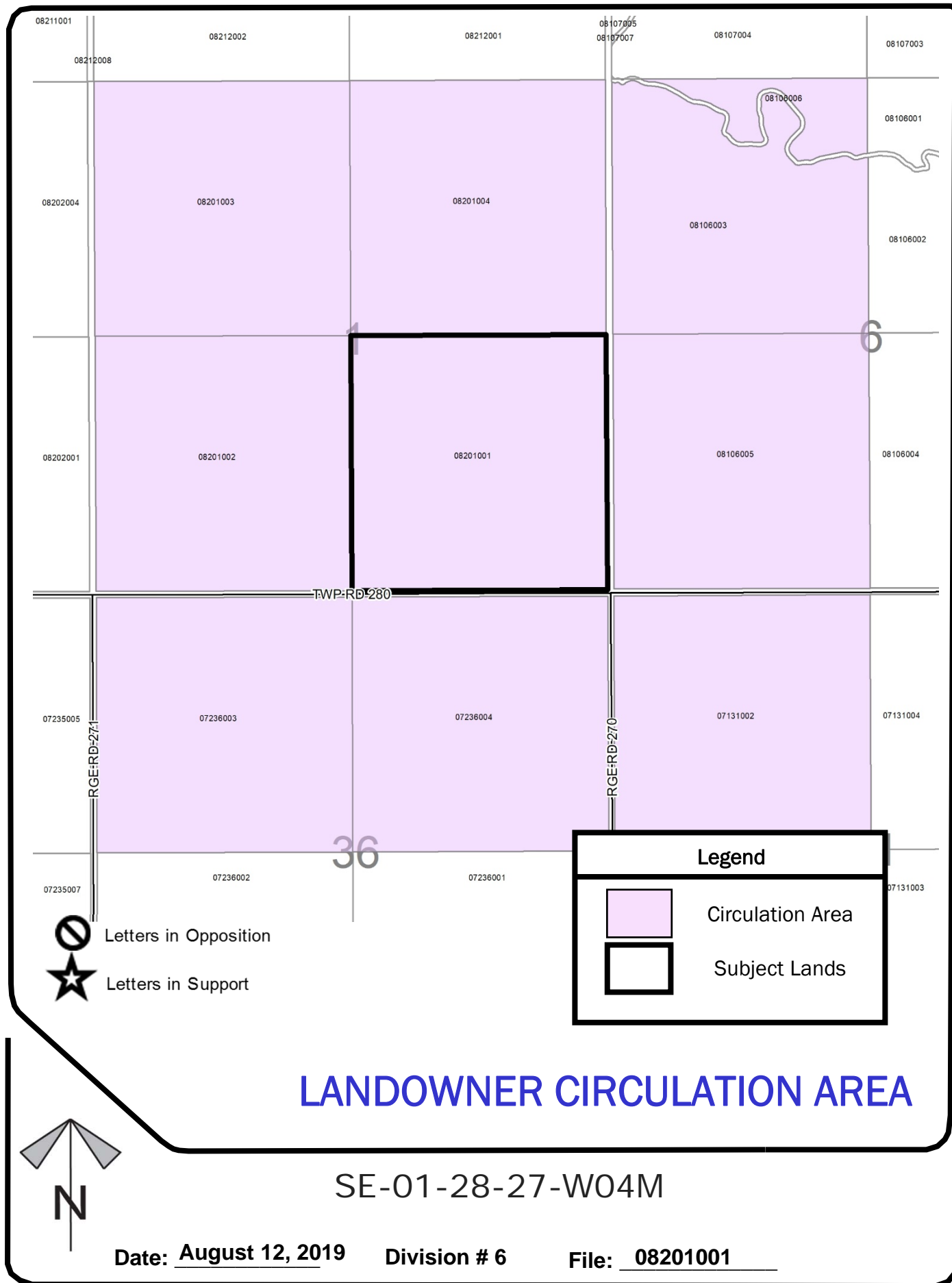
Date: August 12, 2019

Division # 6

File: 08201001







PLANNING AND DEVELOPMENT SERVICES

TO: Council

DATE: July 14, 2020 **DIVISIONS:** 4 and 5

FILE: N/A

SUBJECT: Terms of Reference – East Highway 1 Area Structure Plan

POLICY DIRECTION:

On May 26, 2020, Council directed Administration to secure developer funding and/or adjacent municipalities' participation for the proposed East Highway 1 Area Structure Plan.

EXECUTIVE SUMMARY:

The purpose of this report is to present Council with a Terms of Reference (see Appendix A) for a developer-led and developer-funded East Highway 1 Area Structure Plan (ASP) to guide future development in the area in accordance with the County Plan and the Interim Growth Plan. The Area Structure Plan would require intermunicipal collaboration with Wheatland County, the City of Chestermere, and the Town of Strathmore.

The proposed ASP area is located immediately west of Wheatland County, east of the city of Chestermere, and immediately south of Highway 1. Technical considerations and stakeholder feedback may result in adjustment of the final plan area, subject to Council's approval.

The landowner group submitting the Terms of Reference has committed to covering all costs relating to completion of the ASP; establishment of a landowner steering committee is proposed by the landowners to guide this project.

Based on the proposed Terms of Reference, the steering committee would select and contract a project team who will:

- Be responsible for producing all necessary studies and the ASP document;
- Report to the steering committee and the County; and
- Present the ASP to Council at the public hearing.

County staff would assist the project team in discussions with neighboring municipalities and other jurisdictions such as the Calgary Metropolitan Regional Board. The County will also ensure that any applicable County policies/standards are being addressed in the proposed Area Structure Plan.

A supplementary information package has been provided by the landowner group for Council's reference and this is attached in Appendix B; this does not form part of the Terms of Reference but is intended to provide some further detail on the intent and vision of the proposed ASP.

ADMINISTRATION RECOMMENDATION

Administration recommends approval of the Terms of Reference for a developer-led and wholly developer-funded East Highway 1 Area Structure Plan in accordance with Option #1.

BUDGET IMPLICATIONS

The proposed Terms of Reference proposes that developer would be responsible for all costs associated with completing the ASP.

Administration Resources

Johnson Kwan and Xin Deng, Planning and Development Services



INTERMUNICIPAL DISCUSSIONS

Preliminary discussions were pursued by Administration with Wheatland County, the City of Chestermere, and Town of Strathmore in August 2019; however, it was determined that to facilitate intermunicipal discussions, further clarification would be required from Council on the intent and scope of a joint ASP. There is also an added complexity of pursuing a joint ASP with Wheatland County, as that municipality has previously adopted the West Highway 1 ASP directly adjacent to the proposed study area.

With respect to this developer-led ASP proposal, significant intermunicipal collaboration would be required all municipalities. In consideration of the regional impact of a new Area Structure Plan in this area, the proposed ASP may also need to be referred to the Calgary Metropolitan Regional Board for consideration.

LANDOWNER ENGAGEMENT

In August 2019, Administration mailed out to landowners within the study area, inviting feedback on the interest in pursuing and funding a joint developer-funded ASP. There were three responses received out of the 86 landowners circulated.

Of the emails received, two landowners requested further information and one landowner identified a willingness to participate in an ASP process. There was no desire expressed by landowners in funding the project at the time.

In April 2020, an agent representing two landowners within the proposed plan area notified the County that the landowners have agreed to fund up to 50% of the Area Structure Plan's cost. Later in June 2020, the same agent indicated that the landowners have agreed to fund all of the project's cost (see History for details).

HISTORY

June 16, 2020	An agent representing two landowners within the proposed plan area notified the County that the landowners have agreed to fund all of the Area Structure Plan's cost.
May 26, 2020	<p>Council passed a tabling motion 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 neighbours' participation.</p> <p>The main motion being tabled is as follows: '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'. Note that the main motion is for the developer to fund up to 50% of the ASP's cost.</p>
April 22, 2020	An agent representing two landowners within the proposed plan area notified the County that the landowners have agreed to fund up to 50% of the Area Structure Plan's cost. For this reason, the report was deferred to May 26, 2020 to capture the landowner's request for a Developer-led ASP.
March 10, 2020	Council tabled consideration of the Terms of Reference for an Administration-led ASP until the May 12, 2020 Council Meeting.
December 10, 2019	Council passed a motion that Administration be directed to prepare a Terms of Reference for a proposed Highway 1 ASP, together with an associated budget adjustment, and return to Council for consideration within three months.

Administration Resources

Johnson Kwan and Xin Deng, Planning and Development Services



- August 7, 2019 Mail out to area landowners (86 in total) and adjacent municipalities, including City of Chestermere, Town of Strathmore, and Wheatland County to explore interest in pursuing a joint developer-funded Area Structure Plan as per Council's motion.
- June 25, 2019 Council passed a motion that Administration explore a joint developer-funded Area Structure Plan for the Highway 1 Corridor between Rocky View County and Wheatland County, to also include the City of Chestermere and the Town of Strathmore. Council passed a second motion that Administration return to Council with a report on the feasibility of the Area Structure Plan and potential expense and revenue sharing models between the four municipalities.
- June 11, 2019 Deputy Reeve Schule and Councillor Gautreau presented the following Notice of Motion: 'THEREFORE BE IT RESOLVED THAT Administration be directed to explore a joint developer-funded Area Structure Plan for the Highway 1 Corridor between Rocky View County and Wheatland County; AND THAT Administration be directed to return to Council with a report on the feasibility of the Area Structure Plan and potential expense and revenue sharing models between the two municipalities.

OPTIONS:

- Option #1: Motion #1 THAT the Terms of Reference for a developer-led and wholly developer-funded East Highway 1 Area Structure Plan be adopted as presented in Appendix 'A'.
- 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': Developer-led and Developer-funded ASP Terms of Reference
APPENDIX 'B': Developer's Information Package

Administration Resources

Johnson Kwan and Xin Deng, Planning and Development Services



EAST HIGHWAY 1 AREA STRUCTURE PLAN

Terms of Reference

Direction

1. Council has directed that a Area Structure Plan (ASP) be drafted to provide a framework for future growth along the East Highway 1 corridor . It is intended that the ASP shall provide for a complete range of industrial development, but will be focused on agriculture related industries.

The ASP shall be drafted to align with the following statutory documents:

- 1) Interim Growth Plan/Regional Growth Plan
- 2) Rocky View County/City of Chestermere IDP
- 3) Rocky View County/Wheatland County IDP
- 4) County Plan

Contributing to ASP policy and direction will be:

- 1) Community and stakeholder input;
- 2) Intermunicipal input;
- 3) Baseline technical studies;
- 4) Servicing strategy;
- 5) Fiscal impact to the County;
- 6) Compatibility and integration with the surrounding area;
- 7) Market demand; and
- 8) Direction from higher order documents.

The funding for the creation of the ASP will be fully provided by a Steering Committee of interested landowners in the plan area.

The Steering Committee will select and contract a Project Team who will

- 1) be responsible for producing all necessary studies and the ASP document;
- 2) report to the Steering Committee and Rocky View County Administration; and
- 3) present the ASP to Rocky View County Council in public hearing.

Rocky View County Administration will assist the Project Team in

- 1) collaboration with neighbouring municipalities and submission of the CMRB application;
- 2) ensuring that Rocky View County policy is addressed.

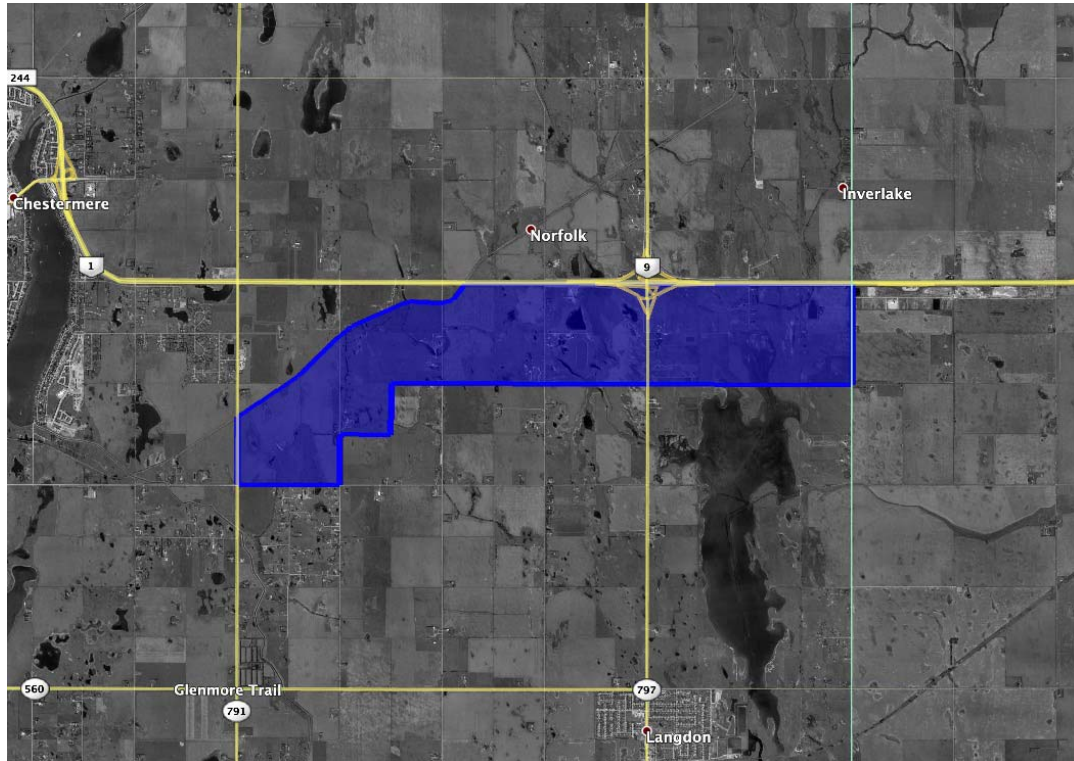


EAST HIGHWAY 1 AREA STRUCTURE PLAN

Terms of Reference

Study Area

2. The East Highway 1 Area Structure Plan comprises 1,558 hectares (3,850 acres) of land in southeast Rocky View County. It is located immediately south of Highway 1, between Highway 791 and the border with Wheatland County, as more fully defined on the map, below.



Although the ASP study area has been identified above, technical considerations and stakeholder feedback may result in amendment to the final ASP boundary, subject to approval by Council.

Project Objectives

3. In developing the ASP, the following objectives shall be achieved:
 - 1) Project Plan
 - a) To execute the Project Plan in an efficient manner, adhering with the approved timelines and budget;
 - b) To ensure that Council is frequently updated on the project's progress and direction is requested, as needed.
 - 2) Community, Stakeholder, and Interjurisdictional Engagement:
 - a) To implement effective, inclusive and transparent community engagement;



EAST HIGHWAY 1 AREA STRUCTURE PLAN

Terms of Reference

-
- b) To collaborate with the City of Chestermere, Wheatland County and other agencies to identify and address any issues and opportunities at the earliest point.
 - 3) Plan Creation:
 - a) Land Use
 - i) To develop a land use strategy;
 - ii) To establish a development sequence for future redesignation, subdivision, and development of lands;
 - iii) To determine appropriate integration and transition policies for adjacent land uses and municipalities;
 - b) Servicing:
 - i) To identify potential servicing options for existing and future development;
 - ii) To identify current and planned transportation infrastructure under both Provincial and County jurisdiction, to determine future transportation needs and opportunities;
 - iii) To identify possible pedestrian linkages to ensure the development of a cohesive community; and
 - iv) To identify other required physical services;
 - c) Physical Environment:
 - i) To identify key environmental and natural features within the Plan area and suggest methods to uphold their form and function; and
 - ii) To identify physical constraints and obstructions to future development, such as wetlands, excessive slopes and riparian areas found within the study area;
 - d) Local Amenities:
 - i) To identify desired and achievable amenities;
 - e) ASP Boundary and Phasing:
 - i) To arrive at a boundary for the ASP that takes into account a foreseeable time horizon, based on growth projections, with sound assumptions and mechanism for reviewing those assumptions;
 - ii) To explore phasing in conjunction with a review of the boundary of the ASP to accommodate growth projections, and to implement an appropriate mechanism for phasing growth;
 - iii) To describe the existing development within the study area and adjacent lands, to discover where development opportunities and constraints may exist; and
 - iv) To determine the fiscal impact of the proposed land uses;



EAST HIGHWAY 1 AREA STRUCTURE PLAN

Terms of Reference

- f) Other:
- i) To establish a framework for monitoring the long-term effectiveness of the Plan;
 - ii) Meet the intent and direction of the Interim Growth Plan, County Plan and other relevant policy frameworks.

Timeline and Deliverables

4. The ASP would be undertaken across three phases, with the following timelines and deliverables.

Phase 1 (Planning)	
<ul style="list-style-type: none"> Terms of Reference to Council 	Q2, 2020
<ul style="list-style-type: none"> Project Plan <ul style="list-style-type: none"> Background Information, Fiscal and Technical Analysis Report Project Charter Stakeholder Register 	Q3, 2020
<ul style="list-style-type: none"> Communications Plan <ul style="list-style-type: none"> Stakeholder Engagement Plan Intermunicipal Engagement Plan 	Q3, 2020
<ul style="list-style-type: none"> Initiate Technical Studies 	Q3, 2020
Phase 2 (Execution)	
<ul style="list-style-type: none"> Community and Stakeholder Engagement <ul style="list-style-type: none"> Engagement Summary Reports 	Q3-Q4, 2020
<ul style="list-style-type: none"> Completed Technical Studies 	Q4, 2020
<ul style="list-style-type: none"> Draft Plan 	Q4, 2020
Phase 3 (Approval)	
<ul style="list-style-type: none"> Public Hearing 	Q2, 2021

Variance

5. Any substantial departure from the project scope and timeline detailed within this terms of reference shall require approval from Council.



The Sunbelt

*A Vision for an
Agricultural Industry Corridor
East of Calgary*

June 2020



403.650.6474
Steve@terradygm.ca
www.terradygm.ca



terradygm
HOW DO YOU SEE THE WORLD?

AGENDA

Page 209 of 514

Concept

In recent years, we have learned again the importance of diversification of industry in Alberta. While the Oil and Gas Industry will undoubtedly be important for Alberta for years to come, most people recognize the challenges that come with it, the forces aligned against its survival, and the potential that one day it will be significantly diminished.

One industry that will never disappear is the food and agriculture industry. If there was ever a time to embrace, foster and grow this industry, it is now. The more a region can be self-sufficient, the stronger it will be in times of economic turmoil and pandemic.

On the east side of Calgary, between Chestermere and Strathmore, lies a large path of relatively undisturbed farmland. Contained on the north by the Trans Canada Highway and dissected by four relatively equally spaced Provincial Highways, it holds great promise for development as an industrial corridor focused on the food and agriculture industry.

We call this area the Sunbelt.

Principles

Our vision for the Sunbelt is based on three key principles: focus, efficiency, and cooperation.

Focus

The “field of dreams” model of development where the developer *builds* an industrial park on the *promise* that users will simply *come* does not work in a setting such as this. What is required for success is a clear focus on a niche market, building the park in the way that modern auto malls are built with a gathering of similar businesses, interspersed with supporting businesses.

In the Sunbelt, we propose the development of an Agricultural Industry Corridor (“AIC”). While other businesses may find their home in this AIC, the planning, engineering and marketing must be focused on making the AIC the most ideal location for this industry.

Efficiency

In the design of modern urban communities, much emphasis is placed on walkability. Density is king, with transit and amenities its servants. But where moving people is the focus for efficiency in an urban setting like this, moving goods and products must be the focus in an industrial setting.

The typical grid pattern found in most industrial centres of larger cities creates congestion with its cross-directional traffic and numerous stoplights. Compare this to a park that is long and narrow with no stoplights, higher speed limits, and very limited cross-directional

traffic. While the distance travelled may be less in the grid scenario, we believe that vehicle time and its associated pollution will be less in an efficient corridor design as well as development and construction costs.

We are also at a point in time where the implementation of automation and driverless vehicles is imminent and systems can and should be built to accommodate these. This is much easier to accomplish in a corridor than it is in a grid.

Cooperation

The Sunbelt stretches across a portion of four distinct municipalities, but if this effort is to be successful, the borders of the municipalities must be largely invisible. Chestermere, Rocky View County, Wheatland County and Strathmore have an opportunity to set an example for true regional cooperation by adopting an inter-municipal corridor plan that recognizes the diversity of the four municipalities under the unity of the Sunbelt Plan.

Under the Sunbelt Plan, each municipality will collect its own taxes and enjoy an increased and stable source of income in perpetuity.

Service agreements with the municipalities would likely be required as part of the Sunbelt Plan in order to best provide a consistent level of service across the Sunbelt. It makes little sense for a snowplow to stop at a municipal border, for example, rather than to continue to a more logical termination point.

The Fundamentals

This is the opportunity, before too much development takes place along the Sunbelt, to make sure that we get it right and build a focused, efficient and municipally cooperative AIC. While there are still many aspects to consider, we believe that three are prominent: transportation, utilities, and planning zones.

Transportation

Because the Sunbelt is designed for industry, transportation should flow **smoothly** between the north/south Provincial Highways and **efficiently** where these connect.

We envision a Sunbelt Parkway which would run parallel to Highway 1 and contain an expressway for non-stop travel between Provincial Highways, all of the utilities for servicing the Sunbelt (including stormwater), and service roads for access into the various developments.

Ideally, the intersections of the Sunbelt Parkway and the Provincial Highways would be built around traffic circles to allow for non-stop, express travel from one end of the Sunbelt to the other.

The Sunbelt also has a CN Rail line at the west end. A distribution hub should be developed along this line to allow for quick access to rest of the world.

Utilities

While there may be opportunities for providing some utilities from existing infrastructure in one or more of the municipalities, we see the opportunity for the development of a new Sunbelt Utility Corp, owned by the four municipalities, and providing essential services not only to The Sunbelt, but to outside developments as well.

The ideal location for the hub of this utility is near the center of The Sunbelt, around Highway 797/9.

Just west of Highway 797 is an existing reservoir (estimated 18,000 m³), owned by Alberta Transportation and fed from the aquifer below. We also envision the construction of a creek from the west, fed with stormwater from the whole area east of Stoney Trail and funnelled to the south of Chestermere Lake before being diverted to the Sunbelt Parkway. With these two sources, we believe that there would be adequate surface water in the summer and ground water in the winter for the entire Sunbelt. Additional existing sources could be added to this, as required.

A combined wastewater and waste to energy facility could be developed at the north end of Weed Lake, and provide services to already existing development - solid waste from all four municipalities, and wastewater from a redirection/split of the existing Balzac-Langdon line. It seems prudent to direct the bulk of the wastewater in this line away from the growing community of Langdon and a combined facility could address a number of issues.

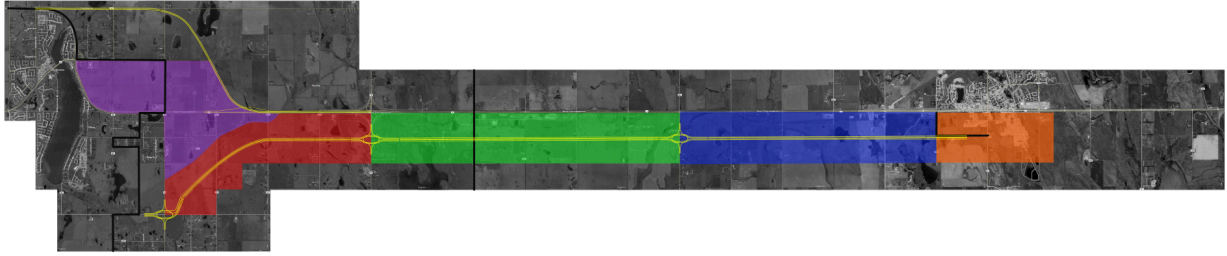
The utility should also include a fibre optic network with 5G cells along the Sunbelt Parkway to allow for the future implementation of driverless vehicles and extended IOT services for industrial facilities.

Models of public/private partnership should be explored to address the funding for the infrastructure while leaving control and possibly operations with the municipalities.

Although the Sunbelt Utility would service primarily the Sunbelt, it could clearly benefit the developments outside the corridor by providing one or more of its services to these areas.

Planning Zones

For the sake of efficiency, we disregard municipal boundaries and design around existing physical boundaries. With this in mind, we envision three central zones and two outside zones. The central zones are separated and contained by Highway 791, Highway 797/9, Highway 24 and Highway 817. The two outside zones are located around the east entrance to Chestermere and the west entrance into Strathmore.



Because the bulk of the workforce for the Sunbelt will reside in Chestermere/Calgary or in Strathmore, we see a higher density of industrial/commercial development in the outside zones. These zones are more ideal for services such as restaurants, hotels, corporate centres, and research and development facilities.

Facilities with noise or odour are best located in the central zones, away from existing or future residential development.

Implementation

Wheatland County already has the West Highway 1 ASP (WH1ASP) in place, allowing for the development of industrial and commercial business on the south side of Highway 1. Although water utility servicing is not in place at this time, the ASP envisions that it will be coming. Slight modifications to the ASP would be required at some point in order to align with the Sunbelt vision and infrastructure.

Strathmore and Chestermere already have Area Structure Plans in place for industrial and commercial development. Again, slight modifications may be required.

Rocky View County's EH1ASP would complete the AIC along the south side of Highway 1, but would be developed with the Sunbelt in mind.

It is our vision that Highway 1 would be rerouted around the northeast corner of Chestermere. This would result in substantial savings as it would eliminate the need for two new interchanges, and would create a more definite link from Chestermere's Bayfield development to The Sunbelt. At some point, inter-municipal planning may be needed for this zone.

Conclusion

The Sunbelt is an opportunity for four municipalities, the Provincial government, and the land and future business owners in the area to work together on a primarily greenfield development. This development will provide each of the municipalities with increased

annual revenue, the industry with a more efficient design for better profitability, and the region and the world with a sustainable source for food production.

East Highway 1 Area Structure Plan

Terms of Reference

Questions and Answers

Q: Are the neighbouring municipalities involved?

A: Senior elected and administrative officials of the neighbouring municipalities have attended several meetings and are aware of a concept called The Sunbelt, and have expressed general support of the concept, but are not expected to be involved with the funding of the ASP any more than Rocky View County participates in the funding of ASPs in these other municipalities.

Nonetheless, the neighbouring municipalities will be consulted during the process of preparing the ASP, as prescribed in the Terms of Reference.

Q: How many landowners are ready to fund the ASP?

A: There are two landowners, controlling approximately 690 of the 3,850 acres (18%) within the plan area. Additional landowners may be added once the Terms of Reference are approved.

Q: How many landowners are there in the study area?

A: There are approximately 60 separate parcels in the study area. Some of the owners own multiple parcels. Rocky View County owns land within the study area as does the Province of Alberta.

Q: Why is the ASP so large if there are only two landowners funding it?

A: The landowners understand the importance of having a continuous stretch of planning south of Highway 1 between Chestermere and Strathmore in order to implement the Sunbelt concept. While they would have liked some assistance in paying for the ASP, they are prepared to fund it completely because they recognize the long range importance of transportation and utility connectivity.

Q: Why has the map changed?

A: The original map included land north of CN Rail. After further consideration it was determined that the rail is a significant barrier between the lands and that no additional crossings would likely be allowed to reduce that barrier. In addition, development of the lands north of the rail would likely require the construction of a new interchange at Highway 791 and Highway 1. Due to this complication and the lack of connections between the two portions, the north portion was removed from the study area. One additional quarter was added south of the rail in order to ensure that there was enough room for a servicing corridor between the rail and the south border of the ASP.

Q: Can Rocky View County provide servicing to the City of Chestermere?

A: The City of Chestermere has confirmed by letter that they have the ability to obtain servicing from other sources other than the City of Calgary.

PLANNING AND DEVELOPMENT SERVICES

TO: Council

DATE: July 14, 2020

DIVISION: 2

FILE: 04734003

APPLICATION: PL20190172

SUBJECT: Bingham Crossing Phase 2 Master Site Development Plan

Note: This application should be considered in conjunction with redesignation application PL20190173 (agenda item C-3).

POLICY DIRECTION:

The Interim Growth Plan, Municipal Development Plan, Rocky View County / City of Calgary Intermunicipal Development Plan, North Springbank Area Structure Plan, Bingham Crossing Conceptual Scheme and Bingham Crossing Master Site Development Plan.

EXECUTIVE SUMMARY:

The purpose of this application is to adopt the Bingham Crossing Phase 2 Master Site Development Plan to provide a policy framework to accommodate Phase 2 of the Bingham Crossing development. The MSDP was submitted in conjunction with application PL20190173 to redesignate the subject lands from Ranch and Farm District to Direct Control District 148. There is an existing MSDP for Phase 1.

This report focuses on the technical aspects of the proposal, including all development related considerations, while the associated land use report focuses on the compatibility with the relevant statutory plans.

This proposal was circulated to 266 adjacent landowners; in response, thirty-five letters were received in support and two were received in opposition (see Appendix D, item C-3). The application was also circulated to a several internal and external agencies, and those responses are available in Appendix 'A'.

The following is a summary of the application assessment:

- The application meets the requirements listed in the County Plan (Appendix C) for MSDP submissions;
- The application is consistent with the existing framework for the Bingham Crossing Development including the adopted Bingham Crossing Conceptual Scheme and the Bingham Crossing Master Site Development Plan; and,
- The Applicant has demonstrated the proposal is technically feasible.

ADMINISTRATION RECOMMENDATION:

Administration recommends approval in accordance with Option #1.

DATE APPLICATION RECEIVED: November 8, 2019

DATE DEEMED COMPLETE: November 8, 2019

PROPOSAL: To adopt the Bingham Crossing Phase 2 Master Site Development Plan to provide a policy framework to accommodate Phase 2 of the Bingham Crossing development.

Administration Resources

Jessica Anderson and Noor Mirza, Planning and Development Services

LEGAL DESCRIPTION: NW-34-24-03-W05M

GENERAL LOCATION: Located at the northeast junction of Hwy. 1 and Range Road 33, approximately 2.0 miles west of the City of Calgary.

APPLICANT: B&A Planning Group

OWNERS: Bingham Crossing Properties In Trillium Bingham Crossing Inc.

EXISTING LAND USE DESIGNATION: Ranch and Farm District (RF)

PROPOSED LAND USE DESIGNATION: Direct Control District 148 (DC-148)

GROSS AREA: ± 61.91 hectares (± 152.98 acres)

SOILS (C.L.I. from A.R.C.): **2C2, 3T3** – Slight to moderate limitations to cereal crop production due adverse climate and adverse topography (step and/or long uniform slopes).

HISTORY:

September 3, 2019	Development Permit application PRDP2019066 was approved for Retail, Regional and Retail, Local, construction of eight (8) retail buildings and signage to provide for the Bingham Crossing Development.
May 13, 2014	Subdivision application PL20140054 was conditionally approved to provide for the subdivision of Phase 1 lands.
October 1, 2013	The County Plan was adopted by Council.
July 23, 2013	The Bingham Crossing MSDP (Phase One) was adopted by Council.
October 30, 2012	A land use application was approved to redesignate a portion of the lands from Ranch and Farm District to Direct Control 148 (Bylaw C-7186-2012).
September 11, 2012	An amendment to the North Springbank ASP was adopted to provide for the proposed Bingham Crossing Development (Bylaw C-7185-2012).
September 11, 2012	The Bingham Crossing Conceptual Scheme was adopted by Council (Bylaw C-7184-2012).
January 9, 2012	The Rocky View County / City of Calgary Intermunicipal Development Plan was adopted by Council.
May 4, 1999	The North Springbank Area Structure Plan was adopted by Council.

POLICY ANALYSIS:

The MSDP provides for an overview of the proposed development in accordance with Appendix C of the County Plan addressing matters such as a description of the lands, development concept, transportation, servicing, stormwater, implementation and community consultation. The application meets the requirements for MSDP submissions.

The following is an overview of the proposal:

Development

- Phase 2 development concept contemplates extension of the Highway Edge Zone within the southeast corner of NW 34-24-3-W5M to accommodate up to ±175,000 sq. ft.

of commercial development – expected to include a large format anchor building and several stand-alone commercial/retail units (CRU).

- Extension of comprehensively planned open space;
- Subdivision is not contemplated;
- The uses proposed appear to be consistent with the Direct Control District.

The MSDP includes provisions on architecture, landscaping, lighting, signage and fencing to provide direction at Development Permit stage.

The application was evaluated against the policies found within the Rocky View County / City of Calgary Intermunicipal Development Plan, the North Springbank Area Structure Plan, the Bingham Crossing Conceptual Scheme and the Bingham Crossing Master Site Development Plan. The application meets the requirements listed in the County Plan (Appendix C) for MSDP submissions, is consistent with the existing framework for the Bingham Crossing Development including the adopted Bingham Crossing Conceptual Scheme and the Bingham Crossing Master Site Development Plan (BCMSPD), and the Applicant has demonstrated the proposal is technically feasible.

BUDGET IMPLICATIONS:

There are no budget implications associated with this application.

OPTIONS:

Option #1: THAT the Bingham Crossing Master Site Development Plan be adopted in accordance with Appendix 'B'.

Option #2: THAT Application PL20190172 be refused.

Respectfully submitted,

Concurrence,

“Theresa Cochran”

“Al Hoggan”

Executive Director
Community Development Services

Chief Administrative Officer

JA/lt

APPENDICES:

APPENDIX 'A': Application Referrals

APPENDIX 'B': Bingham Crossing Master Site Development Plan

APPENDIX 'C': Map Set



APPENDIX A: APPLICATION REFERRALS

AGENCY	COMMENTS
<i>School Authority</i>	
Calgary Catholic School District	After review, the Calgary Catholic School Board does not have any questions or concerns regarding the referenced circulation (PL20190172-0173 MSDP).
<i>Province of Alberta</i>	
Alberta Health Services	I would like to confirm that Alberta Health Services, Environmental Public Health (AHS-EPH) has received the above-noted application. At this time we do not have any concerns with the information as provided. As always, we would like to be notified of future development on the subject lands so that we may provide comments from a public health perspective.
Canada Post	This area will be service by centralized mail delivery. We will need to work with the developer when the subdivision is finalized with approved addressing. This will be a combination of community mailboxes and lock box assemblies. Please have the developer contact me when they receive the approved addressing so we can designate locations of future mail delivery.
<i>Public Utility</i>	
ATCO Gas	ATCO Gas has no objection to the proposed.
ATCO Pipelines	ATCO Transmission high pressure pipelines has no objections.
Telus Communications	While TELUS does not have any concerns with the above noted circulation, TELUS would like to be part of any public Utility Right of Ways that are placed to service this development.
<i>Other External Agencies</i>	
Springbank Airport	<p>The purpose of this letter is to reply to your request of November 20, 2019, to review Application Number PL20190172 & PL20190173 with respect to the change of use in future re-designation, subdivision and development proposals and re designate subject lands from Ranch and Farm District to Direct Control 148 within NW-34-24-3-W5M. Please be advised that the Calgary Airport Authority has the following comments to this proposal as submitted. A separate review will be required should any new development occur on the lands.</p> <p><i>Calgary International Airport Vicinity Protection Area (AVPA) Regulation</i></p> <p>The proposed development is located outside NEF (Noise Exposure Forecast) contours, however, location is located under the helicopter circuit path, the County and Owner are responsible for ensuring uses are compatible with the AVPA. All buildings constructed on land in the Protection Area must comply with the acoustical requirements set out in the Alberta Building Code.</p>



AGENCY	COMMENTS
	<p><i>Calgary International Airport Zoning Regulations</i></p> <p>The proposed development is located within the Outer Surface as defined in the Calgary International Airport Zoning Regulations and is therefore subject to regulated height restrictions. The maximum height for any structure in this area is 1248m above sea level. The applicant must contact Transport Canada directly for a thorough review and determination of any restrictions on their proposal, for both the building and cranes that may be used during construction.</p> <p style="text-align: center;">Transport Canada Aerodrome Safety, Air Navigation and Airspace Prairie and Northern Region Email: casprn-sacrpn@tc.gc.ca Website: http://www.tc.gc.ca</p> <p><i>Electronic Zoning Regulations</i></p> <p>The proposed development is affected by the Electronic Facilities Protection Area Zoning Plan, and is located within the critical area of the Terminal Surveillance Radar. Structure height limits exist in this area.</p> <p>The applicant must contact Nav Canada directly for a thorough review and determination of any restrictions on their proposal, for both the building and any cranes that may be used during construction.</p> <p style="text-align: center;">NAV CANADA AIS Data Collection Unit and Land Use Office 1601 Tom Roberts Road P.O. Box 9824, Station T Ottawa, Ontario, K1G 6R2 Phone: 866.577.0247 Fax: 613.248.4094 Email: landuse@navcanada.ca Website: http://www.navcanada.ca</p> <p>I trust that the above comments will be of use to you in your review of this proposal.</p>
Nav Canada	<p>We received an evaluation for your Crossing project PL20190172 – PL20190173 from Calgary Airport Authority. We could not locate a NAV CANADA Land Use submission for this project in our system. We have created a file in our system under Land Use number 19-4446 for future reference in correspondence. Please complete and submit a Land Use Form to us for your project. Here is a link to the NAV CANADA Land Use Webpage:</p> <p>Productions and Services > Land Use Submissions > Proposal Submission Procedures</p> <p>Furthermore, please provide any Topographical map and architectural plans of the structures to be built you may have.</p>



AGENCY	COMMENTS
City of Calgary	<p>The City of Calgary has reviewed the above noted application in reference to the <i>Rocky View County/City of Calgary Intermunicipal Development Plan (IDP)</i> and other applicable policies. The City of Calgary Administration has the following comments for your consideration.</p> <p>The City of Calgary requests that a Transportation Impact Assessment (TIA) be submitted in support of the application and be reviewed and considered by The City of Calgary at that time. After the TIA has been reviewed, the City of Calgary will update a response.</p> <p><i>** Transportation Impact Assessment (TIA) provided to City of Calgary. No further comments received.</i></p>
Rocky View County – Boards and Committees	
Agricultural Services	<p>As noted in the Master Site Development Plan, and if this application is approved, the Agricultural Boundary design Guidelines will play a critical role in buffering the proposed development from the agricultural land uses surrounding the parcel. The guidelines would help mitigate areas of concern including: trespass, litter, pets, noise and concern over fertilizers, dust & normal agricultural practices.</p>
Internal Departments	
Recreation, Parks and Community Support	<p>PL20190172 (MSDP- Phase 2)</p> <p>The Recreation, Parks and Community Support department has no concerns with this land use redesignation application.</p> <p>It is anticipated future phasing will be in accordance with the approved Bingham Crossing Conceptual Scheme.</p> <p>Details pertaining to parks, recreation and active transportation network connectivity will be addressed during future subdivision applications.</p> <p>PL20190173 (Redesignation)</p> <p>The Recreation, Parks and Community Support department has no concerns with this land use redesignation application.</p>
Enforcement Services	<p>Please be advised that we did have enforcement on this property with respect to signage back in 2018 which was taken care of, and nothing since. Therefore, we have no concerns or comments at this time with respect to the attached application.</p>
Fire Services and Emergency Management	<p>For Bingham Crossing, the following would be required:</p> <ol style="list-style-type: none"> 1. Roads need to be built to the CCC level so that emergency vehicle access is guaranteed. This will comply with the National Building Codes.



AGENCY	COMMENTS
Planning & Development Services – Engineering Review	<ol style="list-style-type: none"> 2. A secondary access road needs to be available during all phases of construction which is also compliant to the National Building Code and to RVC Servicing Standards. This road may need to tie into TWP. Rd. 250. 3. Water supply for firefighting needs to be present for this development. I understand that this will be a pressurized hydrant system, and alternate measures acceptable to Engineering & the Fire Service can be proposed during construction. This may require a formal alternative solution. 4. A construction Fire Safety Plan will need to be developed for the development. This will need to be signed off by the Fire Service and recorded in City View. See the attachment.
	<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. • Future subdivision and/or development permit applications will prompt the requirement for developments agreements for on-site and off-site infrastructure improvements.
	<p>Geotechnical - Section 300.0 requirements:</p> <ul style="list-style-type: none"> • ES has no requirements at this time. • The applicant has submitted a Geotechnical Evaluation for Phase 1 of Bingham Crossing Project prepared by Tetra Tech EBA (January 2016). An updated geotechnical evaluation shall be completed to address the development proposed for Phase 2. Future subdivision and /or development permit shall follow the technical requirements prescribed in the updated report to address activities such as stripping, grading, foundation prep, subgrade prep, pavement design, cold weather construction and backfill and compaction activities. <p>Transportation - Section 400.0 requirements:</p> <ul style="list-style-type: none"> • ES has no requirements at this time. • The applicant has provided a Traffic Impact Assessment for Bingham Crossing Phase 2 (Bunt & Associates – April 15, 2019). The study indicates that if phase 2 is developed prior to Phase 1 the Stage 1 offsite improvements per the Highway 1 / RR 33 Interchange Functional Planning would be triggered. If Phase 2 is developed concurrently with Phase 1 then Stage 2 offsite improvements per the Highway 1 / RR 33 Interchange Functional Planning would be triggered which included the twinning of the RR 33 bridge crossing. • At future subdivision and/or development stage the applicant shall enter into a Special Improvements Development Agreement for off-site transportation improvements required at the HWY 1 / Range Road 33 interchange in accordance with the conditions of subdivision approval



AGENCY	COMMENTS
Transportation Services	<p>PL20140054 and to the satisfaction of Alberta Transportation. Sequence of development in relation to phase 1 will impact the off-site improvements required.</p>
	<ul style="list-style-type: none"> The applicant will be required to provide payment of Transportation Offsite Levy for the proposed development in accordance with the applicable Transportation Offsite Bylaw at time of Development Permit approval for the gross area of the proposed development. If TOL has previously been paid under PL20140054, it will not be required as part of this Development Permit and similarly, if TOL is paid for this DP, the area will be deducted from the TOL required under PL20140054.
Transportation Services	<p>Sanitary/Waste Water - Section 500.0 requirements:</p>
	<ul style="list-style-type: none"> The Applicant has proposed the use of an onsite waste water treatment plant (WWTP) and effluent spray irrigation. This servicing proposal has been accepted by AEP. The County has issued development permit PRDP 20171150 for the WWTP. Applicant shall provide confirmation that adequate capacity exists for Phase 2.
Transportation Services	<p>Water Supply And Waterworks - Section 600.0 & 800.0 requirements:</p>
	<ul style="list-style-type: none"> ES has no requirements at this time. The applicant previously submitted a preliminary water servicing strategy (Urban Systems – Feb 10, 2012) outlining the projected water demands. A revised servicing strategy shall be provide for Phase 2 water servicing demand and confirm the water service provider has confirmed capacity for Phase 2.
Transportation Services	<p>Storm Water Management – Section 700.0 requirements:</p>
	<ul style="list-style-type: none"> ES has no requirements at this time. The applicant has submitted Bingham Crossing Staged Master Drainage Plan and Pond Report prepared by Aplin Martin (May 6, 2019). The applicant shall update the report to confirm the requirements of the Springbank Creek Master Drainage have been met.
Transportation Services	<p>Environmental – Section 900.0 requirements:</p>
	<ul style="list-style-type: none"> ES has no requirements at this time. The applicant has submitted Biophysical Impact Assessment prepared by Athena Environmental Consultants Ltd. (August 30, 2017). During construction the applicant shall adhere to the recommendations made with respect to wildlife, vegetation, and soil erosion impacts.
Transportation Services	<p>Applicant to contact County Road Operations with haul details for materials and equipment needed during construction/site development to confirm if Road Use Agreements will be required for any hauling along the County road system and to confirm the presence of County road ban restrictions.</p>



AGENCY	COMMENTS
Agricultural & Environmental Services	Site Grading, fill placement, temporary stockpile placement and berm construction are not to negatively impact existing surface drainage or direct additional surface drainage into adjacent County road allowance.
	Applicant to confirm mail service to the development. Any mailbox pullouts will be constructed by the applicant to current County Servicing Standards.
	Any on site exterior lighting to be "dark sky" compliant.
	Has a waste management plan been submitted for Bingham Crossing? If not, could we please request that the applicant provide information on how waste, recyclables, and organics will be managed in their development? Of particular interest will be how the waste in the public realm is intended to be managed, how infrastructure will be minimized and efficiencies in waste collection and hauling maximizing (e.g. shared compactors), the priority on waste diversion efforts, and how litter will be controlled.
	<i>**Waste management is addressed in the related MSDP application.</i>

Circulation Period: November 20, 2019 to December 11, 2019

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

BINGHAM CROSSING PHASE 2

MASTER SITE DEVELOPMENT PLAN



BINGHAM CROSSING PHASE 2



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INTRODUCTION

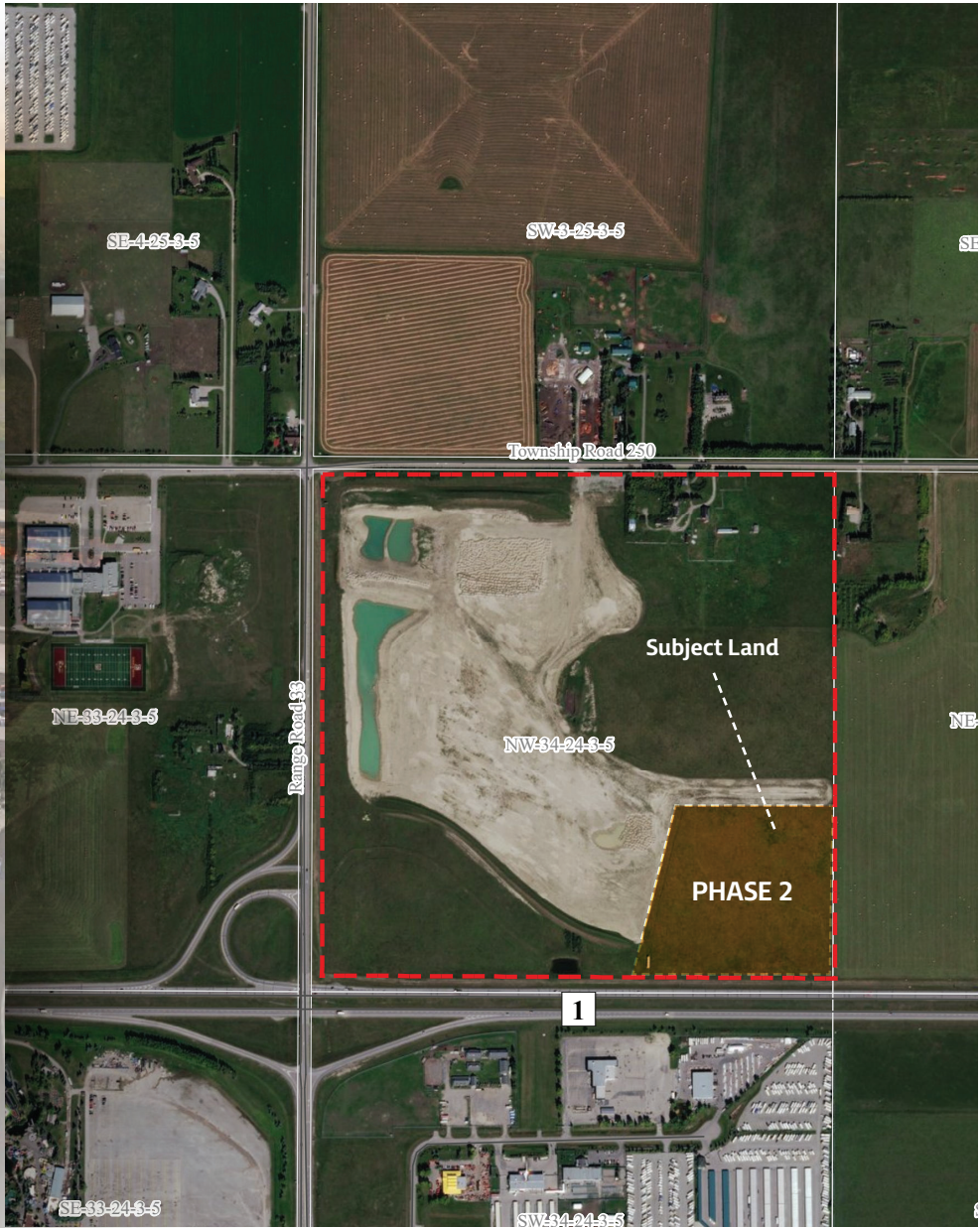
This Master Site Development Plan (MSDP) proposes the development of comprehensively-planned large-format anchor building and related commercial retail units (CRU) in accordance with the approved land use concept established by the adopted Bingham Crossing Conceptual Scheme (Bylaw C-7185-2012).

This MSDP describes a proposed development program which demonstrates how Phase 2 of the Bingham Crossing development can proceed without negatively impacting the approved Phase 1 portion of the project or the surrounding business, institutional, country residential and agricultural parcels.

The MSDP illustrates the potential placement of a new building(s), landscaping treatments, signage & lighting elements and other design features in accordance with the adopted Conceptual Scheme's architectural guidelines. Likewise, the MSDP establishes a strategy to logically extend transportation and utility servicing infrastructure from the Phase 1 project into Phase 2 MSDP area.

This Bingham Crossing Phase 2 MSDP applies to the ± 8.1 ha (± 20 ac) portion of lands legally described as NW 34-24-3-W5M.





VISION & RATIONALE

Bingham Crossing will be a master-planned shopping and lifestyle destination that provides the Springbank community, and the entire Calgary Metropolitan Region, with a variety of high-quality shops, services and amenities alongside various office, retail and commercial services. The centre will establish attractive meeting places purposefully designed to facilitate social gathering in a comfortable, village-like atmosphere. Respecting the rural character of the surrounding Springbank community, the design of Bingham Crossing will showcase an architectural aesthetic not typically found in urban settings, and the businesses therein will provide employment opportunities for Rocky View citizens who wish to work closer to home.





THE BINGHAM CROSSING CONCEPT



This Phase 2 MSDP contemplates logical extension of the Highway Edge Zone previously approved within the Phase 1 project area.

Neighbourhood Buffer Zone

The Neighbourhood Buffer Zone will establish a transition area along Township Road 250 including a regional trail, a seniors housing facility, and other forms of low intensity, low impact uses (offices, small scale commercial) integrated into an ample open space system. This commercial zone accommodates a sensitive transition between the Bingham Crossing project and existing country residential uses to the north. Approved access points onto Township Road 250 will direct traffic to Highway 1 (via Range Road 33) thereby reducing impacts on existing adjacent residential areas.



Lifestyle Zone



The Lifestyle Zone will be the pedestrian focal point of the project featuring an area for shopping and socializing featuring buildings with varying heights and storefronts. The buildings will be articulated on all sides and include street edges with small plazas to enhance the pedestrian experience. Buildings will incorporate trellises, canopies, arcades, and awnings to soften building edges. External finishing on the buildings will include organic and rustic materials. Shopping streets will have restaurants, cafés and bistros to activate the walking corridors. This commercial zone will accommodate community events such as a farmer's market or other outdoor gatherings.

Highway Edge

The Highway Edge Zone will accommodate comparatively more significant scaled retail uses relative to the other two zones. Business development within this zone will benefit from the enhanced visibility and profile offered to this site by proximity to the TransCanada Highway 1. This portion of Bingham Crossing will be designed with coordinated parking, landscaping, lighting and architectural treatments. Business services, including offices, may be interspersed within the commercial shopping area alongside landscaped parking lots, articulated buildings, pedestrian connections, and low-intensity lighting.





Figure 1

**Bingham Crossing
Conceptual Scheme
Land Use Concept**

- Highway Edge Zone
- Lifestyle Zone
- Neighbourhood Buffer Zone
- Municipal Reserve
- Open Space
- Proposed Storm Pond (4.0 ha)
- ↔ Regional Pathway

This map is conceptual and for illustrative purposes only.

REGIONAL CONTEXT

As illustrated by **Figure 2: Area Context**, the MSDP area is located directly north of Highway 1 and approximately ½ km east of Range Road 33.

The site is prominently located within the Springbank Highway Business Area, as defined by the County Plan and the North Springbank Area Structure Plan. Existing businesses within the surrounding area include Commercial Court, Calaway Park, Mountain View Business Park and the Springbank Airport.

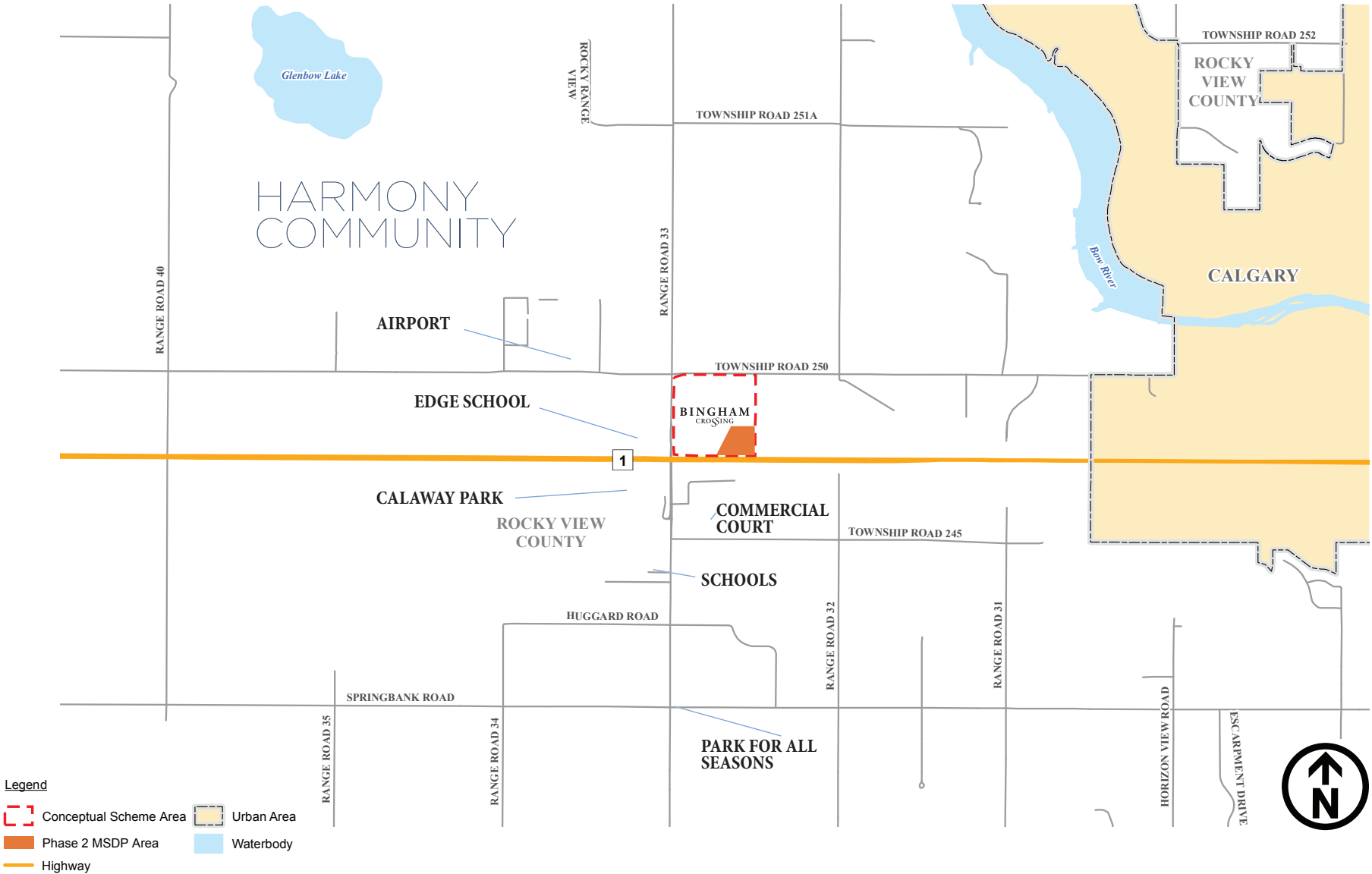
The MSDP area is also situated within vicinity of a variety of institutional developments including the Springbank Middle & Elementary Schools, the Edge School for Athletes, the Springbank United Church and the Springbank Heritage Club.

The subject lands are located about 3 km from the western edge of the City of Calgary and approximately 3 km southeast of the master-planned, full-service community of Harmony.



Figure 2

Area Context



SITE CONDITIONS





As illustrated by **Figure 3: Site Conditions**, the NW 34-24-3-W5M contains undulating topography with a split drainage catchment that sheds most of the site from northeast to southwest, with a small portion of the site draining towards the northeast.

Vegetation within the site includes a mix of pasture, cultivated lands and a substantial area which has been stripped & graded in anticipation of the Phase 1 Bingham Crossing development program. The previous farm building site including a single-family dwelling and related accessory buildings has been demolished and removed from the site.

 **Figure 3**
Site Conditions

Legend

Phase Boundary

-  Conceptual Scheme Area
-  Phase 1 MSDP
-  Phase 2 MSDP
-  Parcel Boundary





5.1 | Historical Resource Overview

A Historical Resources Overview (HRO) was previously completed within the NW 34-24-3-W5M in support of the Bingham Crossing Conceptual Scheme. The purpose of the study was to determine the potential for significant historical items, artifacts and/or events to have occurred within site. The HRO concluded that the potential for encountering intact historical resources on-site is low and recommended clearance for the project. **As such, no additional historical resources assessments are required to support development in the Phase 2 MSDP area.**

5.2 | Phase One Environmental Site Assessment

A Phase One Environmental Site Assessment (ESA) was previously completed within the NW 34-24-3-W5M in support of the Bingham Crossing Conceptual Scheme. The review considered historical uses on the site, the possibility for certain contaminants, known environmental records, and a site visit. **The report concluded that no significant environmental impairment exists within the Phase 2 MSDP area.**

5.3 | Geotechnical Evaluation

A geotechnical evaluation was previously completed within the NW 34-24-3-W5M in support of the Bingham Crossing Conceptual Scheme. The assessment investigated the general subsurface soil conditions underlying the subject lands and established certain construction guidelines for the proposed development. **The report concluded the Phase 2 MSDP area is not constrained by underlying geotechnical conditions and is suitable for development.**

5.4 | Biophysical Impact Assessment

A Biophysical Impact Assessment (BIA) was completed within the subject lands in support of this Phase 2 MSDP. The assessment investigated potential for sensitive environmental features and/or species within the project area. **The report concluded the Phase 2 MSDP area does not contain any existing wetlands, rare plants or species at risk that would impair the potential for site development.**

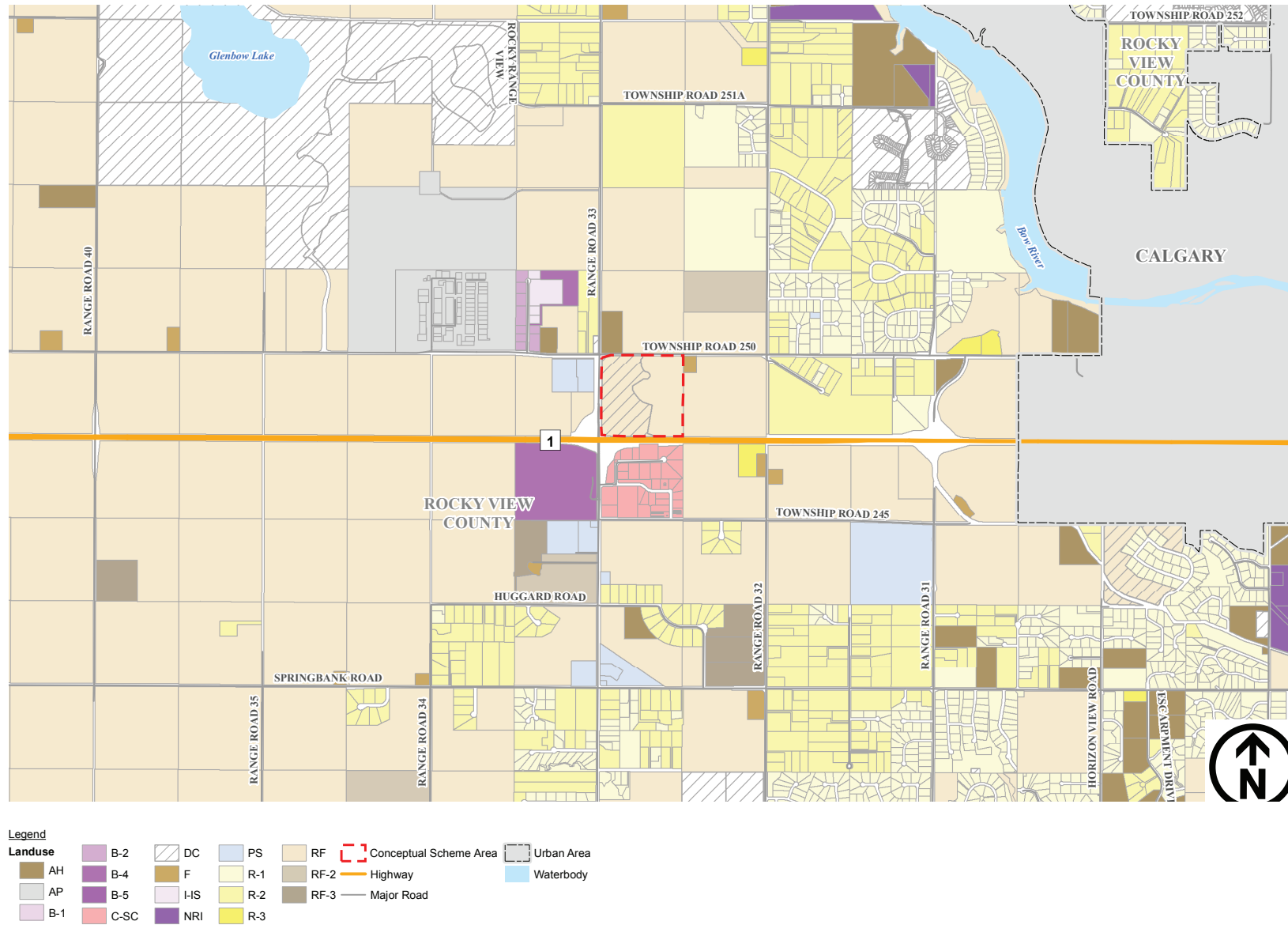
5.5 Existing Land use

As illustrated by **Figure 4: Existing Land Use**, the Phase 2 MSDP area is presently designated Ranch and Farm District (RF) in accordance with the County's Land Use Bylaw (C-4841-97). The approved Phase 1 MSDP area is designated Direct Control District (DC148), which establishes specific development prescriptions to implement planned development within the Neighbourhood Buffer Zone, Lifestyle Zone and Highway Edge Zone as contemplated by the adopted Bingham Crossing Conceptual Scheme and Phase 1 MSDP.

Surrounding parcels contain lands including a mix of Ranch & Farm District (RF), Agricultural Holdings District (AH), country residential districts (R1, R2 & R3), Public Service District (PS) and a variety of business land districts (I-IS, B4, B5, DC20 & DC 27) referred to as Mountain View Business Park (situated adjacent to the Springbank Airport), Calaway Park and Commercial Court.



 **Figure 4**
Existing Land Use



PHASE 2 DEVELOPMENT CONCEPT

As illustrated by **Figure 5: Bingham Crossing Phase 2 Development Concept**, the Phase 2 development concept contemplates extension of the Highway Edge Zone within the southeast corner of NW 34-24-3-W5M to accommodate up to ±175,000 ft² of commercial development – expected to include a large format anchor building and several stand-alone commercial/retail units (CRU).

The key considerations for the Phase 2 development are as follows:

- » **Potable water** will be provided from the existing Calalta Waterworks water treatment plant situated immediately south of Calaway Park. The internal potable water distribution network being constructed within Phase 1 will be extended to accommodate the Phase 2 project area, including fire suppression, in accordance with the County's Servicing Standards.
- » **Wastewater** will be provided through an on-site collection, treatment and disposal system with treated wastewater spray-irrigated onto the adjacent quarter section situated directly to the east. The approved wastewater treatment plant being constructed to support Phase 1 of the project area has capacity to service the Phase 2 area.
- » **Stormwater management** will be accommodated by a comprehensively-planned network of overland swales and piped conveyance systems which will direct surface flows to a stormwater management facility (SWMF) to be constructed within the Phase 1 project area.
- » **Access** will be provided by extension of the planned internal roadways servicing the Phase 1 project area, to be constructed by the developer in accordance with the County Servicing Standards.
- » The **comprehensively planned open space** network to be established in the Phase 1 project area will be logically extended into the Phase 2 area, including the landscaped berm along the southern boundary of the site adjacent to Highway 1. Pathways will be constructed along the collector and internal roads to provide pedestrian mobility throughout the overall project area.
- » **The Highway Edge Zone** design principles established by the Bingham Crossing Conceptual Scheme will be applied within the Phase 2 project area. Architectural controls will be established to integrate treatment of building facades, material finishing & colours, rooflines, lightning, signage and landscaping.



* Development Concept is for illustration purposes only. Actual development will be confirmed at the development permit stage.

ARCHITECTURAL DESIGN

Bingham Crossing is a unique village-style commercial development with design considerations intended to enhance the pedestrian experience.

The form of development within the site will be informed by design guidelines that ensure buildings are constructed with consistent, high quality materials.



7.1.1 Anchor Building

The Phase 2 MSDP area is expected to include a large format anchor building which will be of a more significant size and scale relative to other buildings within the overall Bingham Crossing development footprint. The anchor building will generate a considerable amount of vitality and activity resulting from its increased exposure.

7.1.2 Orientation & Massing

All buildings within the Phase 2 MSDP area will:

- » Generally orient main entrances towards central parking fields and/or main thoroughfare. Secondary entrances may be oriented towards pedestrian spaces including sidewalks and pedestrian walkways;
- » Use simple, yet varied massing treatments that accentuate primary store entrances. The exterior treatment of the anchor building will incorporate specific variations in material finishes and colours, roofline articulations, and landscaping to visually break the significant mass of building facades facing Highway 1;
- » Use fenestration (i.e., windows and doors), as well as changes in wall plane, material, texture, color, etc., to create deep shadow lines and articulate building walls;
- » Provide highly visible store entrances that are clearly demarcated with recesses, overhangs, and other architectural details; and
- » Maintain architectural details to enhance the building's appearance with careful detailing, including human-scaled elements at street level.

7.1.3 Exterior Material Finishes & Colour



The color palette utilized within the Phase 2 MSDP area will draw on the ambient cues of the natural landscaping and integrate the classic base colors of the surrounding Region, including earth tones such as tan, beige, and brown (roses, pinks, plums and violets will be avoided).

- Vibrant accents will be used in limited quantities at appropriate locations with high-quality materials used to promote a vibrant street life;
- The exterior material palette is expected to include stone, masonry, metal panels, metal siding, wood trim, wood siding, EIFS (in limited quantity), metal roofing and shingles (asphalt or wood); and
- High quality materials will be used to enhance architectural details and accents featuring a more generous use of details and materials at entries and the ground floor of buildings facing the internal roads.

7.1.4 Outdoor Display Areas

Exterior display areas may be considered, where properly sited and landscaped, in accordance with the requirements of the County's Land Use Bylaw.

7.1.5 Loading Areas & Waste Receptacles

Loading areas will be screened from the surrounding roads with either landscaping or screen walls. The treatment of screen walls will be consistent with the adjacent architectural façade. Waste receptacles will be located in freestanding enclosures or within the buildings.

7.1.6 Screening of Mechanical Units & Service Areas

All mechanical units will be screened from public view, preferably with cohesive design elements such as roof forms that contribute to the overall design intent.

7.1.7 Pedestrian Passage

Pedestrian passages are designed to enhance the pedestrian environment by using light, shade, color, texture, special building materials and are typically framed by buildings that create an intimate scale that enhance a pedestrian environment. Shops that front pedestrian passages should provide special design elements that enhance the quality of the pedestrian experience such as canopies, building mounted lights, planters, trellises, draping fabric banners, special tile work, niches with fountains, etc. The goal is to create an interesting environment of light, shade, color, and texture.



7.2 Parking & Loading Areas

The large format anchor building anticipated within the Phase 2 MSDP area will, by its nature, require a significant portion of the site be developed with a parking to accommodate passenger vehicles. However, it is important to ensure this parking area does not unnecessarily detract from the overall high-quality architectural aesthetic of the Bingham Crossing project.

The parking area associated with the anchor building will include landscaping treatments designed to break the expanse of pavement, provide shade and accommodate low impact development stormwater management. The main pathway connections from the Phase 1 project area will be prominently extended into the Phase 2 MSDP area to maintain pedestrian passage throughout the site.

A parking plan and schedule will be submitted at the development permit stage to ensure the appropriate parking areas are provided within the Phase 2 MSDP area in accordance with the requirements of the County's Land Use Bylaw.



7.3 Signage

Clear and consistent signage is important to establish a sense of place within the Bingham Crossing development footprint. Pedestrians, cyclists and vehicles alike enjoy high quality, architectural signage to announce the development and facilitate efficient on-site movements. The treatment of signage within the Phase 2 MSDP area will maintain consistency with signage elements constructed within Phase 1 and may include:

- » Project identification signage;
- » Directional signage (way-finding); and
- » Wall-mounted fascia signage.

The specific type, location and treatment of signage will be confirmed by a signage plan to be submitted at the development permit stage.



7.4 Lighting



The outdoor lighting system within the overall Bingham Crossing development footprint will be designed to be as unobtrusive as possible while still maintaining a high quality, attractive and pedestrian oriented aesthetic. Lighting within the Phase 2 MSDP area will extend the hierarchy of lighting established within the Phase 1 MSDP area. **A lighting plan will be submitted at the development permit stage in accordance with the following overall lighting design objectives:**

7.4.1 Dark Sky Lighting

Like the Phase 1 area, an outdoor lighting system that complies with the County's Dark Sky requirements as well as the International Dark Sky Association guidelines will be implemented within the Phase 2 MSDP area. In all cases, exterior illumination will include fixtures with full cut-offs to direct light downward and reduce the effects of unnatural lighting on the environment and surrounding community.

7.4.2 Internal Road Lighting

Illumination along the internal road network will conform to the County's Servicing Standards and Alberta Transportation's design standards at the time of installation.

7.4.3 Project Site Lighting

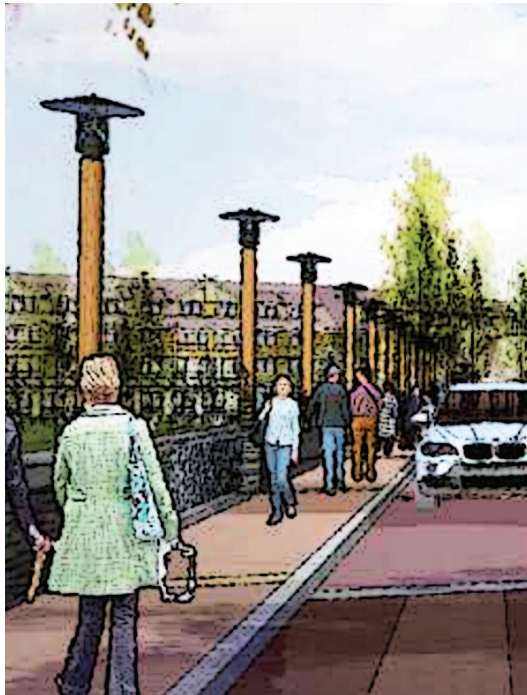
Project site lighting refers primarily to illumination within each development site in the Phase 2 MSDP area. Project site lighting will provide safety, security, and night-time ambiance, and will be installed within parking areas, pedestrian movement corridors, plaza areas and surrounding buildings. Lighting fixtures are intended to be from the same family of fixtures with respect to design, material, colour and colour of light. All lighting will be designed to minimize light "pollution" and direct the light to the surface.

7.4.4 Parking Area Lighting

Illumination within parking areas will consist of pole mounted fixtures with a height and intensity to provide consistent illumination while reducing the actual quantity of freestanding fixtures needed. Illumination within pedestrian movement corridors and plaza areas will consist of fixtures mounted to reinforce the pedestrian scale.

7.4.5 Service Area Lighting

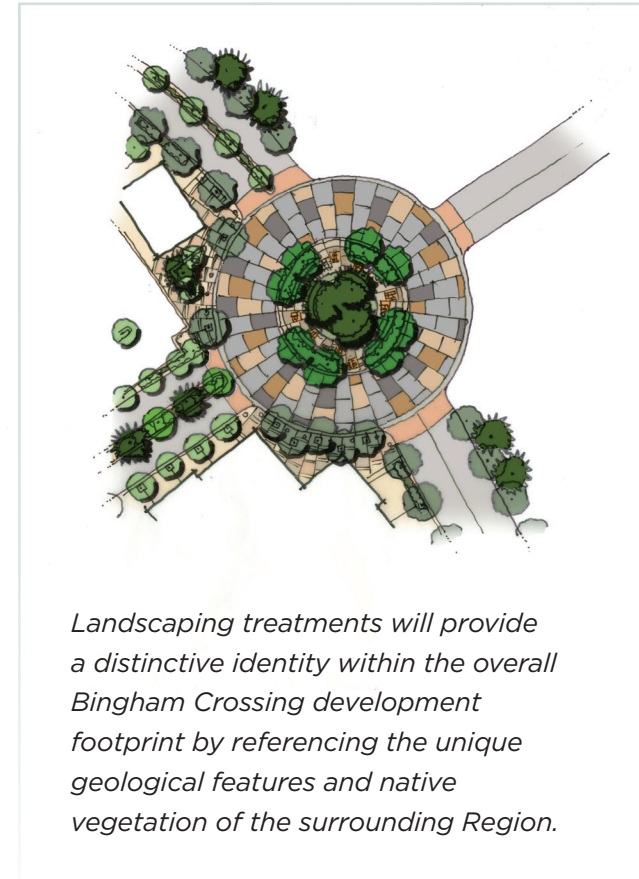
Illumination within service areas will consist of surface mounted wall fixtures with concealed lighting sources. Materials will be metal, with colours selected to meet the design theme, and the pole foundation will be poured in place concrete.



7.5 | Landscaping

The Bingham Crossing development footprint is situated at the crossroads of the urban/rural interface, rich with beautiful scenery and rolling topography. Areas located immediately to the west of the project area reveal hints of the mountain landscape with angular rock outcrops providing a preview of the mountain terrain visible to the west.

Areas located further to the west include large earth and rock formations which further amplify the undulating terrain of the Foothills Region. Native vegetation within these areas typically occurs in large groups in opportunistic fashion; is likely situated on the north side of a hill or small depression; and displays a diverse range of colour and texture in all seasons.



Landscaping treatments will provide a distinctive identity within the overall Bingham Crossing development footprint by referencing the unique geological features and native vegetation of the surrounding Region.

Perimeter landscaping will feature undulating topography, groves of native trees and shrubs and interesting rock outcrops, thereby creating a natural design aesthetic that will be attractive, and most importantly, integrate with the immediate context.



The specific type, location and treatment of landscaping will be confirmed by a landscaping plan to be submitted at the development permit stage.

7.5.1 Southern Edge Landscaping Treatment

As illustrated on **Figure 6: Conceptual Landscaping & Boundary Interface Treatment**, the southern edge of the Phase 2 MSDP area, adjacent to the Trans-Canada Highway, will contain a ± 30 metre landscape buffer articulated with a mix of undulating berms, native vegetation and rock walls similar to the southern edge treatment within the Phase 1 MSDP area. Native vegetation will be planted in the low areas along the berm. This plant species will be chinook hardy, regionally specific and will be planted in natural groupings. Angular rock outcrops built into the undulating topography in select locations will add interesting features that can be seen from inside and outside the project.

7.5.2 Eastern Edge Landscaping Treatment

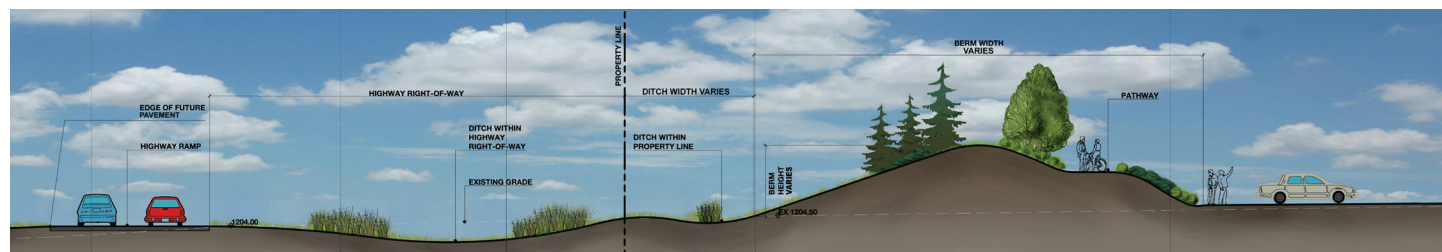
As illustrated on **Figure 6: Conceptual Landscaping & Boundary Interface Treatment**, the eastern edge of the Phase 2 MSDP area, adjacent to the wastewater utility management area, will contain a ± 6 metre landscape buffer with native vegetation that are chinook hardy, regionally specific and planted in natural groupings. This landscaped buffer treatment will be designed to break the bulk of mass of large format anchor building's eastern elevation in addition to establishing an appropriate transition between the Bingham Crossing business development area and the adjacent utility management area in accordance with the County's Agricultural Boundary Design Guidelines.

7.5.3 Anchor Building Landscaping Treatment

As described in **Section 7.2** of this MSDP and illustrated on **Figure 6: Conceptual Landscaping & Boundary Interface Treatment**, the parking area associated with the anchor building will include landscaping treatments designed to break the expanse of pavement, provide shade and accommodate low impact development stormwater management. The main pathway connections from the Phase 1 project area will be prominently extended into the Phase 2 MSDP area to maintain pedestrian passage throughout the site.

7.5.4 Landscaping Treatment along internal roads and primary drive aisle

As illustrated on **Figure 6: Conceptual Landscaping & Boundary Interface Treatment**, landscaping will be provided along the northern boundary of the Phase 2 MSDP area along the extent of the internal road. Likewise, a landscaped treatment will be provided along the central north-south drive aisle to provide a sense of arrival for the anchor building, delineate it from the adjacent parking area and provide opportunities for pedestrian passage through the site.



Typical Berm Cross Section



7.6 Architectural Controls

The developer will prepare architectural controls to implement the design considerations presented in this Section. These controls at the development permit stage will be enforced via covenants running with the land and will be included in each tenant lease agreements.

Figure 6

Conceptual Landscaping & Boundary Interface Treatment

TRANSPORTATION

8.1 Bingham Crossing Traffic Impact Assessment (2012)

A Transportation Impact Assessment (TIA) was prepared in 2012 in support the Bingham Crossing Conceptual Scheme to evaluate the functionality of the local and regional transportation network relative to opening day and long-term (20 year) traffic horizons. The 2012 TIA assumed the following development assumptions within the Conceptual Scheme area:

PHASE	FLOOR SPACE
1	270,000 ft ² business development + 100,000 ft ² seniors housing
2	140,000 ft ² business development
3	500,000 ft ² business development
TOTAL	910,000 ft ² business development + 100,000 ft ² seniors housing

Key to the 2012 TIA's conclusions are the anticipated development thresholds anticipated within the Conceptual Scheme area relative to the timing of implementation for a two (2) staged interchange improvement program.

The 2012 TIA concluded that ultimate build-out of commercial development within the Conceptual Scheme area will require completion of the Stage II interchange upgrade - including twinning of the existing Range Road 33 bridge crossing.

It is acknowledged up to 270,000 ft² of commercial development can be accommodated with implementation of specific transportation improvements associated with the Stage I interchange upgrade as described in Section 8.3 of this MSDP.

8.2 Phase 2 Traffic Impact Assessment Update

A Transportation Impact Assessment (TIA) update was completed in support the Phase 2 MSDP. **This assessment concluded that the analysis and assumptions completed in support of the 2012 Bingham Crossing TIA remain valid.**



8.3 Regional Road Network Improvements

As illustrated by **Figure 7: Transportation-Ultimate Network**, the Stage 1 improvement for the Highway 1 / Range Road 33 interchange contemplates specific transportation infrastructure upgrades which can accommodate up to 270,000 ft² of business development within the Bingham Crossing Conceptual Scheme area described as follows:

- New westbound to north bound ramp from Highway 1 to Range Road 33;
- New roundabouts on Range Road 33 either side of Highway 1;
- Widening and lane improvements along Range Road 33 and Township Road 250;
- Right-in/right out intersection along Range Road 33 directly west of the Phase 1 area;
- New roundabout at the Range Road 33 / Township Road 250 intersection; and
- Forced left turn slot onto Township Road 250 at the mid-point of the Conceptual Scheme's northern boundary.

The Stage 1 interchange upgrade is being constructed by the developer in association with the Phase 1 MSDP development and is expected to be completed prior to consideration of development in the Phase 2 MSDP area.

However, provided that the maximum overall business development threshold of 270,000 ft² is not exceeded, no additional off-site transportation improvements will be required to support the combined development within the combined Phase 1 and/or Phase 2 MSDP areas. The specific calculation of this development threshold will occur at the development permit stage.

It is acknowledged that payment of the County's Transportation Offsite Levy will be required at the subdivision and/or development permit stage.

8.4 Internal Road Network Improvements

As illustrated by **Figure 7: Transportation-Ultimate Network**, the internal road network will be extended from Phase 1 to the Phase 2 area. The developer will construct all required internal roads within private road ROW's in accordance with the County's Servicing Standards. A roadside development permit from Alberta Transportation will be required.

8.5 Secondary/Emergency Access

As required by the County Servicing Standards, dead-end roadways greater than 90 m must provide a secondary/emergency access to a developed roadway. Pending completion of the Phase 3 project area, emergency access for the Phase 2 project area will be accommodated by conveying traffic through the internal drive aisles and parking areas within the Phase 1 area. The developer will be required to register access easements and rights-of-way at the subdivision and/or development permit stage.

8.6 Future Transit

In accordance with the Bingham Crossing Conceptual Scheme's Policy 7.1.1, upon completion and occupancy of 80% of the planned retail, commercial and office space contemplated within the overall project area, the developer will implement a private transit service within the site. Since the 80% threshold will not be cumulatively met either the Phase 1 and/or 2 project areas, the requirement for the developer to provide a private transit service is not required at this time. However, it is acknowledged that the design of the internal road network must accommodate implementation of future transit stops within 400 m of all shops and services within the Bingham Crossing development area.

 **Figure 7**

Transportation-Ultimate Network



UTILITY SERVICING

9.1 Potable Water



In accordance with the requirements of the Bingham Crossing Conceptual Scheme's Policy 8.1.4, a servicing study was completed in support of the Phase 2 MSDP which concludes that **the developer owns sufficient water licensing and the Calalta Waterworks**

water treatment plant has adequate capacity to deliver potable water to the Phase 2 MSDP area. The internal potable water distribution network being constructed within Phase 1 will be extended to accommodate the Phase 2 project area in accordance with the County's Servicing Standards.

The conceptual location of potable water infrastructure is illustrated on **Figure 8: Utility Servicing** and will be confirmed by detailed engineering design and review at the subdivision and/or development permit stage. The developer will implement water conservation measures, through architectural controls, to facilitate low maintenance xeriscape landscaping, water metering and low flow water fixtures. The developer will continue exploring the potential re-use of water for toilet and urinal flushing with the overall project area.

9.2 Fire Suppression

Fire suppression infrastructure will be provided within the Phase 2 project area through a system of charge hydrants in accordance with all relevant regulatory requirements. **If required by the Alberta Building Code, all commercial buildings within the Phase 2 MSDP area will be sprinklered.**

9.3 Wastewater

As detailed in the Phase 2 MSDP Servicing Study, wastewater will be provided through an on-site collection, treatment and disposal system with treated wastewater spray-irrigated onto the quarter section situated directly to the east of the Phase 2 MSDP area. **The wastewater treatment plant being constructed to support Phase 1 of the project has capacity to service the Phase 2 area.** The conceptual location of the wastewater infrastructure is illustrated on **Figure 8: Utility Servicing** and will be confirmed by detailed engineering design and review at the subdivision and/or development permit stage.

9.4 Franchise Utilities

Franchise utilities (i.e. electrical, natural gas, telecommunications) will be provided within the Phase 2 area by the developer. **The specific type, configuration and alignment of these private services will be confirmed by detailed engineering design and review at the subdivision and/or development permit stage.**

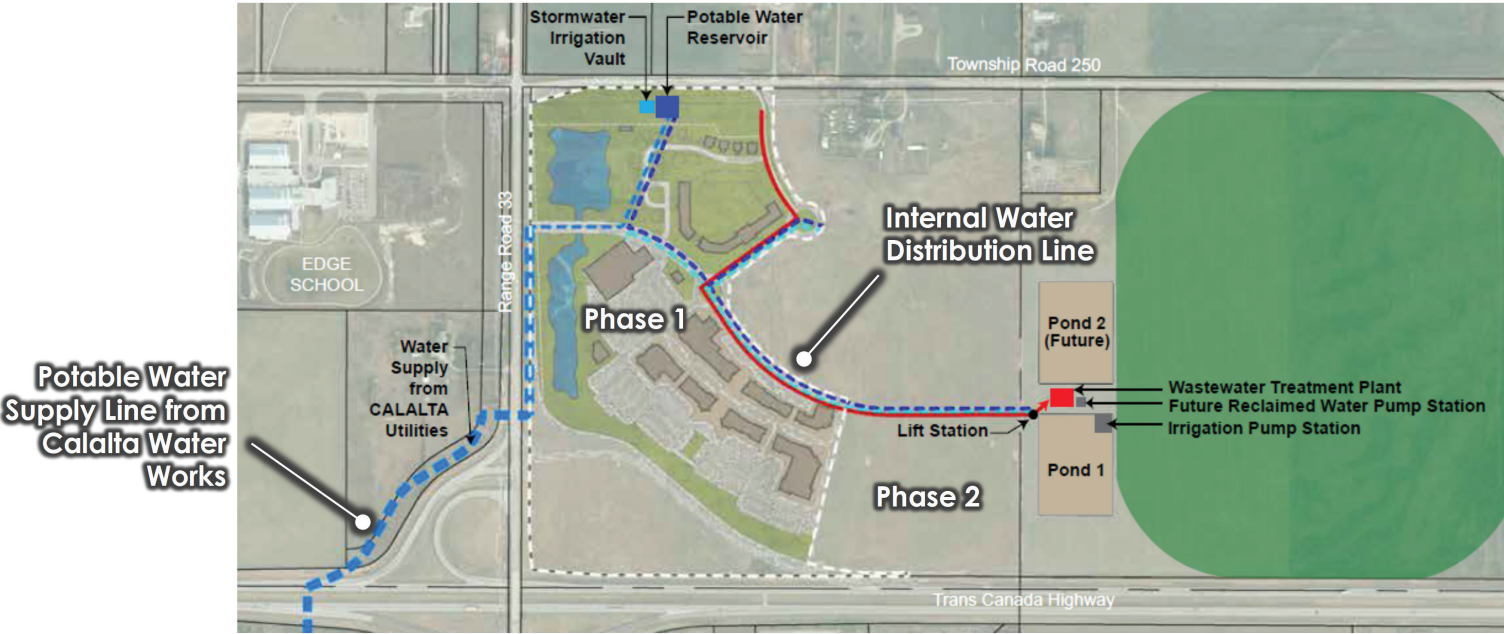
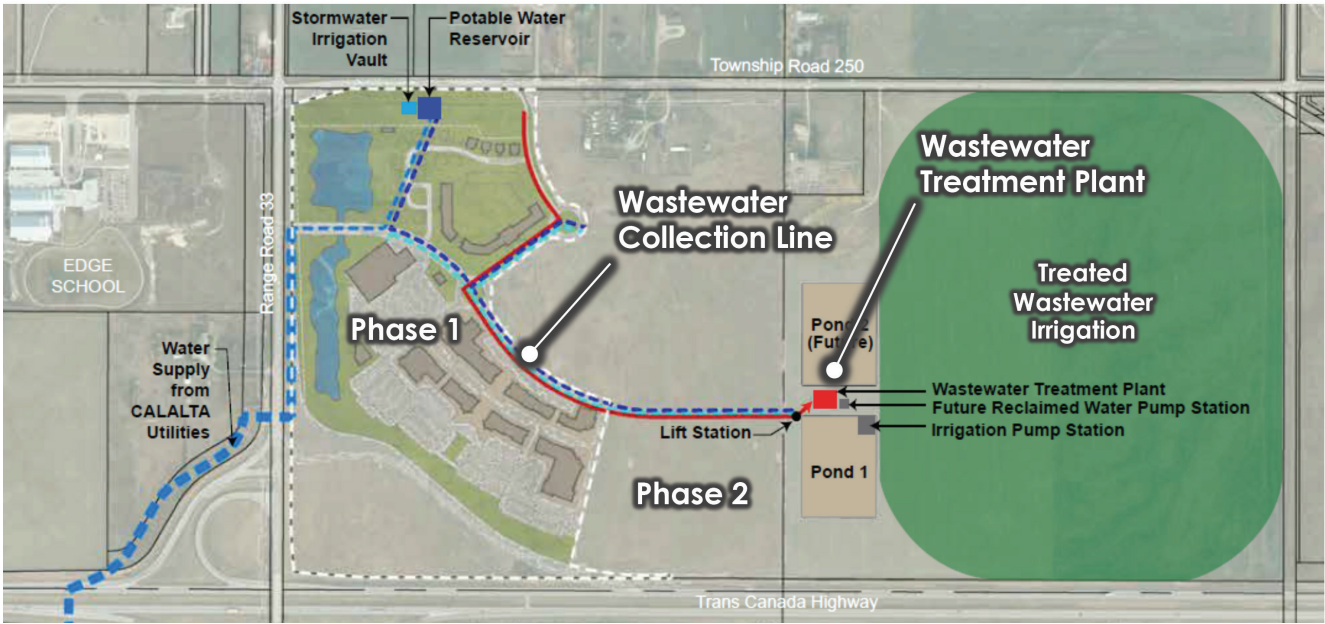


Figure 8

Water and Wastewater
Servicing



STORMWATER MANAGEMENT

10.1 Stormwater Management



As described by the Stormwater Master Drainage Plan (SMDP) prepared to support the Bingham Crossing Conceptual Scheme, an integrated approach to managing stormwater runoff has been contemplated within this project's overall development footprint. **Stormwater management facilities (SMF) will be designed, constructed and maintained by the developer to ensure consistency between pre and post development drainage conditions.** Implementation of complimentary Low Impact Development (LID)

infrastructure within each lot will enhance the sustainable function of the constructed SMF's (such as absorbent landscaping and bio-swales) and the use of stormwater (as opposed to potable water) will be considered for irrigation purposes within the overall development footprint.

A Staged Master Drainage Plan and Pond Report was prepared in support of this Phase 2 MSDP which contemplates a comprehensively-planned network of overland swales and piped conveyance systems to direct surface flows from the project area to the stormwater management facility (SWMF) within the Phase 1 MSDP. The report identifies a strategy to accommodate the safe collection, conveyance, storage and ultimate discharge of surface drainage at pre-development volumes and rates. The conceptual location of the stormwater infrastructure is illustrated on **Figure 9: Stormwater Management** and will be confirmed by detailed engineering design and review at the subdivision and/or development permit stage.

10.2 Overland Drainage Plan & Easement Agreement

The developer will prepare an overland drainage plan and associated easement agreement at the subdivision and/or development permit stage to specify a right for the County to access the lands to maintain the stormwater management facilities if emergency circumstances warrant.



Figure 9

Stormwater Management

- Property Line
- Extent of Phase 1 approved
- Extent of Phase 2
- ← Direction of Drainage

* Development Concept is for illustration purposes only. Actual development will be confirmed at the development permit stage.

IMPLEMENTATION

11.1 Proposed Land Use

As illustrated by **Figure 10: Proposed Land Use**, the MSDP area is expected to be redesignated from Ranch & Farm District (RF) to Direct Control District (DC148), as amended. An amendment to Bylaw C-7186-2012 (DC 148) will be submitted concurrent with this MSDP to revise the Bylaw's schedule and to clarify specific general regulations relative to the total commercial building area that can be permitted within the combined Phase 1 and/or Phase 2 MSDP areas relative to the timing of the anticipated Stage 1 & 2 interchange improvements.

 **Figure 10**

Proposed Land Use

- Property Line
- Extent of Phase 1 approved
- Extent of Phase 2



11.2 Subdivision Process

As illustrated by **Figure 11: Proposed Subdivision**, the developer expects to isolate ownership within the Phase 2 MSDP area, and upon approval of land use, will apply to subdivide the ± 20 ac parcel to remove it from the remainder of NW 34-24-3-W5M. It is expected that the infrastructure required to provide access and servicing to the Phase 2 project area will be implemented in accordance with a Development Agreement process as per the County's Servicing Standards.

 **Figure 11**

Proposed Subdivision

- Property Line
- Extent of Phase 1 approved
- Extent of Phase 2



* Development Concept is for illustration purposes only. Actual development will be confirmed at the development permit stage.

11.3 | Municipal Reserve (MR)

As described in the Bingham Crossing Conceptual Scheme and Phase 1 Master Site Development Plan, dedication of Municipal Reserve (MR) is contemplated along the western (Range Road 33) and northern (Township Road 250) to accommodate a regional pathway and a landscaped buffer between the commercial centre and existing country residential development. **As such, the dedication of MR within the Phase 2 area is expected to be provided by payment of cash-in-lieu of land at the subdivision stage.**

11.5 | Community Recreation Fund

The developer appreciates the County's desire to foster the unique recreational and cultural characteristics of Rocky View's diverse communities. **As such, the developer acknowledges the County's community recreation funding process and is prepared to consider contributing to the RVC community recreation fund at the development permit stage.**

11.4 | Development Permit Process

It is anticipated that the majority of infrastructure required to support Phase 2 will be constructed by the developer(s) in accordance with a development agreement process initiated as an approval of subdivision. However, the construction of business development within the Phase 2 project area will be evaluated in accordance with the development permit process to address matters such as:

- Site plan, building sizes & elevations ;
- Detailed engineering drawings for private utility infrastructure;
- Access plan;
- Parking & loading plan;
- Landscaping plan;
- Signage plan;
- Lighting plan;
- Confirmation of potable water supply;
- Confirmation of fire suppression;
- Confirmation of wastewater supply;
- Confirmation of stormwater management (including overland drainage ROW and easements);
- Solid waste management plan;
- Erosion & sediment control plan;
- Construction management plan;
- Weed management plan;
- Securities (if required); and
- Other matters as may be required by the RVC Development Authority.

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COMMUNITY CONSULTATION

The developer engaged adjacent landowners and local stakeholders to discuss the proposed Phase 2 development of the Bingham Crossing project as contemplated by this MSDP.

Prior to submitting the MSDP proposal to RVC, the developer and the project consultant team met with the Bingham Crossing Advisory Group to review the overall status of the Bingham Crossing development program in relation to the Phase 1 site improvements scheduled to commence Spring 2019. Likewise, the general nature of the proposed Phase 2 development was also discussed.

On Wednesday, May 29, 2019, the developer hosted an Information Session to present the Phase 2 MSDP proposal to a broad base of local area landowners and key stakeholders. Notice of the Information Session was advertised in the Cochrane Eagle and Rocky View Weekly newspaper starting two weeks before the event. Other promotions included a post card mail drop, a website update, an email blast to subscribed stakeholders and two temporary street signs. The developer had representatives from the project's technical consultants on hand to present information and respond to questions as required.



Approximately 100 people attended the Information Session and were invited to provide input on the Project through face-to-face dialogue with team members, on an interactive display board and through feedback forms. Outlined below is a summary of feedback received:

General Support. Many expressed their support for the Project for a number of reasons including, but not limited to: increased access to services and amenities like medical offices, restaurants and cafés; seniors housing; and a grocery store.

Traffic. Some comments were made either in support of or against roundabouts. Some comments cited concerns about increased traffic at Range Road 32 and Township Road 250.

- **Response:** The project team completed a TIA as part of the planning process. Results showed that the proposed roundabouts will meet anticipated traffic today and 20 years into the future. Regional road network improvements are also planned for the project, including widening and lane improvements at Township Road 250.

Character. Some stated that including and maintaining green spaces and a pathway system will be a key aspect of the Project and will help enhance the character of Springbank.

- **Response:** Design Guidelines will be established that ensure buildings are constructed with consistent, high quality materials. Landscaping will provide a distinctive identity within the overall footprint by referencing the unique geological features and native vegetation of the region. Pathways will be constructed along the collector and internal roads to enhance mobility throughout the site.

Diversity of Amenities. While many expressed excitement regarding an increase in services and amenities, comments were mixed in terms of the scale of such development. Some looked forward to the prospect of large, chain store retailers while some preferred smaller shops.

- **Response:** Bingham Crossing will be designed to include a variety of high quality shops, services and amenities in addition to office, retail and commercial services, all of varying scales.

Timeline. Questions regarding timeline were raised throughout the event and some mentioned that they are eagerly anticipating approval/construction due to the long lead time getting to this stage of the Project.

- **Response:** At the time of the information session, the project team communicated its intent to submit the MSDP in the Fall/Winter of 2019. A timeline for construction is still yet to be determined.

SUPPORTING STUDIES

(SUBMITTED UNDER SEPARATE COVER)

1. Biophysical Impact Assessment, Future Development Area, Bingham Crossing, Athena Environmental Consultants Ltd., **August 2017**
2. Staged Master Drainage Plan and Pond Report, Aplin Martin, **May 2019**
3. Servicing Study in Support of Land Use, Aplin Martin, **October 2019**
4. Traffic Impact Assessment, Update, Bunt & Associates, **April 2019**

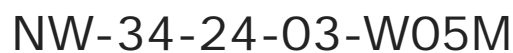
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BINGHAM CROSSING

PHASE 2

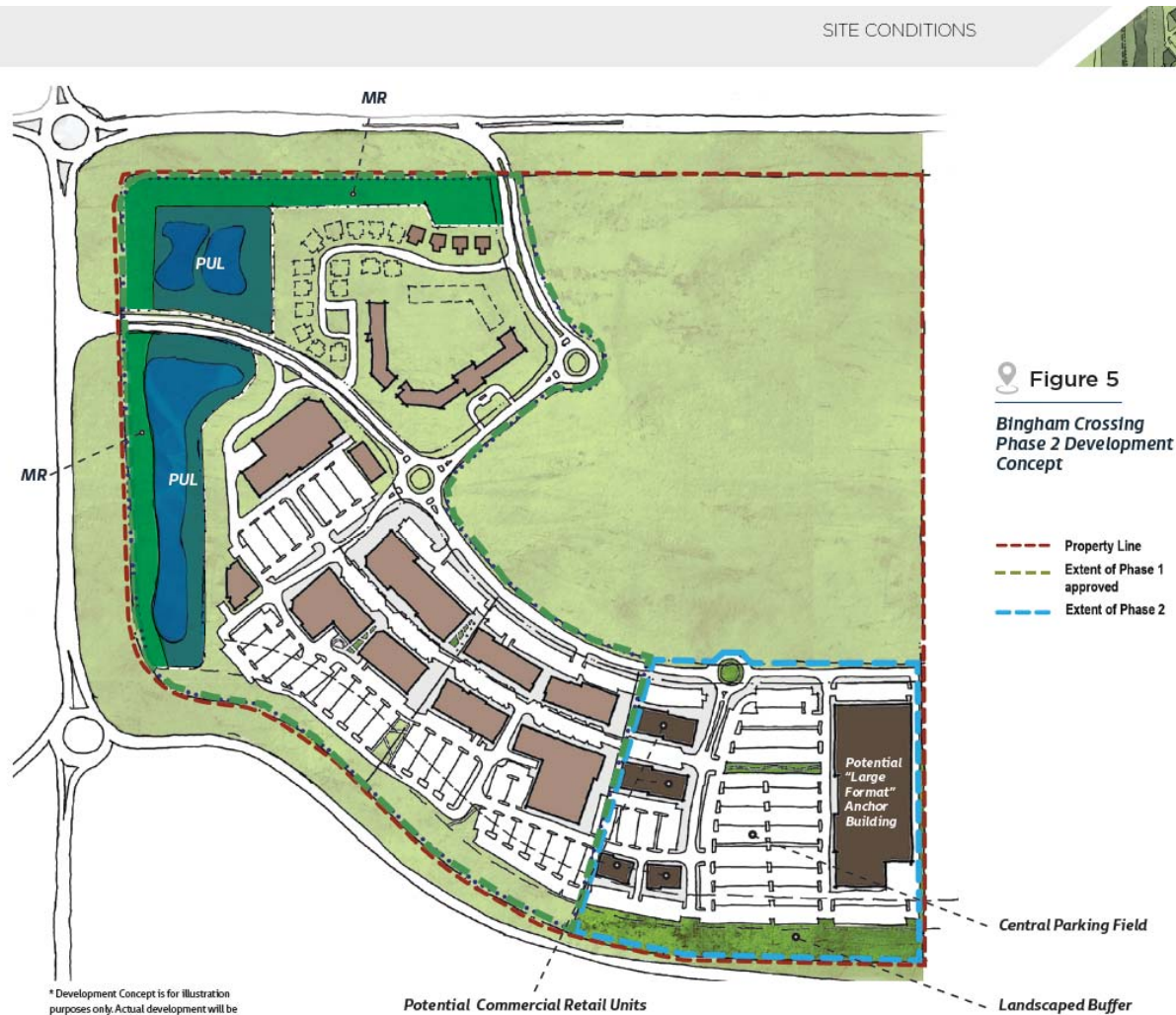
MASTER SITE DEVELOPMENT PLAN





File: 04734003

MSDP Proposal: To adopt the Bingham Crossing Phase 2 Master Site Development Plan to provide a policy framework to guide future redesignation, subdivision and development proposals within a portion of NW-1/4-34-24-03-W05M.



MASTER SITE DEVELOPMENT PLAN OCTOBER 2019

MSDP PROPOSAL

NW-34-24-03-W05M

Date: Nov 19, 2019Division # 2File: 04734003

Development Proposal: To redesignate the subject lands from Ranch and Farm District to Direct Control District 148 as amended to accommodate Phase 2 of the Bingham Crossing development.



DEVELOPMENT PROPOSAL

NW-34-24-03-W05M

Date: Nov 19, 2019

Division # 2

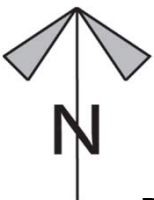
File: 04734003





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

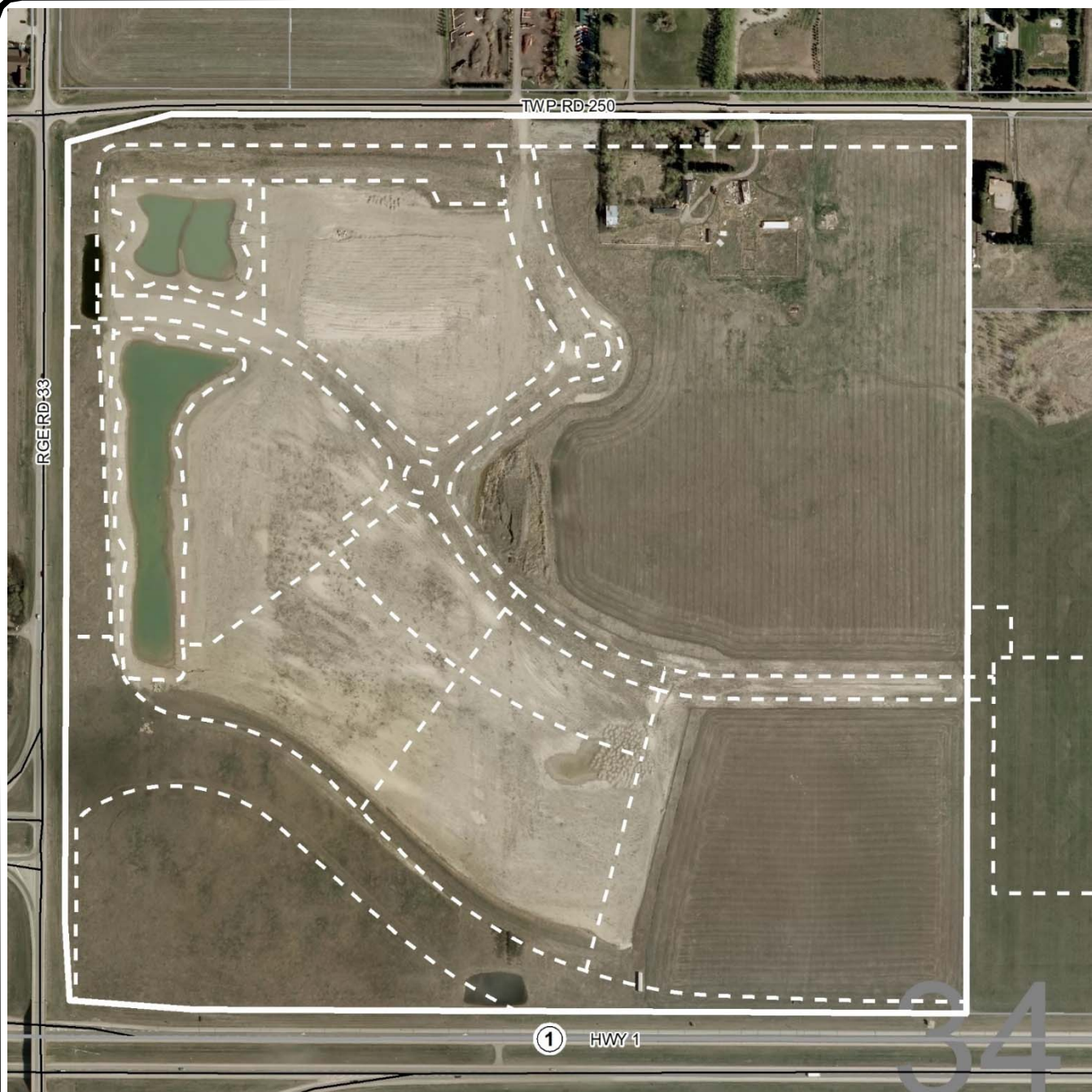


NW-34-24-03-W05M

Date: Nov 19, 2019

Division # 2

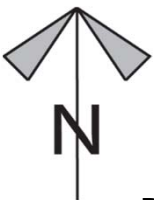
File: 04734003



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

AIR PHOTO

Spring 2018

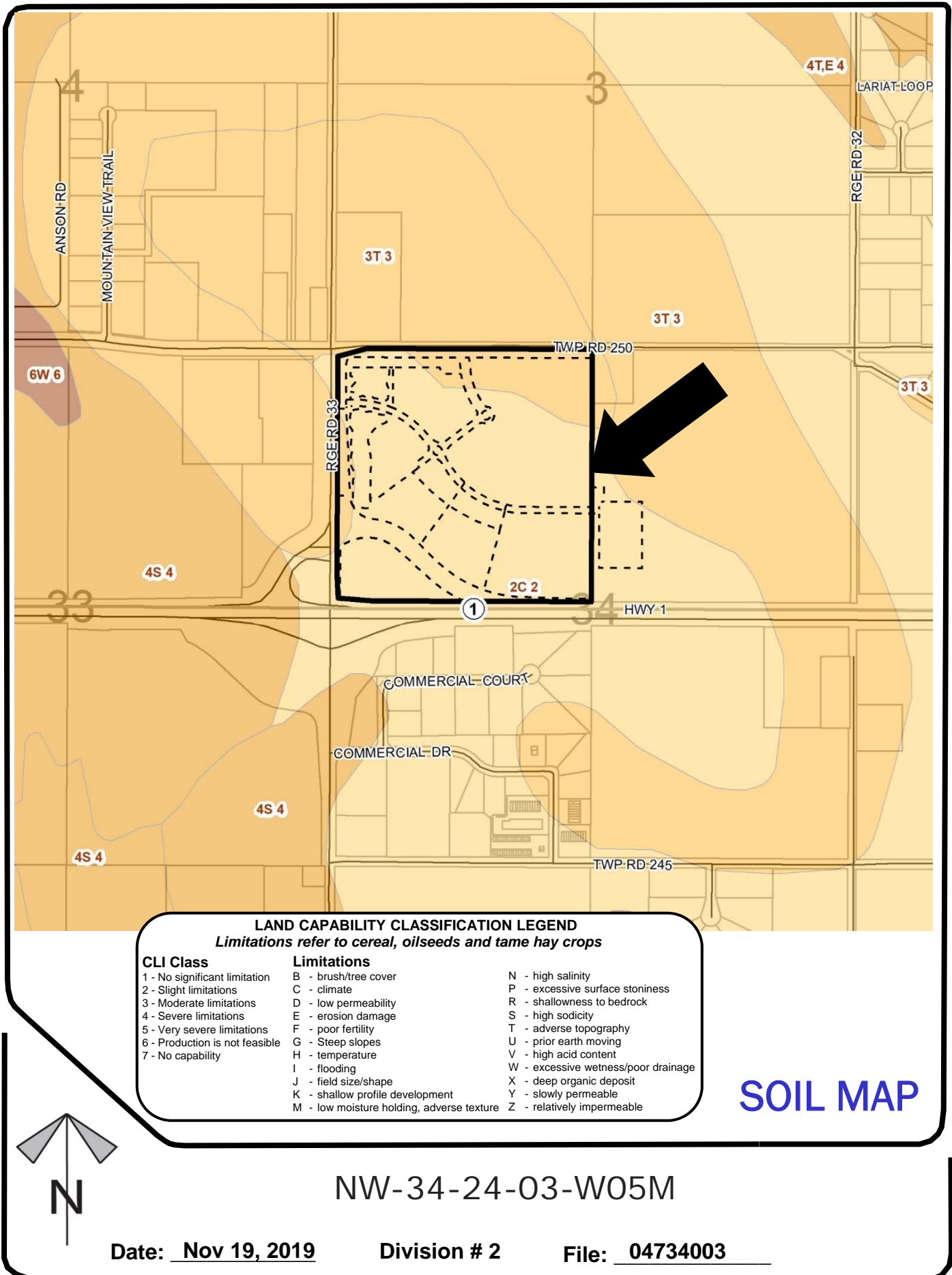


NW-34-24-03-W05M

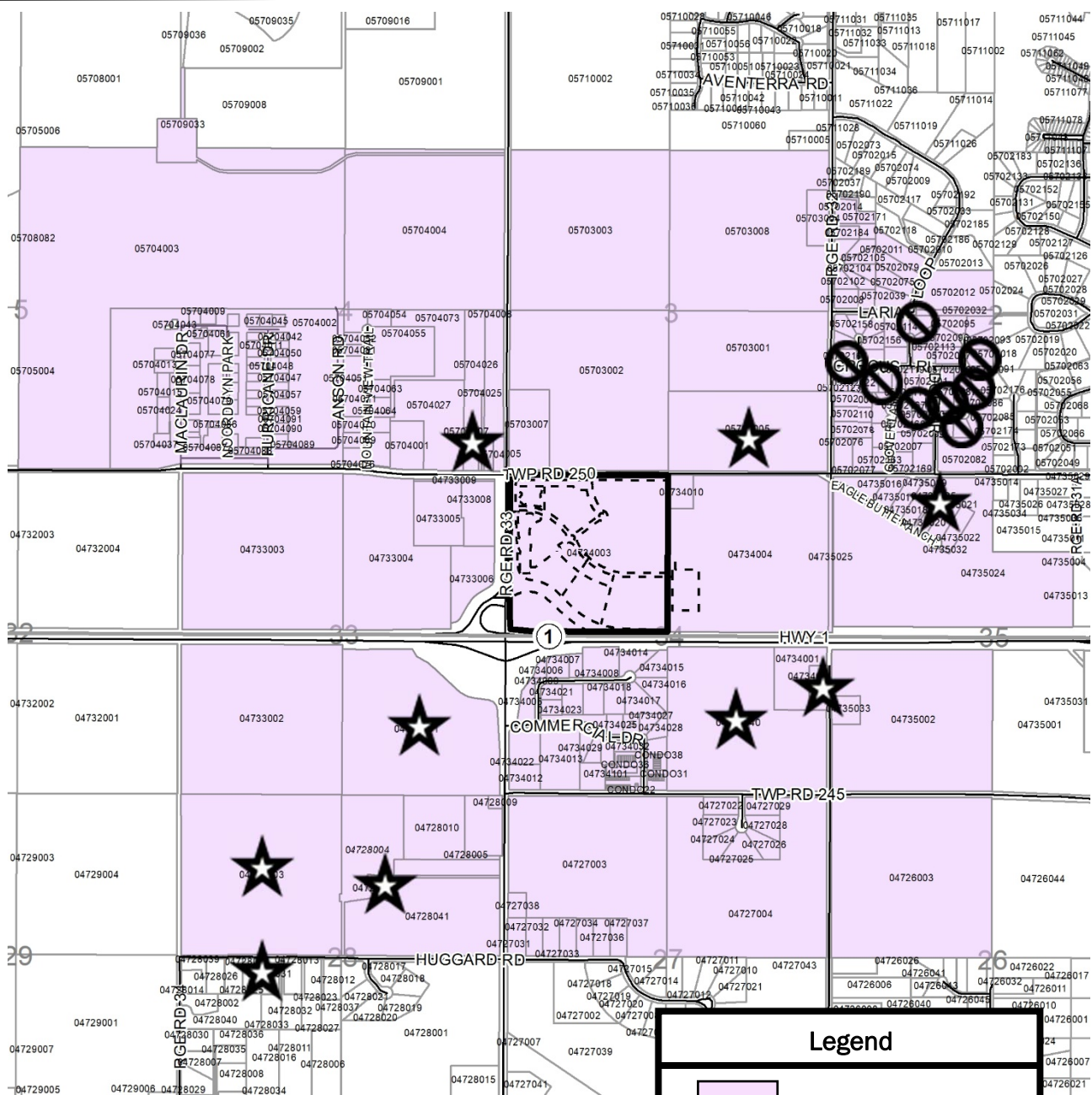
Date: Nov 19, 2019

Division # 2

File: 04734003



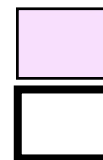
AGENDA
Page 274 of 514



⊘ Letters in Opposition
 ★ Letters in Support

★ **28 Letters of Support (not within map area)**

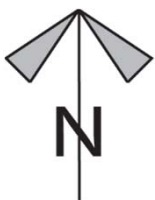
Legend



Circulation Area

Subject Lands

LANDOWNER CIRCULATION AREA



NW-34-24-03-W05M

Date: Nov 19, 2019

Division # 2

File: 04734003



RECREATION, PARKS & COMMUNITY SUPPORT ON BEHALF OF THE RECREATION GOVERNANCE COMMITTEE

TO: Council
DATE: July 14, 2020
FILE: N/A
SUBJECT: Bragg Creek Satellite Library Project

DIVISION: 1
APPLICATION: N/A

POLICY DIRECTION:

As per policy C-312, Marigold Library System Funding, Council allocates funds annually to the Rocky View County Library Reserve for pending or planned library facilities for areas of the County that are currently without library services, and for which library programs are proposed or pending.

EXECUTIVE SUMMARY:

At the February 4, 2020, Recreation Governance Committee (RGC) meeting, Marigold Library System (MLS) and Cochrane Public Library (CPL) presented the Bragg Creek Satellite Library (BCSL) project. This project proposes to deliver library resources and programs directly in Bragg Creek, through a satellite library branch, to be located within the Bragg Creek Community Centre. The BCSL would allow users to receive and return library resources and materials through self-service smart lockers. Furthermore, the project would offer an area for gathering and visiting, encouraging people of all ages to participate in the library's offerings, through the addition of flex-spaces.

The RGC recommended that Council approve this initiative and the allocation of existing capital and future operational funds to support the project.

The start-up capital cost of this project, including 28 smart locker units, preparation, and installation, as well as furniture for the flex-area, is estimated to be a total of \$90,000. The on-going yearly cost to support the initiative is estimated to be \$4,700, which would be funded via the annual per capita taxation of library services. Currently, the Rocky View County Library Reserve balance is at \$391,600.

This initiative aligns with the Bragg Creek Revitalization Plan, the County Plan, Council's Strategic Plan, and the 2020 County Needs Assessment study. Should it be successful, the satellite library model could be duplicated in other communities within the County as it is an efficient, flexible, and sustainable model for the delivery of library services and programming.

ADMINISTRATION RECOMMENDATION:

Administration recommends approval in accordance with Option #1.

BACKGROUND:

Public libraries offer immense value to our communities by providing services, programs, resources, and recreation opportunities in a public space that is welcoming of all community members. Library services have evolved in the last few years and have become dynamic gathering places that foster community connection, offer diverse programs and services, and encourage life-long learning, recreation, literacy, and innovation.

The County provides library services to its residents through the Marigold Library system and by financially supporting a number of libraries within neighboring municipalities. In 2009, a County Library

Administration Resources

Ines Cortada, Recreation, Parks & Community Support



Reserve was established to set aside funding for library services for those communities that do not have local access to one.

Administration has been working in collaboration with the MLS, CPL, and Bragg Creek Community Association on a satellite library branch proposal, to bring library resources and programming offerings to the residents of the Bragg Creek area without incurring the costs of building and operating a new library facility.

The model of a remote or satellite branch service is a fairly new and innovative way to provide library services to the public. In the past few years, new technologies in the form of *smart lockers* have come to the market, making it possible for physical library materials to be made accessible in small and remote locations. Accompanying this type of technology with *flexible spaces* allows for the provision of programming and offers the community a gathering and visiting space, encouraging people of all ages to participate.

Successful examples of this type of service can be found in the region in locations such as the Rocky Ridge YMCA site (2017), the Hussar library (2016), and Genesis Place in Airdrie (2016).

As part of Marigold Library System Funding Policy C-312, *“per capita funding is allocated annually to the Rocky View County Reserve Library Area that shall be held in a reserve account until a library is built for areas of the County currently without library services, for which a library program is proposed or pending”*. The current balance in the County Library reserve is \$391,600.00; the capital cost of this project would draw from this reserve account.

As per the current Marigold Library system map catchment areas (Attachment ‘C’), a population of 10,098 RVC residents are considered to be without library services, primarily in the southwest and southeast areas of the County. An annual \$4.00 per capita is allocated to the Rocky View County Reserve Library for these areas.

The start-up capital cost of this project for the County, including 28 smart locker units, preparation and installation, as well as furniture for the flex-area, is estimated at \$90,000 + GST. The yearly on-going operating cost related to the provision of IT equipment and the annual service contract for the remote lockers is approximately \$4,700.00 + GST, with an anticipated 5% per year increase.

Considering the above-mentioned anticipated increase, the current \$4 per capita established in 2009 is expected to cover the operational costs for the smart lockers for up to 7 years, requiring a budget review after that. However, it will not allow funding for the previously proposed delivery of library programming through the Cochrane Public Library at this time. Further, budgetary increases would be needed to support the delivery of library programming at the Bragg Creek Community Association.

The proposed initiative would serve approximately 2000 residents in the southwest area of the County. The annual \$4.00 per capita that has been previously allocated to the library reserve funds would now be used to fund the annual costs associated with the satellite branch library.

The MLS will also be incurring a one-time expense of \$10,500.00 for the installation and implementation of the smart lockers, and an ongoing annual fee for service delivery, IT support, and library resources as required. A detailed breakdown of these costs are included in Attachment ‘B’ of this report.

CONCLUSION:

The Recreation Governance Committee (RGC) acts as an approving body regarding matters pertaining to recreation and cultural services in the County, and supports recreation and cultural facility development and programs.

Bragg Creek’s remote location makes it difficult for members of the community to access library services. Currently, its residents have to travel to the Town of Cochrane or to the City of Calgary to



receive and return library resources, or order them via mail through the Marigold Library System. Currently, the Cochrane Library provides dedicated programming for the residents of Bragg Creek a few times per month.

RGC recommended that Council approve the Bragg Creek satellite library project as it is a cost-effective, sustainable, and innovative way to meet the evolving library needs of our community without incurring the costs of establishing a new library building, and addresses a key indoor recreational amenity identified by residents of this area.

BUDGET IMPLICATIONS:

Should the Bragg Creek Satellite Library proposal be approved, a balance of \$286,583 would remain in the Rocky View County Library Reserve for future capital projects.

OPTIONS:

- | | | |
|-----------|---|---|
| Option #1 | Motion 1 | THAT the Bragg Creek Satellite Library Proposal be approved. |
| | Motion 2 | THAT the budget adjustment of \$90,000 plus GST from the Library Reserve Fund be approved as per Appendix 'A' |
| | Motion 3 | THAT Administration be directed to enter into an agreement with the Bragg Creek Community Association for the installation, maintenance, insurance, and operation of the Bragg Creek Satellite Library. |
| Option #2 | THAT alternative direction be provided. | |

Respectfully submitted,

Concurrence,

"Theresa Cochran"

"Al Hoggan"

Executive Director
Community Development Services

Chief Administrative Officer

ATTACHMENTS:

- Attachment 'A' – Budget Adjustment – Bragg Creek Satellite Library
- Attachment 'B' – Satellite Library installation and ongoing costs
- Attachment 'C' – 2018 Marigold library catchments map
- Attachment 'D' – Marigold Library Funding info for 2020 budget

ROCKY VIEW COUNTY
BUDGET ADJUSTMENT REQUEST FORM
BUDGET YEAR: 2020

Description	Adjustment for Glenmore Trail and Garden Road Intersection Improvements	Budget Adjustment
EXPENDITURES:		
Satellite Library Project - Bragg Creek Area		90,000.00
TOTAL EXPENSE:		\$ 90,000.00
REVENUES:		
Transfer from Library Reserve		(90,000.00)
TOTAL REVENUE:		\$ (90,000.00)
NET BUDGET REVISION:		0
REASON FOR BUDGET REVISION:		
Budget adjustment for the Bragg Creek Satellite Library Project		
AUTHORIZATION:		
Chief Administrative Officer _____ Al Hoggan	Council Meeting Date: _____	
Exec Dir, Corp Services _____ Kent Robinson	Council Motion Reference: _____	
Manager: _____	Date: _____	

Budget AJE No: _____

Posting Date: _____

Customer Official System Quote

Quote Date: 06/16/2020
 Quote Number: QUO-134851-Q3F1, Rev: 1

Customer Bill To:

Marigold Library System - Main
 Michelle Toombs
 710 2nd Street
 Strathmore AB T1P 1K4
 Canada

michelle@marigold.ab.ca
 Tel: 403-934-5334 ext 224

Quote Details

Bragg Creek remoteLocker
 Support and Maintenance after first year for this configuration is \$4,700 per year.

Location Information:

Bragg Creek Community Centre - Bragg Creek
 Community Centre
 Michelle Toombs
 23 White Avenue
 Bragg Creek Alberta T0L 0K0
 Canada

Sales Contact: Joe Shen
Sales Phone: 778-227-4204
Sales Email: j.shen@bibliotheca.com

Prices are in Canadian Dollars
 Quote expires (60) days from Quote Date above.

If applicable, the hardware and software includes 12-month warranty, set-up and configuration

Item ID	Item Type	Quantity	Sale Price	Sub Total
SLR000023-000-CA	remoteLocker 110 10-Locker Module (black)	1	\$8,611.000	\$8,611.00
SLR000021-000-CA	remoteLocker 105R 4-Locker w/Item Return (black)	1	\$8,241.000	\$8,241.00
SLR000024-000-CA	remoteLocker 110 10-Locker Module + CTRL (black)	1	\$9,601.000	\$9,601.00
SLR000020-000-CA	remoteLocker 100 Central Kiosk Locker w/Touchscreen (black)	1	\$16,331.000	\$16,331.00
SWR000021-000-CA	quickConnect remoteLocker Software licence	1	\$0.000	\$0.00
SWR000004-000-CA	libraryConnect™ Devices subscription - 1 license / device	1	\$200.000	\$200.00
SHP000001-000-CA	SHIPPING AND ADMINISTRATION Shipping is estimated on one receiving location, unless otherwise noted, and on current rates and proposal.	1	\$3,556.000	\$3,556.00
Total :				\$46,540.00

Additional Details

All prices including Service and Maintenance do not include any applicable sales tax. If tax exempt, a copy of Tax Exemption Certificate is required with purchase order for all tax exempt customers.

Terms are NET 30 Days from Date of Invoice. Invoice is generated at the time of Shipment.

Quotations are good for 60 days. All dates are based on ship dates. Order must ship within the 60 day window.

After 60 days, quotation expires. Contact Bibliotheca for a New Quotation.

A 20% restocking fee, in addition to in-bound and out-bound shipping, will be charged for all returns.

GST/HST N° 859257321RT0001

Bibliotheca Canada Inc.
 383 Parkdale Avenue, Suite 202
 Ottawa, ON K1Y 4R4
 Canada

Remit to: Bibliotheca Canada Inc.
 PO Box 9256, STN A
 Toronto, ON M5W 3M1

Phone No - 1-877-207-3127
 Fax No - 1-877-689-2269
 www.bibliotheca.com

Customer Official System Quote

Submit Purchase Order by fax to 877-689-2269 or by email to orders-ca@bibliotheca.com.

Accepted By: _____

Accepted Date: _____

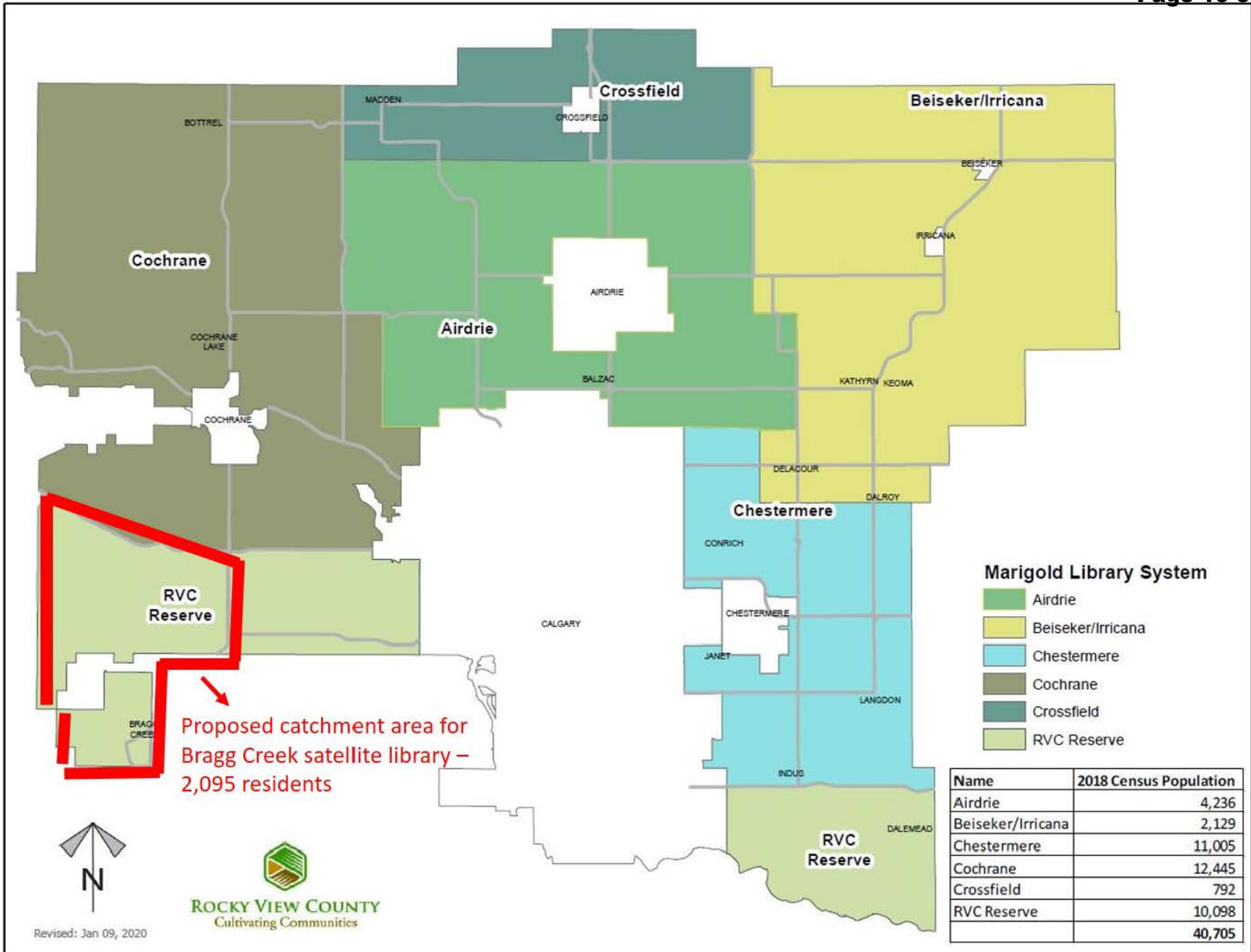
Customer Purchase Order Number: _____

Bragg Creek Satellite Branch - Cochrane Public Library - Estimate for Furniture, Collection, Staffing				
		CPL	RVS	
Furniture and Vendor Info	Loveday on Libraries	\$ N/A	\$ 34,938	Quote includes: café tables and chairs, bench seating with tables, portable shelving - See attached quote.
Cochrane - program delivery		\$	\$ 10,000	Staff/HR admin/supervision/scheduling; program delivery, mileage to and from Cochrane/Bragg Creek. To be reviewed annually. Dependant on staffing and budget restraints.
Collection Development and Maintenance		\$	\$ 8,000	To be reviewed annually. Cochrane to manage collection development, ordering, budget review, based on need and annual assessment. Processing of materials will be part of overall Cochrane/Marigold budget. TBD
Estimated Total		\$	\$ 52,938	RVS to absorb programming delivery and collection costs

New Remote Locker Installation - Marigold Library System Provides - Estimate for Discussion
Municipality without Library Board

		Marigold - Bibliotheca Installation and Implementation	Marigold - Ongoing Annual Costs - based on 1 delivery day/week	Marigold - Ongoing Annual Costs - based on 2 delivery days/week	Marigold - Ongoing Annual Costs - based on 3 delivery days/week	County - Installation and Implementation	County - Ongoing Annual Costs with Marigold	County - Furniture	County - Ongoing Annual Costs with Cochrane Library	County - Ongoing Annual Costs with Cochrane Library	Bibliotheca is required vendor. Marigold IT and Bibliotheca currently provide support to Airdrie and Hussar lockers. Marigold has invested in training for IT and IT support, configuration including security protocols and API with ILS , and training and procedures for staff in Delivery Services departments.
Equipment & Vendor Support	Remote locker	\$ -	\$ -	\$ -	\$ -	\$ 46,540	\$ 4,700				28 locker unit including first year warranty, shipping and installation* subject to current quote. Rocky View County would be responsible for replacement parts after end of warranty. Ongoing cost is Annual Service Contract (GST not included). Promotional wrapping/branding of locker is included. "Browse and Borrow" vending tower is also available for an additional \$12,060.
IT Support	Electrical work/cabling requiring a electrician (e.g. additional outlets) and surge protection	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -				Rocky View County would be responsible for these costs, if any work is required. To be determined.
	Equipment installation and configuration (onsite) by Marigold IT	\$ 4,200	\$ -	\$ -	\$ -	\$ -	\$ -				Marigold IT staff with vendor technicians (2 staff - one remote, one onsite). 14 hours staff time including travel for onsite staff.
	Internet service provider research	\$ 600	\$ -	\$ -	\$ -	\$ -	\$ -				Marigold IT staff will assist with obtaining quotes from area service providers for hardwired internet connectivity. Based on 4 hours IT staff time.
	Internet connection	\$ 150	\$ 900	\$ 900	\$ 900	\$ -	\$ -				Based on \$75/month** All fees are subject to quotes from local service provider, local provider may also charge a higher installation fee if wiring required. RVC responsible for the costs of any hardwired internet connectivity - initial setup and ongoing costs. Static IP address required.
	Internet connection - onsite set up	\$ 2,100				\$ -	\$ -				Marigold IT staff will configure router and firewall prior to equipment installation (2 staff - one remote, one onsite). 7 hours staff time including travel for onsite staff.
	Polaris "branch" profile	\$ 2,000									Required library software. Price to be confirmed by Polaris.
	IT Peripherals	\$ -	\$ -			\$ 700	\$ 350				UPS (\$200) Firewall (\$500) - UPS must be replaced every 2 years, Firewall every 3-4 years
	Annual IT Support - HelpDesk/remote	\$ -	\$ 750	\$ 900	\$ 1,050						HelpDesk support, remote troubleshooting, upgrades. \$150/hr x 5 hr per year.
	Annual IT Support - onsite (estimated 2 visits per year)	\$ -	\$ 3,150	\$ 3,150	\$ 3,150						Onsite visits and troubleshooting. 103 kms one way/206 each return trip (2.5 hours plus onsite time estimated at 1 hour = 3.5 hours x \$150/hr per site visit).
Marigold Administration		\$ 400	\$ 1,403	\$ 2,104	\$ 2,805						Staff/HR admin/supervision/scheduling; interlibrary loan and resource sharing policy and oversight; consortia business; library software annual fees; supplies such as thermal paper, protective packaging, bins and labels for delivery; vehicles insurance, etc.
Marigold Direct Services (patron support)	51 weeks per year	\$ 600	\$ 2,745	\$ 3,443	\$ 4,131						Marigold staff fill patron hold requests for pickup at the remote locker through interlibrary loan from TRAC consortia and Marigold member libraries. Marigold staff unpack and prepare library material for locker patrons; assign items to a locker and configure locker transactions remotely; check in locker returns, pack up locker returns and ship back to the owning library; assist patrons with questions; and troubleshoot in collaboration with vendor and Marigold IT.
Marigold Delivery Services	51 weeks per year	\$ -	\$ 4,512	\$ 9,025	\$ 16,518						Requires Marigold staff to access the facility to physically fill the lockers and remove returned items. Marigold drivers fill hold requests by placing items in lockers for local patrons to retrieve; Marigold drivers remove items returned by patrons to the locker and bring them back to headquarters where Direct Services staff complete the check in process. Costs include fuel and delivery staff.

		ATTACHMENT B: Satellite Library Installation and Ongoing Costs									Bibliotheca is required vendor. Marigold IT and Bibliotheca currently provide support to Airdrie and Hussar lockers. Marigold has invested in training for IT and IT support, configuration including security protocols and API with ILS , and training and procedures for staff in Delivery Services departments.
		Marigold - Bibliotheca Installation and Implementation	Marigold - Ongoing Annual Costs - based on 1 delivery day/week	Marigold - Ongoing Annual Costs - based on 2 delivery days/week	Marigold - Ongoing Annual Costs - based on 3 delivery days/week	County - Installation and Implementation	County - Ongoing Annual Costs with Marigold	County - Furniture	County - Ongoing Annual Costs with Cochrane Library	County - Ongoing Annual Costs with Cochrane Library	
Marigold Communication and Marketing Support	Promotional and informational publications at implementation and ongoing	\$ -	\$ 300	\$ 300	\$ 300						Cost to Marigold is 2 hours staff time and printing/toner costs. Marigold can generate posters/brochures for display in the community regarding the locker service, contact information for patron support and information on other Marigold services available to Rocky View residents (i.e., eResources like language learning software, early literacy, online study help and exam prep for Alberta curriculum, and eMagazines, eBook & Audiobooks available to patrons).
Furniture and Vendor Info	Quote includes: café tables and chairs, bench seating with tables, portable shelving - See attached quote	\$ -	\$ -	\$ -	\$ -			\$ 34,938			
Cochrane - program delivery	Program delivery for the Bragg Creek residents	\$ -	\$ -	\$ -	\$ -				\$ 10,000		Staff/HR admin/supervision/scheduling; program delivery, mileage to and from Cochrane/Bragg Creek. To be reviewed annually. Dependant on staffing and budget restraints.
Collection Development and Maintenance	Book Shelves and material in the Community Centre	\$ -	\$ -	\$ -	\$ -					\$ 8,000	To be reviewed annually. Cochrane to manage collection development, ordering, budget review, based on need and annual assessment. Processing of materials will be part of overall Cochrane/Marigold budget. TBD
Estimated Total		\$ 10,050	\$ 8,948	\$ 10,496	\$ 12,036	\$ 47,240	\$ 5,050	\$ 34,938	\$ 10,000	\$ 8,000	



Library	2018 population	multiplier (\$4/capita) as per Marigold Library Policy C-312 (2009)	2019 cheque
Airdrie Public Library	4236	\$ 4.00	\$ 16,944.00
Beiseker Municipal Library	1065	\$ 4.00	\$ 4,258.00
Chestermere Public Library	11005	\$ 4.00	\$ 44,020.00
Crossfield Municipal Library	792	\$ 4.00	\$ 3,168.00
Irricana Municipal Library	1065	\$ 4.00	\$ 4,258.00
Cochrane Public Library	12445	\$ 4.00	\$ 49,780.00
2019 Transfer to RVC Library Reserve	10098	\$ 4.00	\$ 40,392.00
Total Population	40705		

		Multiplier per current Agreement with Marigold	
Marigold Library System Membership Fee - These fees are paid based on an invoice they submit to RVC - no cheque req required from Admin	40705	\$ 10.74	\$ 437,171.70



TRANSPORTATION SERVICES

TO: Council
DATE: July 14, 2020
FILE: 4055-660
SUBJECT: Road Use Agreement Bylaw C-8065-2020

DIVISION: All
APPLICATION: N/A

EXECUTIVE SUMMARY:

The Road Use Agreement Bylaw is intended to better define the process and framework for establishing Road Use Agreements. The purpose of a Road Use Agreement is to minimize the impact of intense transport activities on area residents and to protect County infrastructure by transferring liability for road damage and maintenance costs from the County to the individual or company responsible for the transport operation.

The County introduced Road Use Agreements in 2006 with implementation supported by the *Traffic Safety Act*. Since implementation, the County has found that it lacks an effective means to compel an individual or company to enter a Road Use Agreement if they refuse to do so. Further to this, the applicability of Road Use Agreements to certain industry groups, such as film and agriculture, is unclear, and a mechanism for effective enforcement of the Road Use Agreements is not available. Administration has therefore recognized the need to implement Road Use Agreements through bylaw.

Administration acknowledges the importance of the transportation industry within the County and the Province of Alberta as a whole. This Bylaw has been developed respecting Council's Strategic Objectives to provide a Road Use Agreement process that is clear and transparent with a customer service focus.

Under the *Municipal Government Act*, only specific types of bylaws require public hearings. The proposed Road Use Agreement Bylaw does not require a public hearing under the Act.

ADMINISTRATION RECOMMENDATION:

Administration recommends approval in accordance with Option #1.

BACKGROUND:

Road Use Agreements

Road Use Agreements between the County and haulers specify each parties' roles and responsibilities during intensive transport operations involving heavy vehicles. The purpose of a Road Use Agreement is to minimize the impact of intense transport activities on area residents and to protect County infrastructure by transferring liability for road damage and maintenance costs from the County to the individual or company responsible for the transport operation.

The County routinely enters into Road Use Agreements with haulers. An average of 47 Road Use Agreements were active each year from 2016 to 2019. Haul traffic for an individual RUA ranged from from fewer than 30 heavy vehicles per week to approximately 2,000 heavy vehicles per week. The average term length for a Road Use Agreement during this time was 28 months.



The *Traffic Safety Act* (TSA) supports the implementation of Road Use Agreements. Specifically, the TSA states:

13(1) *Subject to this Act and the Dangerous Goods Transportation and Handling Act, the council of a municipality may, with respect to a highway under its direction, control and management, make bylaws that are not inconsistent with this Act, doing the following:*

- (a) governing the use of highways;*
- (f) classifying motor vehicles and other vehicles and pedestrians for any purposes involving the use of streets, lanes and other public spaces;*
- (n) governing closing or restricting the use of a highway;*
- (v) designating routes for vehicles or classes of vehicles;*
- (w) restricting the weight of vehicles or of vehicles and the good being carried by the vehicles;*
- (x) prescribing or otherwise providing for penalties with respect to the contravention of a bylaw made under this Division.*

Current Practices

The County's current practice is to require haulers moving 10 or more loads to or from any one location, regardless of duration, along County roads to contact the County to determine the need for a Road Use Agreement. This is applicable to all haulers except for Family Farms as defined in the Bylaw. Family Farms are eligible for an Annual Agricultural Permit and are exempted from Road Use Agreements.

Once a hauler contacts the County, the need for a Road Use Agreement is then determined on a case-by-case basis considering:

- The weight and configuration of the proposed transport vehicles;
- The total number of loads, frequency and duration of the haul;
- The existing condition and surface type of the roads;
- The proximity of the route to residential dwellings; and,
- The time of year.

If it is determined that a Road Use Agreement is required, the County will work with the hauler to develop the terms and conditions of the Agreement, which typically include:

- Designated haul route considering residential areas and road conditions;
- Haul schedule and times considering noise control;
- Maximum axle weight. Agreements typically allow haulers to haul one increment above the posted axle weight restriction;
- Hauler responsibility to safeguard the lives and property of the travelling public through various means including speed control and traffic accommodation; and,
- Hauler responsibility to maintain and repair road infrastructure including:
 - Repair of surface or subsurface damage
 - Grading of any gravel portion of haul route
 - Replenishment of gravel and calcium
 - Removal of track mud or debris
 - Dust control along route

A refundable security deposit is typically required to ensure the hauler fulfills its obligations under a Road Use Agreement to repair damages, provide dust control and other maintenance work. The provision of a



security transfers the liability from the County to the responsible individual or company for any repair or maintenance costs incurred because of the transport operation.

Records from 2016 to 2019 show that an estimated \$220,000 of road damage was repaired through Road Use Agreements. Administration believes that further haul damage is mitigated because haulers have a responsibility for the haul route and may take preventative steps to avoid damage, although this is difficult to quantify. In addition, haulers perform grading and replenishment of gravel and calcium for gravel segments of a haul route thereby reducing the costs incurred to the County during transport activities.

Road Use Agreement Bylaw

Administration has therefore recognized the need to implement Road Use Agreements through bylaw to define the process and framework for establishing Road Use Agreements.

Administration has developed the proposed Road Use Agreement Bylaw and Road Use Agreement template through the following process:

- **2018** - Administration began researching for the Road Use Agreement Bylaw by contacting all 68 of Alberta's rural municipalities to understand best practices throughout the province. It was found that 39 rural municipalities use Road Use Agreements and 4 have specific Road Use Agreement bylaws.
- **June 2019** – Administration prepared a draft Bylaw and Road Use Agreement template which were submitted for legal review.
- **August 2019** – Comments were received from legal review and revisions were made to the draft documents.
- **January 15, 2020** – The draft Bylaw and Road Use Agreement template were presented to the Executive Leadership Team.
- **January 21, 2020** – The draft Bylaw and Road Use Agreement template were made available to the public on the County website.
- **January 22, 2020** - The draft Bylaw and Road Use Agreement template were circulated to 50+ businesses who are known to haul within the County.
- **February 6, 2020** – An open house was held from 1:00 pm to 4:30 pm at the County Hall. A total of 15 residents, agriculture producers, industry representatives and others attended providing feedback on the draft documents.
- **February 13, 2020** – An open house was held from 5:00 pm to 8:00 pm at the County Hall. A total of 22 residents, agriculture producers, industry representatives and others attended providing feedback on the draft documents.
- **March 5, 2020** – The draft Bylaw and Road Use Agreement template were presented to Agriculture Service Board.

Proposed Bylaw Content Summary

The proposed Road Use Agreement Bylaw included in Attachment 'A' reflects the best practices research from other municipalities, administration's previous experience, and the feedback and responses received from stakeholders. The proposed Bylaw is applicable to the following activities:

- Natural resource exploration, development, extraction and processing;
- Commercial agriculture operations including all Confined Feeding Operations regardless of ownership or management status;
-



- Residential, commercial, industrial and infrastructure construction; and,
- Filming for motion pictures, television programs, advertisements and music videos.

The following activities are exempted from the proposed Bylaw:

- Transport Operations along any County road that the County has designated as a commercial road, industrial road, resource road, high load corridor or ban-free FWD tested road;
- Regular public or school transportation routes;
- Family Farm operations regardless of whether or not they have a hired manager or use contracted services;
- Vehicles and equipment required by the County and its contractors to construct, maintain and repair roads, and provide basic services;
- Transport Operations to address declared disasters; and,
- Emergency service vehicles as defined in the Traffic Safety Act.

For applicable activities, the hauler is to contact the County if the loaded Heavy Vehicle movements exceed:

- 30 movements in a 7 day period; or,
- 5 movements in a one-hour period.

This movement threshold is an increase from current practices and should generally exempt small-scale industry and agriculture transport operations. Should the activity exceed the movement threshold, the need for a Road Use Agreement will continue to be determined on a case-by-case basis after reviewing the transport details provided by the hauler.

The proposed Bylaw provides clarification for transport operations during the County's Annual Spring Road Ban Season, which typically runs from early March to early June. Road Use Agreements are to be temporarily suspended during this time, however, hauling that does not exceed the movement threshold is permitted at legal weights respecting the posted road ban.

The proposed Bylaw also provides a mechanism to enforce the Road Use Agreement process with penalties for:

- Exceeding heavy vehicle movement threshold without a Road Use Agreement or haul permits;
- Contravening terms and conditions of a Road Use Agreement;
- Failing to produce a Road Use Agreement or haul permits when requested by an Enforcement Officer; and,
- Providing false or misleading information about a Road Use Agreement.

This will help to ensure that individuals or companies whose transport operations exceed the movement threshold contact the County regarding the need for a Road Use Agreement, and if an Agreement is required, that the Agreement is executed between the parties.

Road Use Agreement Template

Administration has streamlined the Road Use Agreement template by reducing the current Agreement from fifteen (15) pages to nine (9), and has better defined the refundable security determination.

The security determination is now based on a percentage of the typical road reconstruction costs, as opposed to the full typical road reconstruction costs. The determination makes allowance for the scale of



the operation by considering the number of haul trips in a 7 day period and the County also has the option of implementing a fixed sum security based on haul details and road conditions.

The new Road Use Agreement template has been provided in Attachment 'B' for information.

Council's Strategic Objectives

The development and implementation of a Road Use Agreement Bylaw aligns with several of Council's Strategic Objectives:

"Create a Culture of Customer Service"

- Reduce the regulatory impact for small-scale transport operations as these activities will generally be exempted from Road Use Agreements due to the increased movement threshold;
- Improve fairness for industry partners currently willing to execute Road Use Agreements with the County by requiring all applicable haulers to enter into Road Use Agreements; and,
- Improve the clarity and readability of the Road Use Agreement template.

"Enhance Transparency and Communication"

- The Bylaw is intended to better define the process and framework for establishing a Road Use Agreement; and
- Clarify the refundable security deposit determination in the Road Use Agreement template.

"Embrace Partnerships"

- Collaborate with individuals or companies to share road repair and maintenance costs, permit hauling above the posted road ban and balance transport needs against negative impacts to residents and County infrastructure.

"Strengthen Our Financial Resiliency"

- Reduce the County's road repair and maintenance costs due to intensive transport operations.

BUDGET IMPLICATIONS:

Road Use Agreements transfer the liability for road repair and maintenance costs from the County to the individual or company responsible for the transport operation. From 2016 to 2019 an estimated \$220,000 of road damage was repaired through Road Use Agreements.

Although difficult to quantify, Road Use Agreements also reduce road repair and maintenance costs to the County by encouraging haulers to take preventative maintenance measures to minimize the likelihood of causing road damage during hauling. These maintenance measures include grading and replenishment of gravel and calcium for gravel segments of a haul route.



OPTIONS:

- Option # 1: Motion #1 THAT Bylaw C-8065-2020 be given first reading.
 Motion #2 THAT Bylaw C-8065-2020 be given second reading.
 Motion #3 THAT Bylaw C-8065-2020 be considered for third reading.
 Motion #4 THAT Bylaw C-8065-2020 be given third and final reading.
- Option # 2: THAT Council provide alternative direction.

Respectfully submitted,

Concurrence,

"Byron Riemann"

Executive Director
Operations

"Al Hoggan"

Chief Administrative Officer

SH/SA/bg

ATTACHMENTS:

- ATTACHMENT 'A' - Draft Road Use Agreement Bylaw C-8065-2020
ATTACHMENT 'B' - Draft Road Use Agreement Template
ATTACHMENT 'C' - Road Use Agreement Bylaw Presentation



ROCKY VIEW COUNTY

BYLAW C-8065-2020

A Bylaw of Rocky View County, in the Province of Alberta, to administer Road Use Agreements to regulate Transport Operations within the County road right-of-way.

WHEREAS pursuant to the *Municipal Government Act*, the County has the direction, control and management of all roads and public places within the County and is responsible for ensuring that all such roads and public places are kept in a reasonable state of repair;

AND WHEREAS pursuant to Section 7 of the *Municipal Government Act* the council of a municipality may pass bylaws for municipal purposes respecting the safety, health and welfare of people and the protection of people and property and the enforcement of bylaws;

AND WHEREAS pursuant to Sections 203 and 209 of the *Municipal Government Act*, Council for the County may delegate by Bylaw any of its powers, duties, or functions to the Chief Administrative Officer, who may then further delegate the matter to Administration;

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

Purpose and Title

- 1 This Bylaw may be cited as the *Road Use Agreement Bylaw*.

Definitions and Schedules

- 2 Schedule "A" being "Minimum and Specified Penalties" is attached to and forms part of this Bylaw.
- 3 Schedule "B" being "Exempted Roads" is attached to and forms part of this Bylaw.
- 4 The definitions contained in Schedule "C" of this Bylaw apply unless the context otherwise requires.

Application

- 5 This Bylaw applies to all Persons desiring to conduct Transport Operations using County roads related to the following activities:
 - (1) Natural resource exploration, development, extraction and processing;
 - (2) Commercial agriculture operations including all Confined Feeding Operations regardless of ownership or management status;
 - (3) Residential, commercial, industrial and infrastructure construction; and,
 - (4) Filming for motion pictures, television programs, advertisements and music videos.

- 6 Transport Operations for the above activities must contact the County prior to commencement to determine the need for a Road Use Agreement and/or haul permits if the loaded Heavy Vehicle movements to or from any location using County roads will exceed any one of the following:
- (1) 30 movements in a 7 day period; or,
 - (2) 5 movements in a one-hour period.
- 7 The Executive Director of Operations or Designate, in their sole discretion, shall determine the risk any Transport Operation poses to the County roads considering the following:
- (1) The weight and configuration of the proposed transport vehicles;
 - (2) The total number of loads, frequency and duration of the Transport Operations;
 - (3) The existing condition and surface type of the proposed transport route road(s);
 - (4) The proximity of the proposed transport route to residential dwellings; and,
 - (5) The time of year.
- 8 Where it is determined that Transport Operations may or will likely cause damage to the County's infrastructure, pursuant to Section 7, the Executive Director of Operations or Designate is authorized to require the Persons responsible to enter into a Road Use Agreement on such terms and conditions as the Executive Director of Operations or Designate deem appropriate.
- 9 A Road Use Agreement may require a Person to pay such amounts, or post security in a form and amount, or both, as may be determined by the Executive Director of Operations or Designate in order to secure performance of the Person's obligations under the Road Use Agreement.
- 10 A Person shall not conduct Transport Operations for which the County, pursuant to Section 8, requires a Road Use Agreement until the Road Use Agreement has been executed and the County has received any required security.

Exemptions

- 11 The following vehicles and activities are exempted from the provisions of this Bylaw:
- (1) Transport Operations along any County road that the County has designated as an Exempted Road. Exempted Roads are set out in Schedule "B" and amended from time to time;
 - (2) Regular public or school transportation routes;
 - (3) Family Farm operations including Family Farm operations using contracted farm services;

- (4) Vehicles and equipment required by the County and its contractors to construct, maintain and repair roads, and provide basic services;
 - (5) Transport Operations to address declared disasters; and,
 - (6) Emergency service vehicles as defined in the *Traffic Safety Act*.
- 12 Transport Operations exempted from a Road Use Agreement must still obtain any permits required under Section 13(1) of the *Traffic Safety Act* by contacting the County's haul permit service provider.

Operations

- 13 No Person shall conduct Transport Operations exceeding the Heavy Vehicle movement threshold established in Section 6 without a Road Use Agreement and/or hauling permits issued by the County through its service provider.
- 14 Family Farm operations are eligible for an Annual Agricultural Permit by contacting the County.
- 15 Any Person who has entered into a Road Use Agreement with the County shall comply with all provisions of the *Traffic Safety Act* and this Bylaw.
- 16 Where a Person has entered into a Road Use Agreement, failure to comply with this Bylaw can result in the suspension or termination of that Road Use Agreement, the application of penalties and may affect the ability of that Person to obtain future Road Use Agreements.
- 17 A Person who has entered into a Road Use Agreement with the County pursuant to this Bylaw shall comply with any term or condition of the Agreement. No Person shall contravene any term or condition of a Road Use Agreement without written approval from the County.
- 18 A Person shall produce a Road Use Agreement or haul permits when requested by an Enforcement Officer.
- 19 A Person shall not make any false or misleading statement or provide any false or misleading information to obtain a Road Use Agreement pursuant to this Bylaw.
- 20 The onus of proving a Road Use Agreement has been entered into in relation to any activity otherwise regulated, restricted or prohibited by this Bylaw is on the Person alleging the existence of such an Agreement on a balance of probabilities.
- 21 No new Road Use Agreements will be issued during the County's Annual Spring Road Ban Season.
- 22 Any active Road Use Agreements will be temporarily suspended during the County's Annual Spring Road Ban Season. Temporarily suspended Road Use Agreements will be re-instated thereafter.
- 23 Transport Operations that do not exceed the Heavy Vehicle movement thresholds established in Section 6 are permitted during the County's Annual Spring Road Ban Season.

All Heavy Vehicles during this time must haul at legal weight and adhere to the County's specified Road Bans.

Offences

- 24 It is an offence under this Bylaw to:
- 1) Conduct Transport Operations exceeding the Heavy Vehicle movement threshold established in Section 6 without a Road Use Agreement and/or hauling permits issued by the County through its service provider;
 - 2) Provide false or misleading information to the Executive Director of Operations or Designate regarding a Road Use Agreement;
 - 3) Fail to comply with the terms and conditions of a Road Use Agreement; and,
 - 4) Fail to produce a Road Use Agreement or haul permits when requested by an Enforcement Officer.
- 25 Where a violation of this Bylaw is continuing in nature, a violation constitutes a separate offence for each day or part day on which it continues.

General Penalty Provisions

- 26 In accordance with the *Municipal Government Act*, any Person that violates any provision of this Bylaw is guilty of an offence and is liable, upon conviction, to a maximum fine of \$10,000.

Minimum and Specified Penalties

- 27 The minimum and specified penalties for a violation of Section 24 of this Bylaw are set out in Schedule "A".
- 28 Any written warnings or monetary penalties for a violation of Section 24 of this Bylaw shall be applied to the Applicant identified in the Road Use Agreement.

Enforcement

- 29 Where a Enforcement Officer has reasonable grounds to believe that a Person has violated any provisions of this Bylaw, the Enforcement Officer may commence Court proceedings against such Person by:
- (1) Issuing the Person a Violation Ticket pursuant to the provisions of Part 2 and Part 3 of the Provincial Procedures Act; or,
 - (2) Swearing out an Information or Complaint against the Person.

- 30 Where a Enforcement Officer issues a Person a Violation Ticket in accordance with Sections 27 and 28 of this Bylaw, the Officer may either:
1. Allow the Person to pay the specified penalty as provided for the offence in Schedule "A" of this Bylaw by including such specified penalty in the Violation Ticket; or,
 2. Require a Court appearance of the Person where the Enforcement Officer believes that such appearance is in the public interest, pursuant to the provisions of Part 2 of the Provincial Procedures Act.
- 31 No provision of this Bylaw, nor any action taken pursuant to any provision of this Bylaw, shall in any way restrict, limit, prevent, or preclude the County from pursuing any other remedy in relation to an offence as may be provided by the *Municipal Government Act* or any other legislation of the Province of Alberta.

Strict Liability Offence

- 32 It is the intention of Council that all offences created by this Bylaw be interpreted to be strict liability offences.

Severability

- 33 Each provision of this Bylaw is independent of all other provisions. If any provision of this Bylaw is declared invalid for any reason by a Court of competent jurisdiction, the remaining provisions of this Bylaw will remain valid and enforceable.

Effective Date

- 34 Bylaw C-8065-2020 is passed when it receives third reading and is signed by the Reeve or Deputy Reeve and the Chief Administrative Officer or Designate as per the *Municipal Government Act*.

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

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

UNANIMOUS PERMISSION FOR THIRD READING this _____ day of _____, 2020

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

Reeve

Chief Executive Officer or Designate

Date Bylaw Signed

Schedule "A" - Minimum and Specified Penalties

SECTION	OFFENCES	MINIMUM AND SPECIFIED PENALTY	SECOND OFFENCE	THIRD OFFENCE	FOURTH AND SUBSEQUENT OFFENCES
13	Exceed heavy vehicle movement threshold without an active RUA and/or haul permits	Written warning and suspension of transport operations until RUA executed and/or haul permits issued	\$ 2,000 and suspension of transport operations until RUA executed and/or haul permits issued	\$ 5,000 and prohibition from transport operations on County roads for six (6) months	\$ 10,000 and prohibition from transport operations on County roads for 12 months
17	Contravene any term or condition of RUA without written approval	\$ 500	\$ 500 and 24 hour suspension of transport operations	\$ 1,000 and one (1) week suspension of transport operations	\$ 2,000 and termination of RUA
18	Fail to produce a RUA or haul permits when requested by Enforcement Officer	\$ 500	--	--	--
19	Provide false and misleading information regarding a RUA	\$ 500	--	--	--

Schedule "B" – Exempted Roads

ROAD NAME	ROAD TYPE	DIVISION	LOCATION	EFFECTIVE DATE
RR 10 / BALZAC BLVD (From HWY 566 NORTH For 800m)	Resource Road-Paved	7	SE-13-26-1-W5M	03-15-2008
RR 43 (from COCHRANE TOWN LIMITS to COCHRANE LAKE WEST)	Resource Road-Paved	9	W-15,22-26-4-W5M	03-15-2008
RR 51 (from TR 252 to SHELL PLANT)	Resource Road-Paved	1	W-13-25-5-W5M	03-15-2008
RR 264 (from TR 274 to TR 280)	Resource Road-Paved	6	W-28,33-27-26-W4M	03-15-2008
RR 264 (from TR 280 to HWY 72)	Resource Road-Paved	6	W-4,9-28-26-W4M	03-15-2008
RR 271 (from HWY 9 to TR 270)	Resource Road-Paved	6	W-25,36-26-27-W4M	03-15-2008
RR 283 (from TR 250 NORTH for 800m)	CN Resource Road-Paved	5	SW-3-25-28-W4M	03-01-2013
RR 283 (from TR 232 to HWY 560)	Ban Free-FWD Tested-Paved	4	W-15,22-23-28-W4M	01-02-2018
RR 284 (from HWY 567 to TR 274)	Ban Free-FWD Tested-Paved	7	W-16,21-27-28-W4M	01-02-2018
RR 285 / 100 ST (from HWY 1 SOUTH 800m)	High Load Corridor-Paved	5	NW-20-24-28-W4M	05-05-2009
RR 285 / 100 ST (from HWY 1 to TR 250)	High Load Corridor-Paved	5	W-29,32-24-28-W4M	05-05-2009
RR 285 / 100 ST (from TR 250 to HWY 564)	High Load Corridor-Paved	5	W-5,8,17,20-25-28-W4M	05-05-2009
RR 285 (from HWY 22X to TR 222)	Resource Road-Paved	4	W-17,20,29-22-28-W4M	03-15-2008
RR 285 (from GLENMORE TR to 61 AVE SE)	Resource Road-Paved	5	W-29,32-23-28-W4M	06-14-2011
RR 285 (from 61 AVE SE to TR 240)	Industrial/Commercial-Paved	5	W-32-23-28-W4M	01-11-2018
RR 285 (from TR 240 to PEIGAN TR)	Industrial/Commercial-Paved	5	W-5-24-28-W4M	02-27-2017
RR 290 (from TR 260 to HWY 566)	High Load Corridor-Paved	7	W-6,7-26-28-W4M	03-10-2012
RR 291 (from HWY 566 to TR 260)	Resource Road-Paved	7	W-1,12-26-29-W4M	03-15-2008
RR 291 (from HWY 566 NORTH for 500m)	Industrial/Commercial-Paved	7	W-13-26-29-W4M	06-07-2016
RR 292 (from CROSSIRON DR to HWY 566)	Industrial/Commercial-Paved	7	IN-11-26-29-W4M	03-29-2012
RR 293 (from CROSSIRON DR to COL. ROBERTSON WAY)	Industrial/Commercial-Paved	7	NW-3-26-29-W4M	11-07-2016
TR 222 (from RR 285 EAST into BURNCO PIT)	Resource Road-Paved	4	S-17-22-28-W4M	03-15-2008
TR 232 (from RR 284 to HWY 791)	Resource Road-Paved	4	S-13,14,15,16-23-28-W4M	03-15-2008
TR 241B (from HWY 797 WEST for 2.0km)	Ban Free-FWD Tested-Paved	4	IN-10-24-27-W4M	02-27-2017
TR 250 (from CALGARY CITY LIMITS to RR 285)	CN Resource Road-Paved	5	S-6-25-28-W4M	11-08-2013
TR 250 (from RR 285 to RR 283)	CN Resource Road-Paved	5	S-5,4-25-28-W4M	03-01-2013
TR 252 (from JUMPING POUND RD to RR 50)	Resource Road-Paved	1	S-18-25-4-W5M	03-15-2008
TR 252 (from RR 50 to RR 51)	Resource Road-Paved	1	S-13-25-5-W5M	03-15-2008
TR 292 / ACME RD (from RR 10 to RR 13)	Resource Road-Paved	6	S-13,14,15-29-1-W5M	03-15-2008
TR 292 / ACME RD (from RR 290 to RR 10)	Resource Road-Paved	6	S-13,14,15-29-29-W4M	03-15-2008

ROAD NAME	ROAD TYPE	DIVISION	LOCATION	EFFECTIVE DATE
TR 292 / ACME RD (from RR 284 to RR 290)	Resource Road-Paved	6	S-17,18-29-29-W4M	03-15-2008
GLENDALE RD (from HWY 766 to GRAVEL PIT)	Resource Road-Paved	9	IN-27,28-26-3-W5M	03-15-2008
JUMPING POUND RD (from TR 244 to HWY 1)	Ban Free-FWD Tested-Paved	1	W-29,32-24-4-W5M	01-02-2018
JUMPING POUND RD (from HWY 1 to TR 250)	Resource Road-Paved	1	NW-32-24-4-W5M	03-15-2008
JUMPING POUND RD (from TR 250 to TR 252)	Resource Road-Paved	1	W-5,8-25-4-W5M	03-15-2008
PEIGAN TRAIL (from 84 ST SE to RR 285)	Industrial/Commercial-Paved	5	IN-6-24-28-W4M	09-17-2015
FRONTIER RD (from 84 ST to RR 285)	Industrial/Commercial-Paved	5	IN-6-24-28-W4M	02-27-2017
FRONTIER PLACE (SOUTH off FRONTIER RD)	Industrial/Commercial-Paved	5	IN-6-24-28-W4M	02-27-2017
FRONTIER CRESCENT (SOUTH off FRONTIER RD)	Industrial/Commercial-Paved	5	IN-6-24-28-W4M	02-27-2017
61 AVENUE SE (from 84 ST SE to RR 285)	Industrial/Commercial-Paved	5	IN-31-23-28-W4M	07-01-2011
KLEYSEN WAY (from 84 ST SE to DUFF DR)	Industrial/Commercial-Paved	5	IN-31-23-28-W4M	03-29-2012
DUFF DR (from KLEYSEN WAY to RYAN RD)	Industrial/Commercial-Paved	5	IN-31-23-28-W4M	03-29-2012
RYAN RD (from 61 AVE SE to KLEYSEN WAY)	Industrial/Commercial-Paved	5	IN-31-23-28-W4M	03-29-2012
WRANGLER DR (from 61 AVE SE to RYAN RD)	Industrial/Commercial-Paved	5	IN-31-23-28-W4M	03-29-2012
WRANGLER PLACE (NORTH off 61 AVE SE)	Industrial/Commercial-Paved	5	IN-31-23-28-W4M	03-29-2012
WRANGLER LINK (from WRANGLER WAY to 61 AVE SE)	Industrial/Commercial-Paved	5	IN-31-23-28-W4M	03-29-2012
WRANGLER WAY (from WRANGLER RD to 61 AVE SE)	Industrial/Commercial-Paved	5	IN-31-23-28-W4M	03-29-2012
WRANGLER RD (from 84 ST SE to 61 AVE SE)	Industrial/Commercial-Paved	5	IN-30,31-23-28-W4M	03-29-2012
WRANGLER CRES (from WRANGLER AVE to WRANGLER RD)	Industrial/Commercial-Paved	5	IN-30-23-28-W4M	03-29-2012
WRANGLER AVE (from 84 ST SE to BLUEGRASS DR)	Industrial/Commercial-Paved	5	IN-30-23-28-W4M	03-29-2012
BLUEGRASS DR (from WRANGLER AVE to RR 285)	Industrial/Commercial-Paved	5	IN-30-23-28-W4M	03-29-2012
PRAIRIE PLACE (PAVED PORTION NORTH off WRANGLER RD)	Industrial/Commercial-Paved	5	IN-30-23-28-W4M	03-29-2012
NORMAN PLACE (WEST off RR 283)	Industrial/Commercial-Paved	4	IN-21-23-28-W4M	06-04-2018
CROSSIRON BLVD (from CROSSIRON DR to HWY 566)	Industrial/Commercial-Paved	7	IN-9-26-29-W4M	03-29-2012
BASS PRO WAY (from INT of CROSSIRON BLVD/CROSSIRON RD WEST 1.1km)	Industrial/Commercial-Paved	7	IN-9-26-29-W4M	03-29-2012
DWIGHT MCLELLAN TR (from 144 AVE SE to HWY 566)	Resource Road-Paved	7	IN-3,10-26-29-W4M	08-01-2011
CENTURY DOWNS DR (from CROSSIRON DR to DWIGHT MCLELLAN TR)	Industrial/Commercial-Paved	7	IN-10-26-29-W4M	06-05-2017

ROAD NAME	ROAD TYPE	DIVISION	LOCATION	EFFECTIVE DATE
CROSSIRON RD (from CROSSIRON BLVD to DWIGHT MCLELLAN TR)	Industrial/Commercial-Paved	7	IN-9-26-29-W4M	03-29-2012
CROSSIRON DR (from HWY 2 to DWIGHT MCLELLAN TR)	Industrial/Commercial-Paved	7	IN-9,10-26-29-W4M	03-29-2012
CROSSPOINTE DR (from DWIGHT MCLELLAN TR EAST 400m)	Industrial/Commercial-Paved	7	IN-10-26-29-W4M	06-05-2017
CROSSIRON DR (from DWIGHT MCLELLAN TR to RR 292)	Industrial/Commercial-Paved	7	IN-10-26-29-W4M	06-05-2017
CROSSPOINTE RD (from DWIGHT MCLELLAN TR EAST 420m)	Industrial/Commercial-Paved	7	IN-10-26-29-W4M	06-05-2017
CROSSIRON DR (from RR 292 to RR 291)	Industrial/Commercial-Paved	7	IN-11-26-29-W4M	09-17-2015
NOSE CREEK BLVD (from CROSSIRON DR to COL. ROBERTSON WAY)	Industrial/Commercial-Paved	7	IN-4-26-29-W4M	11-07-2016
JAMES JONES WAY (from NOSE CREEK BLVD to RR 293)	Industrial/Commercial-Paved	7	IN-4-26-29-W4M	11-07-2016
COLONEL ROBERTSON WAY (from NOSE CREEK BLVD to RR 293)	Industrial/Commercial-Paved	7	IN-4-26-29-W4M	11-07-2016
WRITING CREEK CRES (from 144 AVE SE to NOSE CREEK BLVD)	Industrial/Commercial-Paved	7	IN-4-26-29-W4M	03-29-2012
WESTLAND DR (EAST off RR 292)	Industrial/Commercial-Paved	7	IN-11-26-29-W4M	03-29-2012
WAGON WHEEL LINK (from RR 292 to WAGON WHEEL BLVD)	Industrial/Commercial	7	IN-10-26-29-W4M	03-29-2012
WAGON WHEEL BLVD (WEST off WAGON WHEEL LINK)	Industrial/Commercial-Paved	7	IN-10-26-29-W4M	03-29-2012
WAGON WHEEL WAY (SOUTH off WAGON WHEEL BLVD)	Industrial/Commercial-Paved	7	IN-10-26-29-W4M	03-29-2012
WAGON WHEEL RD (from RR 292 to WAGON WHEEL CRES)	Industrial/Commercial-Paved	7	IN-11-26-29-W4M	03-29-2012
WAGON WHEEL VIEW (SOUTH off WAGON WHEEL RD)	Industrial/Commercial-Paved	7	IN-11-26-29-W4M	03-29-2012
WAGON WHEEL CRES (NORTH off WAGON WHEEL RD)	Industrial/Commercial-Paved	7	IN-11-26-29-W4M	03-29-2012
WAGON WHEEL CRES (from WAGON WHEEL RD to CROSSIRON DR)	Industrial/Commercial-Paved	7	IN-11-26-29-W4M	03-29-2012
HIGH PLAINS RD (from RR 291 to HIGH PLAINS BLVD)	Industrial/Commercial-Paved	7	IN-1-26-29-W4M	06-05-2017
HIGH PLAINS BLVD (from HIGH PLAINS RD NORTH 500m)	Industrial/Commercial-Paved	7	IN-1-26-29-W4M	06-05-2017

Schedule "C" – Definitions

- (1) **"Administration"** means the operations and staff of the County under the direction of the Chief Administrative Officer;
- (2) **"Annual Agricultural Permit"** means a permit provided by the County to Family Farm operations to haul feed, seed, grain, livestock, fertilizer and hay/straw on any County roads at one increment above the posted Road Ban;
- (3) **"Chief Administrative Officer"** means that individual appointed by Council into the position of Chief Administrative Officer for the County pursuant to the *Municipal Government Act*;
- (4) **"Annual Spring Road Ban Season"** means a time period, typically from early March to early June, during which time the County's road system is subject to Road Bans;
- (5) **"Confined Feeding Operation"** means fenced or enclosed land or buildings where livestock are confined for the purpose of growing, sustaining, finishing or breeding by means other than grazing, but does not include residences, livestock seasonal feed and bedding sites, equestrian stables, auction markets, racetracks or exhibition grounds;
- (6) **"Commercial Agricultural Operation"** means agricultural operations that do not meet the definition for a Family Farm. Typical operations include Confined Feeding Operations, large-scale crop and livestock production, and agricultural processing, distribution and service providers.
- (7) **"Council"** means the duly elected Council for the County;
- (8) **"County"** means Rocky View County as a municipal corporation and the geographical area within its jurisdictional boundaries, as the context requires.
- (9) **"Court"** means a Court of competent jurisdiction in the Province of Alberta;
- (10) **"Designate"** means any Executive Director, Manager, Enforcement Officer or County employee authorized by the Chief Administrative Officer to act on behalf of the County;
- (11) **"Enforcement Officer"** means a member of the Royal Canadian Mounted Police (R.C.M.P.), a Peace Officer appointed by the Solicitor General of Alberta in accordance with the *Peace Officers Act* S.A. 2006, c P-3.5, or Bylaw Enforcement Officer employed by the County in accordance with the *Municipal Government Act*;
- (12) **"Exempted Roads"** means roads along the County's road system for which a Road Use Agreement will not be required on the basis that the roads have been designed and constructed to accommodate heavy hauling. These roads include commercial, industrial or resource roads, high load corridors or ban free FWD Tested Roads.

- (13) **“Family Farm(s)”** means any farm that is not managed by a commune, co-operative or non-family corporation.
- (14) **“FWD Tested Roads”** means roads whose load carrying capacity have been determined through Falling Weight Deflectometer testing.
- (15) **“Heavy Vehicle”** means a vehicle exceeding any one of the following: two (2) axles, 11 metres in length or a maximum allowable weight of 4,500 kilograms.
- (16) **“Municipal Government Act”** means the *Municipal Government Act*, R.S.A. 2000, c. M-26, as amended from time to time;
- (17) **“Natural Resources”** means raw materials that include oil and gas, peat, sand and gravel, silt, clay, marl, limestone, gypsum, other precious and semi-precious minerals, timber and coal;
- (18) **“Person(s)”** means any individual or business entity including a firm, joint venture, proprietorship, association, corporation, organization, partnership, company or society and any other legal entity;
- (19) **“Road Ban”** means weight restrictions that reduce the maximum axle weight allowed on any carrying axle of a truck or trailer by a percentage specified by the County;
- (20) **“Road Use Agreement”** (RUA) means a written agreement between the County and the Persons wishing to conduct Transport Operations on County roads;
- (21) **“Traffic Safety Act”** means the *Traffic Safety Act*, R.S.A. 2000, Chapter T-6, as amended from time to time;
- (22) **“Transport Operations”** means the transportation of people, goods, materials and/or equipment; and,
- (23) **“Violation Ticket”** means a ticket issued pursuant to Part II or Part III of the *Provincial Offences Procedure Act*, R.S.A. 2000, c. P-34, as amended from time to time.

THIS AGREEMENT made effective this ____ day of _____, 20__.

BETWEEN:

ROCKY VIEW COUNTY
262075 Rocky View Point
Rocky View County, Alberta T4A 0X2
(the "**County**")

And:

[INSERT]
(the "**Applicant**")

ROAD USE AGREEMENT NO: _____

TERM: _____ to _____

Use of the Designated Roads

- 1** Subject to the provisions set out in Bylaw C-8065-2020 and the terms and conditions of this Road Use Agreement (the "Agreement"), the Applicant may transport people, goods, materials and/or equipment associated with its operations (the "Permitted Transport Operations") on the County roads specified in Schedule "A" to this Agreement (the "Designated Roads") during the Term of this Agreement.
- 2** This Agreement permits the Applicant to carry out the Permitted Transport Operations at one increment above the current weight restriction for the Designated Roads up to a maximum axle weight of 100%. This increase is at the discretion of the County pending the time of year and existing road conditions. This increase is not valid during the County's declared Annual Spring Road Ban Season, which typically runs from March to June and is dependent upon road and weather conditions.

Commencement

- 3** The Applicant shall submit Schedule "A" and, if applicable, an approved Development Permit from Rocky View County or a neighbouring municipality at least ten (10) business days prior to commencing the Permitted Transport Operations.
- 4** The County shall provide the Applicant with a map of the designated transport route to be used by the Applicant for the Permitted Transport Operations (the "Designated Transport Route") during the Term. The Applicant shall limit the Permitted Transport Operations to the Designated Transport Route, unless otherwise permitted by the County.

- 5 The County may require that the Applicant post a security deposit, in the form of an irrevocable letter of credit or certified cheque, to be used by the County to cover all costs whatsoever incurred by the County, including damages and dust control, as a direct result of the Applicant's use of the Designated Roads in an amount to be specified by the County in Schedule "B". Bonds will not be accepted as security.
- 6 The security deposit amount specified by the County in Schedule "B" is a percentage of the County's typical per kilometer repair costs based on the number of expected heavy vehicles per week.
- 7 The Applicant shall replace any portion of the security used by the County pursuant to the terms of this Agreement in order to maintain the required security amount specified in Schedule "B" throughout the Term.
- 8 The Applicant shall not commence Permitted Transport Operations until the following conditions are met:
 - (a) This Agreement has been executed between the County and Applicant, and the County has acknowledged receipt of the required security;
 - (b) All required permits have been obtained from Roadata Services Ltd. (1-888-830-7623);
 - (c) All approvals have been obtained, as required, from neighbouring municipality and applicable stakeholders;
 - (d) The County has conducted a pre-inspection of the Designated Roads with the Applicant to establish and record the general pre-existing conditions. The pre-inspection shall be completed no more than 48 hours prior to commencement.
 - (e) The Applicant has provided a proposed weekly schedule for the Permitted Transport Operations on the Designated Transport Route and the County has provided approval of the schedule; and
 - (f) The County has provided written authorization to proceed.

Operating Terms and Conditions

- 9 Requests for changes to the Designated Transport Route or schedule must be submitted to the County for approval at least five (5) business days prior to the requested effective day of the change. Changes will not come into effect until approval by the County in writing.
- 10 The County determines the period of time when Permitted Transport Operations can be active. Transport operations are not permitted during the County's declared Annual Spring Road Ban Season or during adverse road and weather conditions. Unless an exception has been granted, Permitted Transport Operations are restricted to dry or frozen road conditions. The Applicant acknowledges that the County may suspend this Agreement temporarily for emergencies.
- 11 During the Term of this Agreement, the Applicant shall provide ongoing maintenance of the Designated Roads to the satisfaction of the County at its own cost. This maintenance work shall

include, but not be limited to: continual removal of material tracked onto the Designated Roads, dust control as specified by the County, replenishment of any depleted gravel or calcium and grading any portion of the Designated Roads impacted by the Applicant's operation.

- 12 The Applicant shall notify the County immediately of any damage to the Designated Roads so that the County can determine the scope and schedule of the repair work to be performed by the Applicant. The Applicant shall, at its sole cost and expense, forthwith repair any damage directly caused by the Applicant or its employees, agents, contractors to the road and road allowances comprising the Designated Roads, or to any property of the County located within the Designated Roads. Furthermore, the Applicant shall, upon completion of said repair, forthwith restore the Designated Roads to a level and condition equivalent to that which existed prior to the damage occasioned by the Applicant or its employees, agents or contractors. If the Applicant fails or neglects to repair and restore the Designated Roads as aforesaid within 30 days of the occurrence or as otherwise agreed in writing of such damage, the County shall have the right, but not the obligation, to undertake such repair and restoration on behalf of the Applicant, and the Applicant shall reimburse the County forthwith without demand for the costs it incurs in doing so. The County reserves the right to temporarily suspend the Permitted Transport Operations until the completion of repairs.
- 13 The Applicant may request that the County repair damage caused by the Applicant's operation. If the County agrees to undertake the repair work, the County shall invoice the Applicant and require reimbursement within 30 days. Repair costs shall be based on the Alberta Roadbuilders and Heavy Construction Association rate guide for the current year. Notwithstanding the foregoing, nothing in this Section shall be taken as to relieve the Applicant from its obligations to maintain and repair the Designated Roads pursuant to the terms of this Agreement.
- 14 The Applicant shall at all times observe all weight and dimension restrictions, speed limits, road bans, closures and other restrictions imposed by the County or other Government Authority.
- 15 The Applicant's Permitted Transport Operations shall not interfere with the normal movement of traffic and pedestrians, including school buses. Convoys are not permitted unless otherwise approved by the County. Any request for the Applicant's Permitted Transport Operations to disrupt the normal operation of the Designated Roads must be submitted to the County for approval.
- 16 In cases where the County grants approval for road/lane closures, detours, traffic control signage or flagging, the Applicant shall submit a Traffic Accommodation Strategy to the County for review and comment a minimum of ten (10) business days prior to the disruption.
- 17 The Applicant shall ensure that all loads are secured and covered as required.
- 18 The Applicant shall ensure that all debris is removed from the truck structures prior to operating on the Designated Roads.
- 19 The Applicant shall not operate steel-cleated equipment on the Designated Roads without prior approval from the County.
- 20 The Applicant shall not unload goods, materials and/or equipment onto the Designated Roads without prior approval from the County.

- 21 The Applicant shall notify the County any time the Permitted Transport Operations are temporarily suspended and at the completion of the Permitted Transport Operations.
- 22 Penalties for violations of Bylaw C-8065-2020 and this Agreement are set out in Schedule "A" to the Bylaw.

Termination

- 23 This Agreement will terminate at the term end date specified above or upon ten (10) days written notice from either party. This Agreement may be renewed on an as-needed basis at the discretion of the County.
- 24 Upon termination of this Agreement, the County shall conduct a post-inspection of the Designated Roads with the Applicant to establish and record the general post-existing conditions.
- 25 Upon the earlier of the expiration or termination of this Agreement, or the completion or cessation of the Permitted Transport Operations by the Applicant on any particular portion of the Designated Roads, or upon notice in writing by the County to the Applicant:
 - (a) all damaged portions of the Designated Roads, signage, or other infrastructure are to be repaired or replaced; and
 - (b) the Designated Roads are to be returned to a condition as good as or better than as existed at the time of the pre-inspection conducted pursuant to Section 8;

in each case as determined by the County. The Applicant's repair/replacement obligations and the related provisions of this Agreement respecting the security shall survive any expiration or termination of this Agreement until released by the County.

- 26 Any remaining balance of the security deposit will be returned within thirty (30) days after the final settlement of all costs and damages associated with the Applicant's use of the Designated Roads.

Default

- 27 If in the sole opinion of the County, the Applicant undertakes or permits any activity whatsoever within the Designated Roads which is outside of the permitted uses contemplated within this Agreement, or which may be a nuisance or cause damage, or if the Applicant is in default of any of the terms, covenants or conditions of this Agreement or the schedules attached thereto, the County may, in its absolute discretion:

- (a) give the Applicant 10 days written notice to rectify or remedy any such nuisance, improper activity, or default, failing which, this Agreement and the rights herein conferred upon the Applicant shall automatically terminate and the Applicant shall forthwith vacate the Designated Roads; or
- (b) give the Applicant notice of immediate suspension or termination of this Agreement and the rights and privileges granted to the Applicant, and the Applicant shall forthwith vacate and cease use of the Designated Roads.

Liability and Indemnity

- 28 The Applicant shall indemnify and hold harmless the County, its employees, councillors and agents from and against any and all claims, damages, costs (including without restriction, all legal and other professional costs on a solicitor and his own client full indemnity basis), losses, expenses, actions and suits of every kind and nature caused by, or arising directly or indirectly out of the existence of this Agreement and the schedules attached thereto, the exercise or purported exercise of any of the rights granted within this Agreement or the schedules attached thereto, arising by reason of any matter or anything done, permitted or omitted to be done by the Applicant, or its successors or permitted assigns, whether occasioned by negligence or not.
- 29 The Applicant and its employees shall, at all times, operate upon the Designated Roads in a safe, efficient and prudent manner, and in compliance with all laws, bylaws, legislative and regulatory requirements of any governmental or other competent authority relating to the use and operation of the Designated Roads including, without restriction, all road bans and restrictions, as well as all traffic safety rules and regulations in force from time-to-time respecting the Designated Roads.
- 30 The Applicant acknowledges and agrees that all property of the Applicant which may hereafter be located on, under, or over to the Designated Roads shall be at the sole risk of the Applicant, and the County shall not be liable for any loss or damage thereto, howsoever occurring and the Applicant hereby releases the County from all actions, claims, demands, suits or proceedings whatsoever in respect of any such loss or damage.
- 31 Nothing contained within this Agreement shall in any way limit or restrict the Applicant's liability under this Agreement nor in any way limit or restrict the rights and remedies available to the County in the event of a default by the Applicant under the terms of this Agreement, nor limit or restrict the rights remedies available to the County under statute.

Insurance

- 32 At the discretion of the Executive Director of Operations or Designate, the County may require the Applicant to, at its own expense and without limiting its liability, maintain standard automobile, bodily injury and property damage insurance providing coverage of at least two million dollars (\$2,000,000) and comprehensive general liability insurance providing coverage of at least five million dollars (\$5,000,000).

- 33 The Applicant shall provide the County with acceptable evidence of this coverage on an annual basis for the term of this Agreement that includes a requirement for a 30 day notice of cancellation or material change.
- 34 The Applicant shall add the County to the liability policy as an additional insured respecting the liability arising out of the operations of the "Named Insured" for claims that may arise from third parties.

General

- 35 The Applicant shall not be entitled to assign this Agreement, either in whole or in part, without the prior written consent of the County, which consent may be unreasonably or arbitrarily withheld. For the purposes of this Section an assignment requiring the consent of the County shall include any change in voting control if the Applicant is a corporation.
- 36 The Applicant's obligations contained in this Agreement and the schedules attached hereto shall survive the expiration or termination of this Agreement for any reason whatsoever until satisfied in full, and shall not be merged upon the execution of any other documentation by the parties.
- 37 The terms and conditions set forth within this Agreement and the schedules shall constitute all of the terms and conditions of this Agreement, and there are no other terms, conditions, covenants, agreements, representations or warranties, either express or implied, arising between the parties hereto except as expressly set forth herein. If any provision of this Agreement or the schedules attached hereto is illegal or unenforceable it shall be considered separate and severable from the remaining provisions, which shall remain in force as if the unenforceable provisions had never been included.
- 38 Pursuant to Bylaw C-8065-2020, Section 5.1 of County *Bylaw C-7350-2014* and Sections B.2.e and B.2.f of County *Delegation Order*, as amended on March 10, 2017, the Executive Director of Operations has the authority to require and execute Road Use Agreements.

Notices

39 All notices shall be in writing and may be mailed or electronically transmitted to each party at the following addresses:

County:	Rocky View County	Applicant:	_____
		Attention:	_____
Address:	262075 Rocky View Point	Address:	_____
	Rocky View County, AB T4A 0X2		_____
Telephone:	403-230-1401	Telephone:	_____
E-mail:	roaduse@rockyview.ca	E-mail:	_____

IN WITNESS WHEREOF, the parties hereby execute this Agreement, and agree to any additional conditions present in Schedule "A" and agree to the security determined in Schedule "B", hereunto this the date and year first above written.

ROCKY VIEW COUNTY

Per: _____

Name	Signature	Date
------	-----------	------

APPLICANT

Per: _____

Name	Signature	Date
------	-----------	------

SCHEDULE "A" – ROAD USE INFORMATION SHEET

ROAD USE AGREEMENT NO: _____

TERM DATE: _____ to _____

APPLICANT CONTACT AND OPERATION DETAILS	
A.1 Schedule "A" forms part of the terms and conditions of the Road Use Agreement.	
A.2 Schedule "A" to be completed by the Applicant and e-mailed to roaduse@rockyview.ca .	
A.3 All heavy vehicles are required to have a copy of this completed form and the Road Use Agreement in the vehicle.	
APPLICANT NAME:	Industry:
Address:	
Phone #:	Fax#:
Field Representative:	
Phone #:	E-mail:
TRANSPORT COMPANY NAME:	
Field Representative:	
Phone #:	E-mail:
TRANSPORT ROUTE DETAILS	
Dates:	Times:
Commodity transported:	Quantity:
Loads per 7 day period:	Vehicles:
Loads per hour:	
Origin:	Destination:
Transport route (Please provide a map of proposed route):	
Estimated route distance along Rocky View County roadway system: _____ km	

INTERNAL USE ONLY Additional Conditions and Restrictions	
Max. % Axle Weight:	Transport Route:
Travel Speed:	Transport Times:
Dust Control:	Transport Schedule:
Traffic Accommodation:	
Other:	

SCHEDULE "B" –SECURITY DETERMINATION

ROAD USE AGREEMENT NO: _____

TERM DATE: _____ to _____

- B.1** Schedule "B" forms part of the terms and conditions of the Road Use Agreement.
- B.2** The applicant shall provide the County a security deposit for potential damage in road right-of-way and dust control in the form of a letter of credit or certified cheque pursuant to Schedule "B".
- B.3** The security deposit amount is a percentage of the County's typical per kilometer repair costs based on the number of expected heavy vehicles per 7-day period.

SECURITY DETERMINATION

Distance (km)	Road Surface	County Repair Costs	Security as Percentage of County Repair Cost			Security Amount
			10 %	20 %	30 %	
			6 - 30	31 – 100	101+	
			heavy vehicles per 7 day period			
	Undeveloped	\$ 5,000/km	\$ 500/km	\$ 1,000/km	\$ 1,500/km	
	Gravel	\$ 60,000/km	\$ 6,000/km	\$ 12,000/km	\$ 18,000/km	
	Chip Seal	\$ 100,000/km	\$ 10,000/km	\$ 20,000/km	\$ 30,000/km	
	Pavement	\$ 280,000/km	\$ 28,000/km	\$ 56,000/km	\$ 84,000/km	
SUBTOTAL						
Additional Security or Fixed Sum (based on Transport Operation details)						
TOTAL SECURITY						
NOTES:						

Bylaw C-8065-2020

Road Use Agreement Bylaw

Presented By: Transportation Services



Introduction

- Administration has recognized the need to implement Road Use Agreements (RUA) through bylaw as:
 - The County lacks an effective way to require haulers to enter into a RUA when applicable
 - Unclear who RUAs apply to and who is exempt
 - Enforcement mechanism is lacking
- The Bylaw is intended to better define the process and framework for establishing RUAs



Background

- What is a Road Use Agreement (RUA)?
 - An Agreement between the County and a hauler that specifies each parties' roles and responsibilities during intensive transport operations involving heavy vehicles along County roads
- What is the purpose of a RUA?
 - To minimize the impact of intensive transport activities on area residents and protect County infrastructure
- The County implemented RUAs in 2006



Background

- The implementation of RUAs is supported by the *Traffic Safety Act*:

13(1) Subject to this Act and the Dangerous Goods Transportation and Handling Act, the council of a municipality may, with respect to a highway under its direction, control and management, make bylaws that are not inconsistent with this Act, doing the following:

(a) governing the use of highways;

(f) classifying motor vehicles and other vehicles and pedestrians for any purposes involving the use of streets, lanes and other public spaces;

(n) governing closing or restricting the use of a highway;

(v) designating routes for vehicles or classes of vehicles;

(w) restricting the weight of vehicles or of vehicles and the good being carried by the vehicles;

(x) prescribing or otherwise providing for penalties with respect to the contravention of a bylaw made under this Division.



Current Practices

- Haulers moving 10 or more loads to or from any one location, regardless of duration, must contact the County to determine the need for a RUA
- RUAs are applicable to all haulers except Family Farms
- Family Farms are eligible for an Annual Agricultural Permit and are exempted from RUAs



Current Practices

- The need for a RUA is determined by the County on a case-by-case basis considering:
 - The weight and configuration of the proposed transport vehicles
 - The total number of loads, frequency and duration of the haul
 - The existing condition and surface type of the roads
 - The proximity of the route to residential dwellings
 - The time of year



Current Practices

- Typical RUA terms and conditions may include:
 - Haul route considering residential areas and road conditions
 - Haul schedule and times considering noise control
 - Maximum axle weight
 - Travel speed
 - Traffic accommodation as required



Current Practices

- Haulers Road Maintenance Responsibilities:
 - Repair of surface or sub-surface damage
 - Grading of any gravel portion of haul route
 - Replenishment of gravel and calcium
 - Removal of tracked mud or debris
 - Dust control along haul route
- A refundable security deposit is typically required to ensure the hauler fulfills their obligations



Haul Damage Cases

- West Meadows Court (May 2020) – Landscaping Haul



- Approximately \$70,000 damage



Haul Damage Cases

- 100 Allandale Place (May 2020) – Development Haul



- Approximately \$100,000 damage



Bylaw Development Process

We Are Here



- Reviewed RVC current practices
- Reviewed practices at other municipalities

- Prepared draft Bylaw and Road Use Agreement Template
- Legal review August 2019
- ELT Review January 15, 2020

- Draft Bylaw made available to the public and industry for feedback
- Open Houses February 6 & 13, 2020
- Agricultural Service Board March 5, 2020

- Revised draft Bylaw considering received feedback

- Present Bylaw to County Council for first reading
- Revise as needed



Stakeholder Engagement

- Feedback
 - Trigger for RUA of 10 or more loads regardless of haul duration is too ambiguous and may impact small scale operations
 - Draft did not exempt Family Farms with a hired manager or Family Farm use of contracted services
 - Unclear distinction between a Family Farm and commercial agriculture
 - Hauling on commercial, industrial and resource roads was not explicitly exempted



Proposed Bylaw Content

- Applies to the following hauling activities:
 - Natural resource exploration, development, extraction and processing
 - Commercial agriculture operations including all Confined Feeding Operations
 - Residential, commercial, industrial and infrastructure construction
 - Filming for all media types



Proposed Bylaw Content

- The following hauling activities are exempted:
 - Hauling on County commercial, industrial, or resource roads, high load corridors or ban-free FWD tested roads.
 - Public or school transportation
 - Family Farms except Confined Feeding Operations
 - Construction, maintenance and repair of County roads
 - Hauling to address declared disasters
 - Emergency service vehicles



Proposed Bylaw Content

- For applicable activities, the hauler is to contact the County if loaded Heavy Vehicle movements exceed:
 - 30 movements in a 7-day period, or
 - 5 movements in a one-hour period
- This is an increase from the current 10 total loaded movements from/to one location regardless of duration
- The need for a RUA will continue to be determined on a case-by-case basis after reviewing haul details



Proposed Bylaw Content

- Annual Spring Road Ban Season:
 - RUAs are temporarily suspended during this time
 - Hauling legal weights below the movement threshold permitted
- Enforcement and penalties for:
 - Exceeding heavy vehicle movement threshold without a RUA or haul permits
 - Contravening terms and conditions of RUA
 - Failing to produce RUA or haul permits when requested by Enforcement Officer
 - Providing false or misleading information about a RUA



Road Use Agreement Revisions

- Road Use Agreement template more streamlined
- Refundable security determination is more clearly defined:
 - Road reconstructions costs vs. road repair costs
 - Security is scaled based on operation size



Council's Strategic Objectives

- Create a Culture of Customer Service
 - Reduce regulatory impact for small-scale hauling operations
 - Improve fairness for industry partners currently willing to enter RUAs
 - Streamline the RUA document
- Enhance Transparency and Communication
 - Better define process and framework for establishing RUAs
 - Clearly define refundable security deposit determination



Council's Strategic Objectives

- Embrace Partnerships
 - Collaborate with individuals or companies to:
 - Share road repair and maintenance costs
 - Allow hauling at one increment above posted road ban
 - Balance transport needs against negative impacts to residents and County infrastructure
- Strengthen our Financial Resiliency
 - Reduce road repair and maintenance costs



Questions





PLANNING AND DEVELOPMENT SERVICES

TO: Council

DATE: July 14, 2020 **DIVISION:** 5

FILE: 04329003 **APPLICATION:** PL20190153

SUBJECT: Conceptual Scheme Amendment – South Conrich Conceptual Scheme

NOTE: This application should be considered in conjunction with application PL20190021 (agenda item E-3)

PURPOSE: To amend the South Conrich Conceptual Scheme (SCCS), and add Appendix D to guide the future development of six new commercial parcels, one public utility lot, and municipal reserve parcels.

GENERAL LOCATION: Located approximately 1 kilometre north of the town of Chestermere, on the east side of Garden Road/Range Road 285, approximately 0.81 kilometres (1/2 mile) north of Highway 1.

APPLICANT: Amar Development Ltd./Rani Duhra

OWNERS: Duhra Financial Ltd.

BACKGROUND:

On June 23, 2020, Council held a joint Public Hearing (Item C-3; Bylaw C-7957-2019) to consider amendment to the South Conrich Conceptual Scheme, and add Appendix D to guide future planning of the remaining development cell, and the associated redesignation application, PL20190021 amending the land use from Ranch and Farm Two District to Business – Business Commercial District (Item C-4; Bylaw C-7959-2019).

After presentations by each Administration and the applicant, and extensive input by the public, the Public Hearing was closed, with Councillor Gautreau moving to table the items *sine die*, pending a report from Administration on water solutions for the area. That motion was carried.

On June 25, 2020, at a Special Council Meeting, an Emergent Item was raised by Councillor Gautreau to rescind that motion. The motion was carried and was followed by two further emergent items; those being raised by Deputy Reeve Schule to table both the Conceptual Scheme and the redesignation item until July 14, 2020. Those motions were as well carried. Councillor Kamachi abstained from the voting as he was not present for the public hearing on June 23. As such, Council intends to consider the previously tabled items. Below are the options for the Conceptual Scheme item, with options for the redesignation item presented in a separate report.

COUNCIL OPTIONS:

Option #1: Motion #1 THAT Bylaw C-7957-2019 be given second reading.

Motion #2 THAT Bylaw C-7957-2019 be given third and final reading.

Option #2: THAT application PL20190153 be denied.

Administration Resources

Oksana Newmen, Planning and Development Services



Respectfully submitted,

"Theresa Cochran"

Executive Director
Community Development Services

Concurrence,

"Al Hoggan"

Chief Administrative Officer

ON/lt

APPENDICES:

APPENDIX 'A': Bylaw C-7957-2019 & Schedule A



ROCKY VIEW COUNTY

BYLAW C-7957-2019

A Bylaw of Rocky View County to amend Bylaw C-6401-2006

The Council of Rocky View County enacts as follows:

PART 1 – TITLE

This Bylaw shall be known as Bylaw C-7957-2019.

PART 2 – DEFINITIONS

In this Bylaw, the definitions and terms shall have the meanings given to them in Land Use Bylaw C-4841-97, Conrich Area Structure Plan (Bylaw C-7468-2015) and the *Municipal Government Act*.

PART 3 – EFFECT OF BYLAW

THAT Bylaw C-6401-2006 is hereby amended as follows:

Delete text from Section 7.1 Land Use:

“The predominant land use within the SCCS will be comprehensive residential development on lots ranging from 0.25 acre to 1.0 acre in area, with associated open space.” and replace with

“The predominant land use within the SCCS will be comprehensive residential development on lots ranging from 0.25 acre to 1.0 acre in area, with associated open space with the exception of Cell D which shall be highway business use in accordance with the Conrich Area Structure Plan.”

Delete Policy 7.1.1: Direct Control Districts with residential guidelines shall be required for future land use redesignations within the South Conrich Conceptual Scheme.

THAT Bylaw C-6401-2006 is hereby amended to add Appendix D, affecting a portion of NW-29-24-28-W04M as shown on the attached Schedule ‘A’ attached to and forming part of this Bylaw.

PART 4 – TRANSITIONAL

Bylaw C-7957-2019 comes into force when it receives third reading, and is signed by the Reeve/Deputy Reeve and CAO or Designate, as per the *Municipal Government Act*.

Division: 5

File: 04329003 - PL20190153

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

PUBLIC HEARING WAS HELD IN COUNCIL this 23rd day of June , 2020

READ A SECOND TIME IN COUNCIL this day of , 2020

READ A THIRD TIME IN COUNCIL this day of , 2020



ROCKY VIEW COUNTY

Reeve

CAO or Designate

Date Bylaw Signed



SCHEDULE 'A'

FORMING PART OF BYLAW C-7957-2019

An amendment adding Appendix D to the South Conrich Conceptual Scheme, affecting a portion of NW-29-24-28-W04M and herein referred to as "Appendix: Cell D"

South Conrich Conceptual Scheme

Appendix: Cell D

Submitted

to

Rocky View County
Planning Services

by

Amar Development Ltd.

June 07, 2020

BYLAW No. _____

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1.0 Introduction

The South Conrich Conceptual Scheme Appendix: Cell D has been prepared for Rocky View County in conformity with the provisions of the South Conrich Conceptual Scheme (SCCS) Bylaw C-6401-2006 (adopted July 31, 2007) and the Conrich Area Structure Plan (CASP), Bylaw C-7478-2015 (approved December 08, 2015 and amended by MGB Order 020/17).

The South Conrich Conceptual Scheme Appendix: Cell D is prepared for Council consideration and upon approval, this Appendix should be amended to the SCCS in accordance with conceptual scheme policies.

2.0 Interpretation

In this Appendix, the following interpretation shall apply:

1. **SCCS** means the South Conrich Conceptual Scheme, Bylaw C-6401-2006 (adopted July 31, 2007).
2. **SCCS Plan Area** means the area shown on Figure 3 of the South Conrich Conceptual Scheme.
3. **CASP** means the Conrich Area Structure Plan, Bylaw C-7468-1015 (approved December 08, 2018 and amended by MGB Order 020/17).
4. **Council** means the Council of Rocky View County.
5. **County** means the Administration and Council of Rocky View County.
6. **County Plan** means the Rocky View County County Plan as amended and as approved by Council.
7. **County or RVC** means Rocky View County.
8. **Developer** means the registered landowner or any future landowner.
9. **Land Use Redesignation, Tentative Plan, Subdivision Stage** means the stage of the land development process that follows Council approval of the Conceptual Scheme. This stage is followed by a "Development Agreement" between the developer and the County.
10. **Qualified Professional** means a professional engineer, geologist, geophysicist, or environmental consultant licensed to practice in the Province of Alberta.
11. **Should** is an operative verb which means that in order to achieve certain goals and objectives it is strongly advised that the action be taken.

3.0 Purpose and Objectives

3.1 Purpose

The purpose of the South Conrich Conceptual Scheme Appendix: Cell D is to:

1. Provide supporting land use rationale and policy framework for the redesignation, subdivision and development of Cell D;
2. Conform to the policy framework of the Conrich Area Structure Plan (CASP), Bylaw C-7478-2015 (amended by MGB Order 020/17).
3. Conform to the policy framework of the South Conrich Conceptual Scheme (SCCS) Bylaw C-6401-2006 (adopted July 31, 2007);

3.2 Objective

The objective of South Conrich Conceptual Scheme Appendix: Cell D is:

1. To direct the orderly and sustainable development of Cell D within the policy context of the County Plan, the Conrich Area Structure Plan (CASP), and the South Conrich Conceptual Scheme (SCCS).

3.3 Policy Objectives

The policy objectives of South Conrich Conceptual Scheme Appendix: Cell D are:

1. To establish and guide the development of complimentary and compatible future land uses within Cell D;
2. To establish planning and development guidelines for the orderly and sustainable future development of Cell D;
3. To mitigate and minimize potential impacts of from the development of Cell D on water quality, stormwater flows, and development potential of properties adjacent to Cell D;
4. To guide the the dedication of public roadways and municipal reserve parcels within Cell D;
5. To guide the provision of integrated parks and pathways within Cell D and to facilitate pathway linkages with adjacent lands;

6. To ensure policy alignment with the County Plan, the Conrich Area Structure Plan (CASP), and the South Conrich Conceptual Scheme (SCCS) policy frameworks;
7. To establish requirements for amendments to the SCCS.

Policy - Purpose and Objectives

- 3.0.1 *Cell D shall be developed in an orderly and sustainable manner consistent with the policies of the the County Plan, the Conrich Area Structure Plan (CASP), the South Conrich Conceptual Scheme (SCCS) and this Appendix.*
- 3.0.2 *Notwithstanding the policies contained within the SCCS, where policies conflict or require interpretation, the policies of the Conrich Area Structure Plan (CASP) shall prevail.*

4.0 Planning Area - Cell D

This Appendix and its policies apply to lands identified in the SCCS as Cell D.

Figure 1 - Development Cells of the South Conrich Conceptual Scheme identifies SCCS development cells and community context of Cell D.

Cell D comprises the entire planning area discussed in this Appendix and is legally described as the remainder of the NW 1/4 Sec. 29-24-28-W4M.

Cell D comprises 68.1 Acres / 27.505 Hectares and is contained under Title No. 171 069 813 +119.

Cell D is located within Division 5 of Rocky View County, approximately one half (1/2) mile north of Highway #1 and one (1) mile east of the City of Calgary.

Cell D is bounded by the residential community of Cambridge Park Estates to the east, Garden Road (Range Road 285) to the west, country residential development to the south and the CNR right of way and future industrial lands to the north.

Figure 2 – Cell D Area Context identifies the regional context of Cell D.

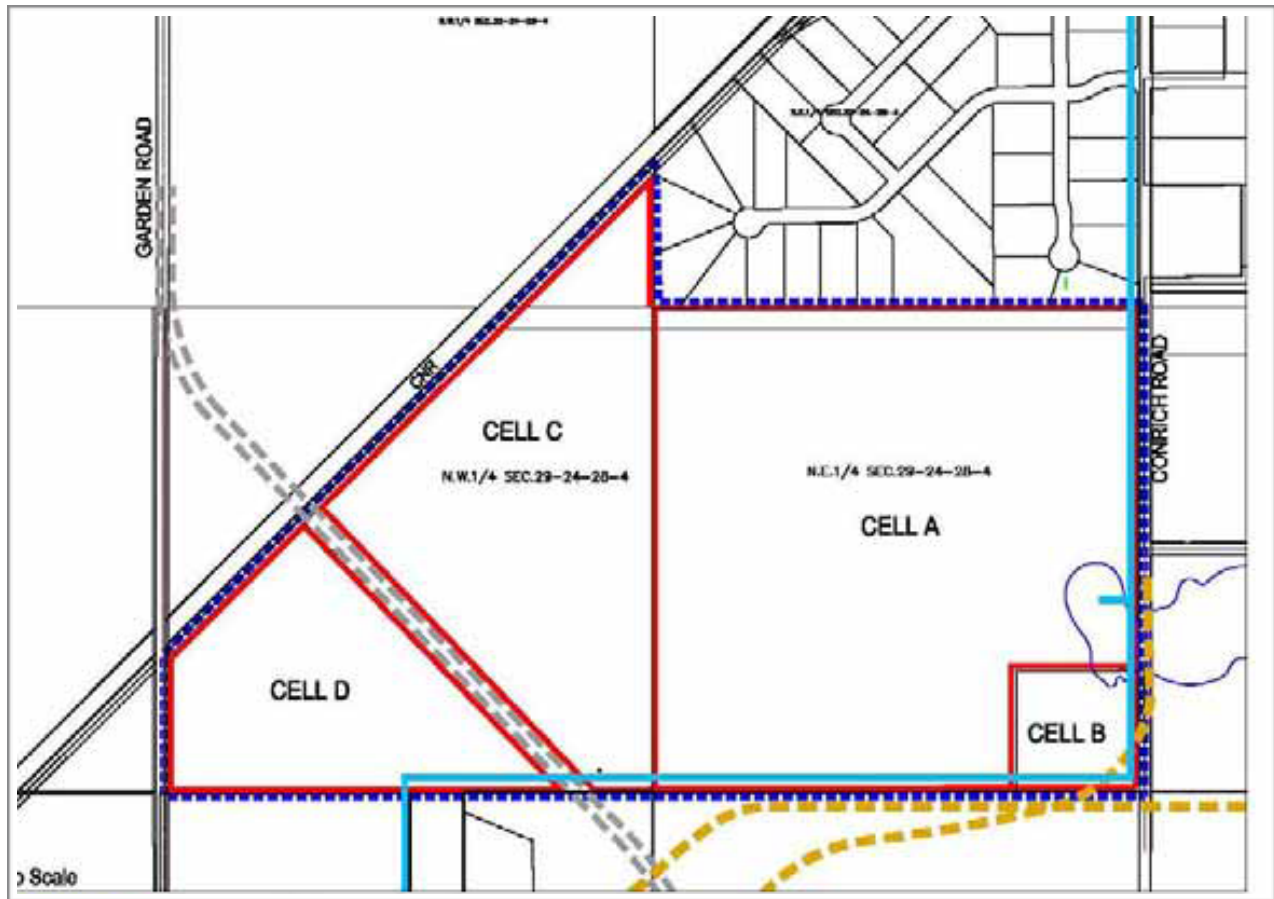
Policy - Planning Area - Cell D

4.0.1 *The South Conrich Conceptual Scheme Appendix: Cell D shall apply to:*

- *Lands identified as Cell D within the SCCS, and*
- *Described in this Appendix amendment as Cell D and shown in Figures 1 and 2 of this Appendix.*

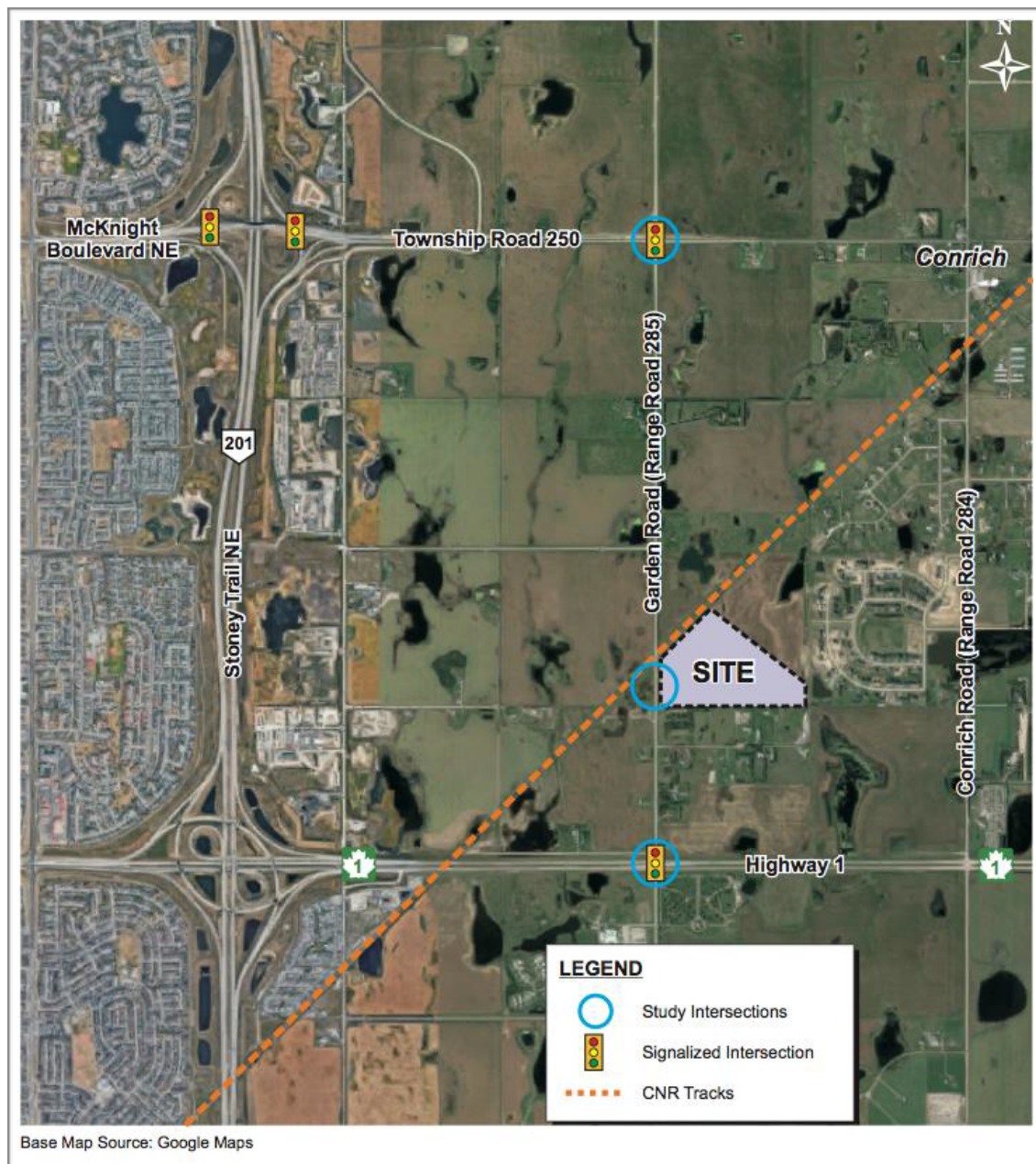
4.0.2 *Cell D shall comprise the entire planning area discussed in this Appendix.*

Figure 1 - Development Cells of the South Conrich Conceptual Scheme



Source: South Conrich Conceptual Scheme

Figure 2 - Planning Area Context



Source: Bunt and Associates TIA

5.0 Cell D - Planning Area Assessment

Figure 3 - Cell D Air Photo provides an aerial perspective of Cell D.

5.1 Soils

The Canada Land Inventory (CLI) rates the majority of the lands within Cell D as Soil Capability for Agriculture CLI Class 1, with no significant limitations in use for crops.

It is expected that soil quality may vary within Cell D in areas affected by water inundation, adverse soil salinity, and seasonal soil moisture levels.

The wetland assessment prepared for Cell D by Ecotone Environmental Ltd. provides additional information respecting soil characteristics of the planning area:

“The Soil survey of the Calgary urban perimeter (MacMillan 1987) was reviewed. The property is covered by two soil types: Delacour (27.5-ha or 99.5% of the property) and Balzac (0.2-ha or 0.5% of the property) (Figure 6). Delacour soils on the property are represented by DEL1/c, DEL2/c and DEL6/c units. These soils are well drained Black Chernozems with different amounts of poorly drained saline patches of Humic Gleysols. Parent material is fine loamy till and the landform varies from level to hummocky.

Balzac soils are represented by BZC1/c unit. These soils are poorly drained saline Humic Gleysols on depressional to undulating landforms. Parental material is fine clayey recent lacustrine overlying till.”¹

Figure 4 – Cell D Soils shows the distribution of soil types within Cell D.

5.2 Terrain

Cell D has a south east aspect with approximately a six (6) metre variance in elevation from its highest point within the northwest corner of the cell to its lowest in the southeast corner. Accordingly, Cell D surface drainage is generally flows to the southeast corner of the cell.

With minor elevation variance within Cell D, development of the planning area is not expected to be impaired by hazardous terrain.

Figure 5 – Terrain shows the relief within Cell D in one-metre contour intervals.

¹ Ecotone Environmental Ltd. *Wetland Assessment and Impact Report, Cambridge Park Phase 4 Property* (Calgary, AB, Author, September 2019), Page 7.

Figure 3 - Cell D Air Photo



Figure 4 - Cell D Soil Types



Source:

Ecotone Environmental Ltd., *Wetland Assessment and Impact Report, Cambridge Park Phase 4 Property*. (Calgary, Alberta: Author, September 2019), Page 27.

Figure 5 – Terrain



Figure Notes: Contour interval shown is in one (1) metre intervals.

5.3 Archaeological and Historical Resources

The Heritage Resource Management Branch at Alberta Community Development has indicated that *“there is little reason to expect the presence of intact archaeological sites”* within the SCCS. Following this reasoning, preparation of a Historical Resources Impact Assessment (HIA) is not considered necessary prior to development of Cell D.

Notwithstanding the above reasoning and pursuant to Section 31 of the *Historical Resources Act of Alberta*, the discovery of any archaeological, historic period, or paleontological resources during the development of Cell D shall be reported immediately to Alberta Community Development.

5.4 Biophysical Impact Assessment

A Biophysical Impact Assessment (BIA) was completed in March 2012 by HAB-TECH Environmental for the Cambridge Park Lands – Cells C and D.²

The March 2012 BIA was updated in March 2014 to provide an assessment of current ecological attributes found in Cell C and its access road.³

5.5 Wetland Assessment

in September 2019, a wetland assessment and impact report was completed for Cell D by Ecotone Environmental Ltd..⁴

The findings of the September 2019 Ecotone Environmental Ltd. report are summarized as follows:

- *This report provides a Wetland Assessment and Impact Report for nine wetlands located within the Cambridge Park Phase 4 property.*
- *Six wetlands are Temporary Marshes, (i.e. wetlands #1, #2, #6, #7, #8, and #9) and occupy a total of 0.70-ha, while three wetlands are Seasonal Marshes, (i.e. wetlands #3,*

² Hab-Tech Environmental, *Biophysical Impact Assessment (BIA) Cambridge Park - Cells C and D*, Calgary, Alberta: Author, March 2012.

³ Hab-Tech Environmental, *2014 Update to the Biophysical Impact Assessment (BIA) Cambridge Park (Cell C and Access Road)*, Calgary, Alberta: Author, December, 2014.

⁴ Ecotone Environmental Ltd., *Wetland Assessment and Impact Report, Cambridge Park Phase 4 Property*. Calgary, Alberta: Author, September 2019.

#4, and #5) and occupy a total of 0.72-ha. All nine wetlands will be totally lost as a result of the proposed development.

- No rare plants, rare plant communities, bird, amphibian, reptile, or mammal species at risk were found on the property during intensive field surveys. It is recommended that no further mitigation is required to offset construction effects on these ecological components. At a regional scale, the property is not considered to be a potential wildlife corridor/route. Local and sub-regional fragmentation of corridor areas, specifically those linking the property to adjacent waterways and semi-native pastures has already significantly taken place due to historical land development.
- The Alberta Wetland Rapid Evaluation Tool-Actual (ABWRET-A) was used to evaluate the existing functionality of the nine wetlands. The Final Score for wetlands #1, #3, #4, and #5 was C. Final Score for wetlands #2, #6, #7, #8, and #9 was D.
- All nine wetlands were assessed and will be totally lost as a result of this development. A total of 1.4205-ha of wetland area will be removed (Figure 1 and Table 2).
- Impacts on the hydrological, biological/ecological, water quality, and socio-economic functions of those wetlands will be of high magnitude, 100% spatial extent (i.e. all wetland area will be lost), permanent and irreversible.
- During construction water will be managed according to the Erosion and Sediment Control Report and Plan, which will be submitted to the Rocky View County for approval prior to construction.
- Alienation of seasonally important bird habitat and direct mortality resulting from construction will be mitigated by limiting stripping activities to times outside of the peak breeding and nesting season (April 1-August 20 inside of the wetlands and April 15-August 20 within upland habitats). If stripping is required to be completed within these time periods, then a nest search will be completed prior to stripping. Nests will be avoided as per Fish and Wildlife Division iv requirements. These measures will fulfill protection regulations under the Migratory Bird Convention Act. The active nest of Red-tailed Hawk found near the southern boundary of the property (outside the property) will be surveyed before stripping and grading. If that nest or any other raptor nest is active, then an adequate buffer will be set until the nest (s) are vacant to avoid any impact on this particular species.

5.6 Wetland Mitigation

Ecotone Environmental Ltd. in its September 2019 report, examined wetland mitigation having regard to the *Alberta Wetland Mitigation Directive (Government of Alberta 2017b)* and three levels of mitigation:

1. Avoidance;
2. Minimization; and
3. Replacement.⁵

Ecotone found nine (9) wetlands within Cell D comprising 1.4205 hectares and that all wetlands will be totally lost as a result of the proposed development of Cell D.⁶

Figure 6 - Cell D Wetland identifies Cell D wetlands as identified by Ecotone Environmental Ltd.

Having regard to its findings, Ecotone Environmental Ltd. concluded:

- *The proponent will make a payment to the in-lieu program. Replacement fees are included in section 8.0 (Replacement Proposal).*
- *Table 11 shows the replacement fees following the Alberta Wetland Mitigation Directive (Government of Alberta 2017b). The proponent will make a payment to the in-lieu program for the direct loss of nine wetlands for a total of 1.4205-ha. The proponent will enter into a financial replacement agreement with Alberta Environment and Parks and pay a replacement cost of \$40,982.60.⁷*

Policy - Planning Area Assessment

- 5.0.1 *All development within Cell D shall be supported by site assessments as required the County.*
- 5.0.2 *All development within Cell D shall be developed in accordance with the recommendations of the site assessments prepared in support of this Appendix.*

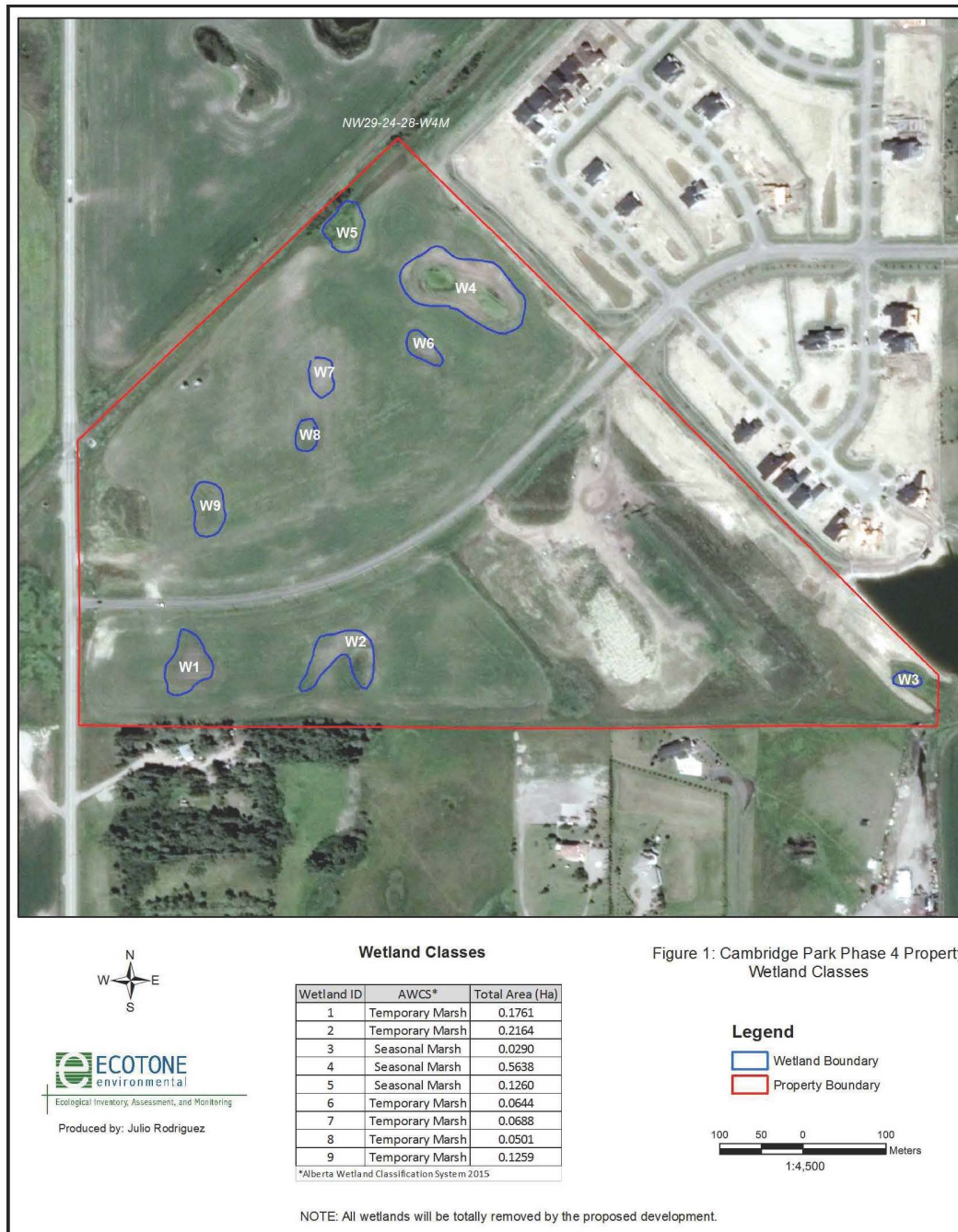
⁵ Ibid, Page 15.

⁶ Ibid, Page 15.

⁷ Ibid, Page 18.

- 5.0.3 *The developer will be required to make a payment to the in-lieu program for the loss of the nine (9) wetlands identified by Ecotone Environmental Ltd. in its September 2019 Wetland assessment report. The developer will enter into a financial replacement agreement with Alberta Environment and Parks and pay a replacement cost of \$40,982.60.*
- 5.0.4 *During development of Cell D, it is the responsibility of the developer to report the discovery of any archaeological, historic period, or palaeontological resources directly to Alberta Culture and Community Spirit.*

Figure 6 - Cell D Wetland



Source:

Ecotone Environmental Ltd., *Wetland Assessment and Impact Report, Cambridge Park Phase 4 Property*. (Calgary, Alberta: Author, September 2019), Page 22.

6.0 Current Land Use

The Rocky View Land Use Bylaw currently designates Cell D as *Ranch and Farm (2)* that allows for a range of permitted and discretionary agricultural uses.

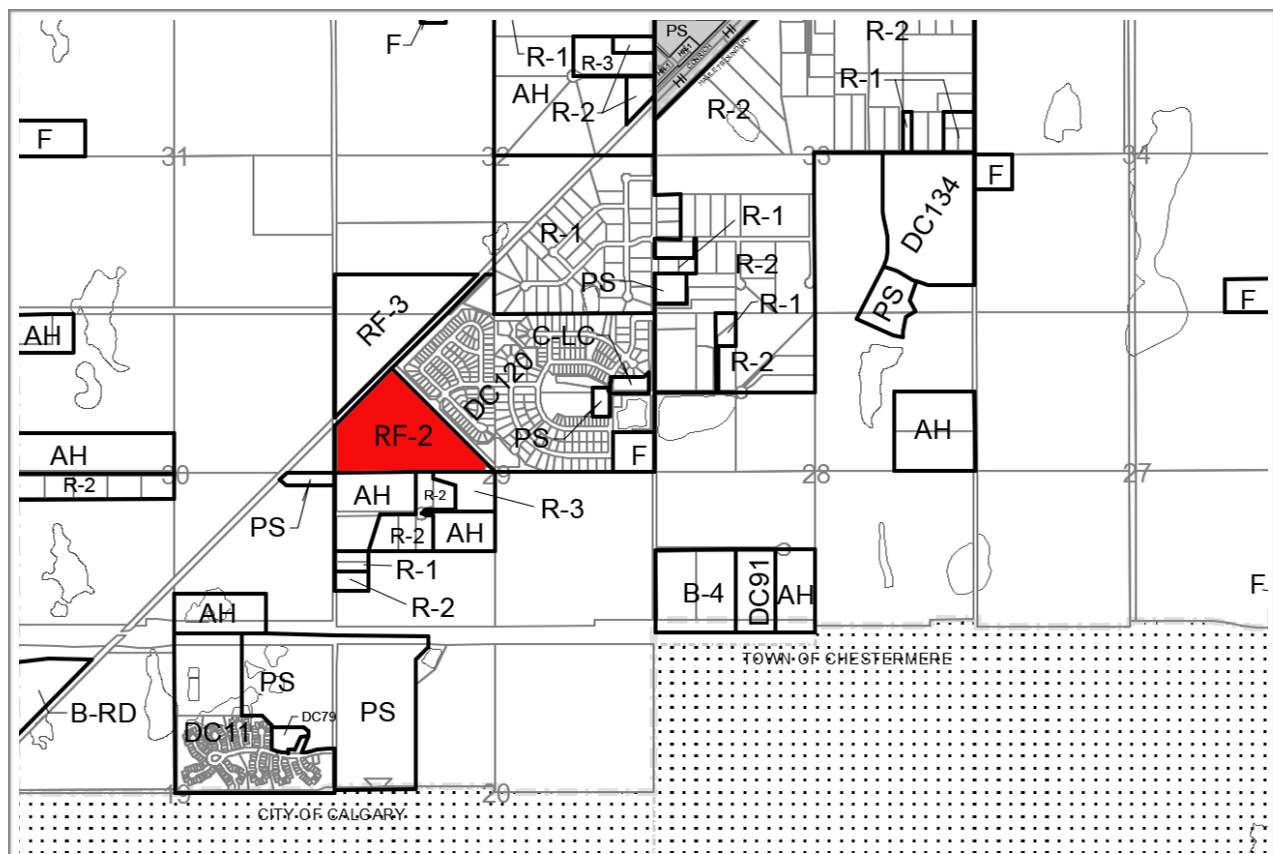
Cell D contains no permanent buildings.

Cell D is not under cultivation and does not contain active agricultural activities.

The lands surrounding Cell D comprise a mix of residential, country residential, and agricultural and industrial land uses.

Figure 7 – Land Use Districts and Community Context illustrates the context surrounding Cell D and the land use districts in place at the time this Appendix was prepared.

Figure 7 - Land Use Districts and Community Context



Source: Rocky View County Land Use Bylaw Map 43

7.0 Conceptual Land Use Plan

7.1 Conrich Area Structure Plan - Land Use Strategy

The Conrich Area Structure Plan (CASP), Bylaw C-7478-2015 (approved December 08, 2015 and amended by MGB Order 020/17) is the current adopted statutory plan applicable to Cell D.

The land use strategy (Map 5) of the CASP, has identified Cell D for highway business use.

7.2 South Conrich Conceptual Scheme - Preferred Land Use

The South Conrich Conceptual Scheme (SCCP) was adopted by the County in 2007.

In 2007, the SCCP anticipated “*higher residential densities, smaller dwelling units and more varied forms of housing*” however development details and attendant policy framework expanding this comment are not provided. Future land use and an attendant policy framework was deferred to a future conceptual scheme amendment (to be attached as an amendment to the 2007 conceptual scheme). Unfortunately at the time of its adoption CASP as a statutory plan (2015), the older SCCP (2007) non-statutory document inconsistencies were never corrected.

In the twelve years from SCCS adoption to consideration of the current Appendix amendment, a number of factors have changed the land use direction (adoption of a statutory plan with a business land use strategy for Cell D, evolving servicing options and changing land use patterns in the area).

Accordingly, this Appendix establishes a land use framework for Cell D that will facilitate its redesignation, subdivision and development aligned with the land use strategy identified in the CASP land use strategy.

7.3 Conceptual Land Use Plan

Figure 8 - Conceptual Land Use Plan provides a conceptual land use and subdivision design for Cell D. ***Table 1 - Land Use Areas (Conceptual Land Use Plan)*** provides attendant areas of for this concept.

Figure 8 - Conceptual Land Use Plan contains the entire area of Cell D and is intended to facilitate the future development of a comprehensive and sustainable business park. The proposed business park is intended to focus on a market comprising the provision of services to on-site employees and the surrounding local clientele.

7.4 Conceptual Land Use Plan - Future Land Use Designation

Redesignation of Cell D is required to accommodate the preferred businesses land use, subdivision and development.

This Appendix (through its conceptual land use plan and attendant policies) supports a redesignation of Cell D from its current designation of *Ranch and Farm Two District (RF-2)* to *Business - Business Campus (B-BC)* and *Public Service District (PS)*.

The stated purpose and intent of the *Business - Business Campus (B-BC)* land use district is:

*"To accommodate a mix of office and light industrial activity within a comprehensively-planned campus-like setting. Uses secondary to office and light industrial activity may provide personal services primarily to the on-site employees and secondarily to the surrounding local clientele, but does not include regional commercial uses serving a regional clientele. Development should have no off-site impacts, and must be compatible with adjacent land use. Development will be of a high quality standard of visual design, and address compatibility and transitional issues with adjacent land uses, particularly those residential in nature."*⁸

The permitted and discretionary uses of the *Business - Business Campus (B-BC)* land use district, its attendant district regulations and Land Use Bylaw regulations, the policy framework of this appendix and market requirements are expected to establish the final development form within Cell D.

Permitted uses in the *Business - Business Campus (B-BC)* land use district include⁹:

Accessory Buildings
Amenity Spaces for Pedestrian Use
Animal health care services, small animal
Business Park
Commercial Communications Facilities (Types A, B, C)
General industry Type I
Government services
Laboratories
Office parks
Offices
Patio, accessory to the principal business use

⁸ Rocky View County, Land Use Bylaw C-4841-97, *Office Consolidation*, September 1998, Page 189.

⁹ Ibid, Page193.

Research Park
Restaurant
School or College, Commercial
Signs

Discretionary uses in the *Business - Business Campus (B-BC)* land use district include¹⁰:

Banks or Financial Institutions
Car wash (with internal bays only)
Colleges and Post-Secondary Education Institutions
Contractor, limited
Drinking establishment
Health care services
Personal Service Business
Private Clubs and Organizations
Public buildings
Recycling collection point
Religious Assemblies
Retail store, local (Floor Area up to 600 m² (6,458.35 ft²))
Any use that is similar, in the opinion of the Development Authority, to the permitted or discretionary uses described above that also meets the purpose and intent of this district.

The Land Use Bylaw directs that Development Permit applications for both permitted and discretionary uses *Business - Business Campus (B-BC)* land use district shall be evaluated in accordance with Section 12 of the bylaw¹¹.

Further and in accordance with the provisions of the *Business - Business Campus (B-BC)* land use district, development proposals within Cell D should address the visual design consideration of the proposed development.

All proposals for development should provide architectural guidelines and site development standards that implement proposal design elements that consider development scale, architectural finishing, site lighting, land use context and impact mitigation (that may include site works such as screening and fencing, berming, landscaping and building and parking orientation).

All proposals for development shall address development compatibility and transitional issues with adjacent land uses (particularly those residential in nature).

¹⁰ Ibid, Page 194.

¹¹ Ibid, Page 194.

Municipal Reserve parcels and stormwater management facilities will be designated *Public Service District (PS)*.

7.5 Conceptual Land Use Plan - Conceptual Design

It is important to note that the subdivision design, lot sizes, and land use areas in *Figure 8 - Conceptual Land Use Plan* are conceptual only and will be refined at the subdivision approval stage. *Figure 8 - Conceptual Land Use Plan* comprises the following subdivision design elements:

- **Future Public Road**

Two (2) right of way plans (RW Plan 171-0749 and RW Plan 171-0750) affect the subject land Cell D:

- Access R/W Plan 171-0749 is intended to accommodate future improvements to Highway #1 which is located adjacent and northeast;
- Access R/W Plan 171-0750 is intended to accommodate the future extension of Cambridge Park Blvd. and its intersection with Range Road 285.

Figure 8 - Conceptual Land Use Plan provides for vehicular access to Cell D by proposing development as public road, all of the lands currently contained under Access R/W Plan 171-0750 (3.21 Acres / 1.30 Hectares).

A portion of the lands currently contained under Access R/W Plan 171-0749 are also proposed development as public road comprising (0.50 Acres / 0.20 Hectares).

Total area of Cell D proposed for development as public road comprises 5.43 percent (3.71 Acres / 1.50 Hectares).¹²

- **Future Highway #1 Improvements - Right of Way**

That portion of Access R/W Plan 171-0749 not proposed for public road development should remain undeveloped and protected under an access right of way for the purpose of accommodating future improvements to Highway #1.

This right of way area comprises 9.53 percent of Cell D (6.50 Acres / 2.63 Hectares).¹³

¹² Areas are conceptual and approximate and will require verification by legal survey.

¹³ Ibid.

- ***Future Public Utility Lot***

Figure 8 - Conceptual Land Use Plan provides for the dedication of a future Public Utility Lot (PUL). The future PUL is planned to contain required stormwater management facilities. The size and location of the future PUL was determined by stormwater management modelling and engineering requirements determined by Jubilee Engineering consultants Ltd.

A pedestrian pathway is proposed for development surrounding the 12.53 acre public utility parcel. The area of the public utility parcel not supporting active stormwater management facilities will be landscaped at the time its development. The 12.53 acre parcel with attendant landscaping is anticipated to address the requirements of the CASP with respect to its Non-Residential / Residential Interface provisions.

Total area of Cell D proposed for dedication and development of a future Public Utility Lot (PUL) comprising 18.36 percent (12.53 Acres / 5.07 Hectares) of Cell D.¹⁴

- ***Future Connective Open Space System***

The SCCS requires that a connective open space system be established within each Development Cell.

The SCCS requirement for the establishment of an open space system within Cell D will occur at the subdivision approval stage and provided through the dedication of Municipal Reserve.

- ***Future Municipal Reserve (MR) Dedication***

Registration of a plan of subdivision for Cell C created a remainder parcel that comprises the titled land within Cell D (the remainder of the NW 1/4 Sec. 29-24-28-W4M under Title No. 171 069 813 +119).

At the time of subdivision approval for Cell C, it was determined that consideration of municipal reserve disposition for the remainder parcel should be deferred to a future subdivision approval. Accordingly, a deferred reserve caveat (Instrument 171 069 816) expressing an interest in 6.6318 acres (2.6838 ha) was registered by the County against the remainder parcel.

¹⁴ Areas are conceptual and approximate and will require verification by legal survey.

Figure 8 - Conceptual Land Use Plan provides a concept design for the future dedication of four (4) municipal reserve (MR) lots comprising 14.60 percent (9.97 Acres / 4.03 Hectares) of Cell D.¹⁵

Future MR lots are intended to be used for recreation, to contain pedestrian pathways or as buffers between land uses. All future MR parcels are proposed to be irrigated with stormwater from the stormwater management system implemented for Cell D.

Fencing shall be required where MR and private lots intersect. All fencing shall be constructed on private lots regarding the design/style as deemed acceptable by architectural controls.

- ***Future Pedestrian Pathway System***

A pedestrian pathway system is proposed within MR lots ensuring that all public lands will be accessible to all residents of the County.

The proposed pedestrian pathway system within Cell D should expand and strengthen regional recreational opportunities by connecting to existing pedestrian networks on surrounding lands.

The design of the pedestrian pathway system within MR lots should be considered at the subdivision approval stage and constructed in accordance with County standards.

Maintenance of MR lots within Cell D including implementation of a weed management plan should be the responsibility of a Landowner's Association to be established as a requirement of subdivision approval.

- ***Future Business Lots***

Figure 8 - Conceptual Land Use Plan provides for the creation of six (6) business lots comprising 51.94 percent (35.45 Acres / 14.34 Hectares) of Cell D.¹⁶

The proposed lots range in size from 4.21 Acres / 1.70 Hectares to 7.46 Acres / 3.02 Hectares.¹⁷

The provision of business lot sizes below the minimum parcel size requirements of the *Business - Business Campus (B-BC)* land use district is accommodated by the land use

¹⁵ Ibid.

¹⁶ Areas are conceptual and approximate and will require verification by legal survey.

¹⁷ Ibid.

district where parcel size is supported by a comprehensive development design scenario considered at the subdivision approval stage. The provision of serviced business lots in the sizes proposed is intended to favour the development requirements of local business and services. It was considered that larger parcel sizes would attract businesses of an industrial character with extensive outside storage requirements which is not aligned with the intended character of the Cell D business campus.

7.6 Conceptual Land Use Plan - Design and Site Development Requirements

A comprehensive development design scenario is required by the proposed land use district to be implemented at the development approval stage.

A comprehensive development design scenario should comprise a framework of architectural design and site development requirements intended to:

1. Facilitate comprehensive development of Cell D and ensure contextual land use compatibly;
2. Provide design guidelines and principles that will result in an attractive, cohesive and recognizable built form for business landscapes in Cell D;
3. Conform to the design principles established by Commercial, Office and Industrial Design Guidelines¹⁸ in Rocky View County.

7.7 Conceptual Land Use Plan - Adjacent Development Compatibility

During the development of Cell D, it is important to consider development compatibility and transitional issues with adjacent land uses (particularly those residential in nature).

Alberta Health Services recommends that any development proposed within Cell D which might have the potential to adversely impact surrounding receptors (e.g. noise, odours, emissions etc.) not be located in close proximity to residential or sensitive land use areas such as daycares, schools, hospitals, adult care facilities or food establishments. Appropriate setback distances and/or buffers should be developed to ensure that existing and future residential or sensitive land receptors are adequately protected.

The following provides additional direction respecting development compatibility:

- Development proposals for general Industrial uses as defined by the Land Use Bylaw and considered appropriate under a General industry Type I permitted use should be

¹⁸ Rocky View County, Commercial, Office and Industrial Design Guidelines, Resolution 182-10, July 6, 2010.

evaluated for compatibility with residential land use and directed to proposed Lots 3 and 4 adjacent Garden View Road;

- Business activities that support on-site storage or generate negative impacts off-site are restricted from development in Cell D;
- Permitted and discretionary uses for proposed lots 2, 4, and 5 that include business uses in a campus setting pursuant definitions of same in the Land Use Bylaw; and
- Business uses that include high traffic uses such as car washes, service stations and convenience stores should be restricted to Lots 3 and 4 adjacent Garden View Road.

7.8 Conceptual Land Use Plan - Adjacent Development Connectivity

Currently, a private roadway bisects Cell D and connects Cambridge Park Boulevard within Cambridge Park Estates to Garden Road. The private roadway was constructed as a condition of subdivision approval for Cell C and is located within an existing right of way (Access R/W Plan 171-0750). The private roadway was intended to facilitate emergency ingress and egress to Cambridge Park Estates.

It is anticipated that subdivision of Cell D in accordance with ***Figure 8 - Conceptual Land Use Plan*** will require that the private roadway be removed and replaced with a public road is developed within the existing utility right of way. The public road identified in ***Figure 8 - Conceptual Land Use Plan*** shall be developed in accordance with RVC standards. The proposed public road within Cell D and its intersection with Garden Road will serve as the primary roadway access to Cell D.

The proposed public road will enhance the County transportation system by establishing road connectivity between developments and facilitating inter-community traffic movements and emergency access.

At at such time as the public road is considered, traffic calming measures intended to manage vehicular speeds should be considered. Traffic calming measures may include a stop sign at the intersection of Access R/W Plan 171-0749 and Access R/W Plan 171-0750.

The pedestrian pathway system proposed for Cell D should integrate with the existing Cambridge Park Estates pedestrian pathway systems promoting walkability within Cell D and to the greater community.

Policy - Conceptual Land Use Plan

Land Use Designation

- 7.0.1 *All lands within Cell D should be designated Business - Business Campus (B-BC) in order to facilitate the comprehensively planned business development of the Cell D with the exception of Municipal Reserve parcels which shall be designated Public Service District (PS).*

Future Subdivision

- 7.0.2 *Subdivision of land within Cell D should generally be in accordance with the conceptual design provisions of **Figure 8 - Conceptual Land Use Plan** herein.*

Connective Open Space System

- 7.0.3 *An open space system shall be developed within Cell D in general conformity with the provisions of **Figure 8 - Conceptual Land Use Plan**.*
- 7.0.4 *All open spaces and pathways within Cell D shall be constructed by the Developer in accordance with a landscaping plan to be submitted at the subdivision approval stage.*
- 7.0.5 *All open space and pathways within Cell D shall be maintained by a Landowner's Association or Associations. Maintenance and operational obligations is committed to be undertaken by the LOA via a license agreement with the County inclusive of maintenance and operations of the grounds and all site improvements located there within - including pathway.*
- 7.0.6 *Preparation and implementation of a weed management plan should be the responsibility of a Landowner's Association or Associations to be established at the time of subdivision registration. All noxious weeds are to be controlled in accordance to the terms identified in the Provincial Weed Act. Weed control occurring on Municipal Reserves is inclusive of a comprehensive grounds keeping maintenance and operation program as specified in the terms of a formal license of occupation for County lands.*

Municipal Reserve (MR)

- 7.0.7 *Within Cell D, a minimum of ten (10) percent Municipal Reserve will be provided by full dedication of land.*

- 7.0.8 *Dedication of Municipal Reserve shall be in accordance with the terms and conditions established by the Municipal Government Act.*
- 7.0.9 *Fencing shall be required where MR and private lots intersect. All fencing shall be constructed on private lots regarding the design/style as deemed acceptable by architectural controls.*
- 7.0.10 *In addition to construction, the Developer is responsible for all maintenance and operations of MR lands and improvements located there within until issuance of Final Acceptance Certificates - in accordance to the terms of the applicable Development Agreement.*

Business Land Use and Development

- 7.0.11 *In accordance with the provisions of the Business - Business Campus (B-BC) land use district, development proposals within Cell D shall be of a high quality standard of visual design, and address compatibility and transitional issues with adjacent land uses (particularly those residential in nature).*
- 7.0.12 *All proposals for development should provide architectural guidelines and site development standards that will implement design elements that will consider development scale, finish and context.*
- 7.0.13 *The provision of business lot sizes below the minimum parcel size requirements of the Business - Business Campus (B-BC) land use district should be supported by a comprehensive development design scenario considered at the subdivision approval stage.*

Figure 8 - Conceptual Land Use Plan

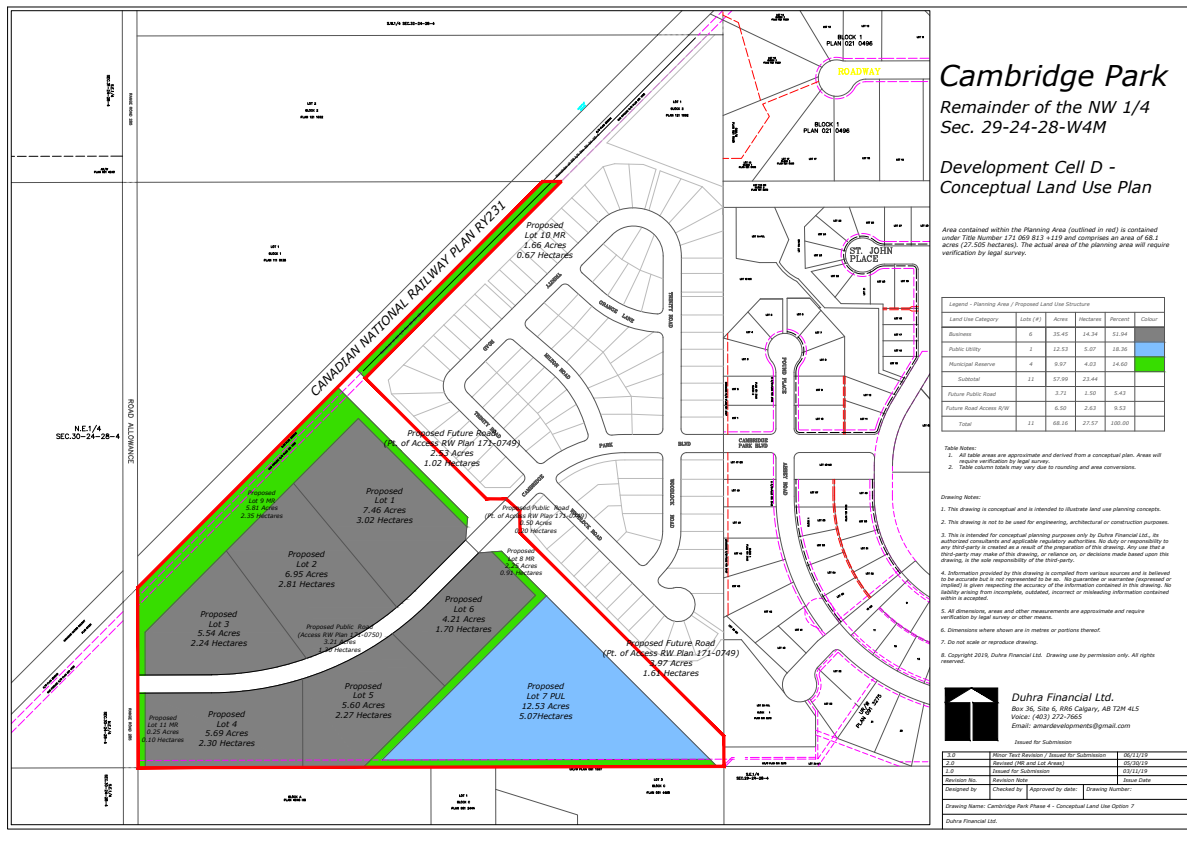


Table 1 - Land Use Areas by Future Land Use

Proposed Use	Lot No.	Area (Acres)	Subtotal	Area (Hectares)	Subtotal	Percent
Business	1	7.46		3.02		
	2	6.95		2.81		
	3	5.54		2.24		
	4	5.69		2.30		
	5	5.60		2.27		
	6	4.21		1.70		
Subtotal Business			35.45		14.34	51.94
Public Utility	7 PUL	12.53	12.53	5.07	5.07	18.36
Municipal Reserve	8 MR	2.25		0.91		
	9 MR	5.81		2.35		
	10 MR	1.66		0.67		
	11 MR	0.25		0.10		
Subtotal MR			9.97		4.03	14.60
Future Public Road		3.71	3.71	1.50	1.50	5.43
Future Road R/W		6.50	6.50		2.63	9.53
Total			68.16		27.57	100.00

Table Notes:

1. All table areas are approximate and based upon a conceptual plan (Figure 8 - Conceptual land Use Plan dated June 2019).
2. All areas will require verification by legal survey.
3. Table columns may vary due to rounding and area conversions.

8.0 Transportation and Roadways

8.1 Regional Transportation Network

The City of Calgary, with involvement of City of Airdrie, City of Chestermere, Town of Cochrane, and Rocky View County have conducted The North Calgary Regional Transportation Study, which identifies the need for an interchange at the Highway #1 and Range Road 285 Intersection by 2030. This interchange is in Alberta Transportations long-term plans but is not planned in the near or intermediate future. The Transportation Off-site Levy Special Area 2 is currently capturing funding for this interchange.

8.2 Traffic Impact Assessment

A Traffic Impact Assessment (TIA) was completed by Bunt and Associates¹⁹.

The Bunt and Associates TIA considers the full build-out of lands contained within Cell D in accordance with the preferred future land use established by the SCCS and *Figure 8 - Conceptual Land Use Plan*. The TIA focused on intersections and roads directly affected by development in Cell D with consideration of background traffic conditions.

Alberta Transportation (AT) has proposed construction of an interchange to the south of the SCCS, on the Trans Canada Highway at the Garden Road / Highway 1 intersection. This Appendix maintains future transportation road right-of way requirements associated with the long-term planning of that interchange. The Bunt and Associates TIA provides comment and an update on the timeline for this improvement:

"It is noted that AT plans to develop a grade separated interchange at the Garden Road/ Highway 1 intersection at some point in the future, but this improvement is not currently funded nor is there an AT timeline identified for implementation. The North Calgary Regional Transportation Study that was recently completed in draft form by ISL Consulting for the City of Calgary, City of Airdrie, City of Chestermere, Town of Cochrane and Rocky View County identifies a need for this interchange prior to 2030, and Bunt & Associates concurs with that preliminary finding. However, in the absence of a confirmed and committed timeline for this improvement it is recommended that consideration be given by AT to allowing signalized side street delays to increase as a result of growth in both background

¹⁹ Bunt and Associates, *Cambridge Park Phase 4, Traffic Impact Assessment, Final*. Calgary, Alberta: Author, June 2019.

traffic and development traffic so as to protect and maximize capacity for critical east/west through volumes on Highway 1.”²⁰

Figure 8 - Conceptual Land Use Plan provides for primary public road access to Cell D and Garden Road (Range Road 285) via an internal public road connecting Garden Road and Cambridge Park Boulevard constructed within Access R/W Plan 171-0750 and a portion of Access R/W Plan 171-0749.

The Bunt and Associates TIA provides comment and a recommendation respecting upgrades at the intersection of Garden Road & Cambridge Park Boulevard that will be required as a result of Cell D development contemplated in this Appendix:

“The intersection of Garden Road & Cambridge Park Boulevard is currently a Type I intersection. AT Turning Warrants were evaluated for each of the future horizons to determine any necessary intersection treatments.

The intersection will require a Type IV treatment by the 2040 After Development horizon with a northbound right turn lane. However, based on the Conrich ASP₃, Garden Road will be terminated before the CN rail tracks and before Highway 1 to the south. This will reduce most of the through traffic and intersection improvements will not be necessary in the future. As the intersection is expected to operate with an LOS A and low delays, a Type IIIa intersection treatment is recommended.”²¹

Policy - Transportation and Roadways

- 8.0.1 *Vehicular access to all development within Cell D shall be provided from a public road linking Garden Road (Range Road 285) and Cambridge Park Blvd.*
- 8.0.2 *All public roads within Cell D shall be developed in accordance with sound professional engineering practices and County Servicing Standards.*
- 8.0.3 *Intersection upgrades required as a result of the development of Cell D shall be considered at the subdivision approval stage and with regard to the findings and recommendations of the Bunt and Associates TIA referenced in this Appendix.*

²⁰ Bunt and Associates, *Cambridge Park Phase 4, Transportation Impact Assessment, Final*. Calgary, Alberta: Author, June 2019, Page 3.

²¹ Bunt and Associates, *Cambridge Park Phase 4, Transportation Impact Assessment, Final*. (Calgary, Alberta: Author), Page 32.

9.0 Servicing Infrastructure

9.1 Sanitary Sewer

Cell D is within the service area of the East Rocky View Regional Wastewater service system. Accordingly, all development within Cell D shall be serviced by connection to the the East Rocky View Regional Wastewater service system.

9.2 Potable Water

In accordance with Policies 23.9 and 23.15 of the CASP, all development within Cell D shall connect to the County's potable water system.

At the subdivision approval stage, a developer shall be required to enter into a Development Agreement for the connection of Cell D lots to the County's potable water system.

9.3 Stormwater Management

Jubilee Engineering Consultants Ltd. has prepared a conceptual stormwater management study for Cell D.²² The Jubilee Engineering study describes the stormwater management system for Cell D as follows:

- *The analysis concludes that the ponds designed have sufficient capacity to manage the runoff generated by the Cambridge Estates Phase 3 and Cambridge Park Phase 4. The existing pond from Cambridge Estates Phase 3 and Cambridge Park Phase 4 will be connected and will act as one pond. The combined pond will be an evaporation with irrigating the municipal reserve areas on both phases.*
- *The combined evaporation/irrigation pond will be a zero discharge facility to handle runoff from a 1:100 year storm event. The pump house on the existing Cambridge Estates Phase 3 will be utilized for both phases.*
- *The evaporation pond was designed for a 1:100 year storm event and has no minor system outlet. Through Water Balance the 1:100 year storm elevation in the pond is 56.25m which gives a freeboard of 0.95m. The SWMHYMO results for a 1:100 single event will give a freeboard of 1.45m.*

²²Jubilee Engineering Consultants Ltd., *Stormwater Management Report*. Calgary, Alberta: Author, April 2019.

- *All details conform to the City of Calgary Standard Specifications and Stormwater Management Design Manual.”²³*

Figure 9 – Stormwater Management illustrates the overall concept for stormwater management within Cell D.

The County will require that requisite Maintenance Vehicle Access Road (Section 706.5.3 Servicing Standards) surrounding the proposed evaporation/irrigation pond be incorporated directly into the pedestrian network (sidewalk and pathways). Design and configuration shall be undertaken by the Developer to the County’s satisfaction within an applicable Development Agreement.

9.4 Solid Waste Management

Solid waste containment and disposal within Cell D will be the responsibility of individual landowners or collectively managed by a Landowner’s Association. Recycling opportunities are encouraged to be implemented throughout the community.

²³ Jubilee Engineering Consultants Ltd., *Stormwater Management Report*. (Calgary, Alberta: Author, April 2019), Page 13.

Policy - Servicing Infrastructure

Geotechnical

- 9.0.1 *Geotechnical evaluations prepared by a qualified geotechnical professional shall be required at the subdivision approval stage in order to establish geotechnical considerations and establish design and construction requirements.*

Sanitary Sewer and Potable Water

- 9.0.2 *As per Policies 23.9 and 23.15 of the Conrich ASP, sanitary sewer and potable water servicing within Cell D shall be provided by connection to the County's potable water and waste water system.*
- 9.0.3 *It will be the responsibility of the developer to provide sanitary sewer and potable water servicing plans for all lands within Cell D at the subdivision approval stage and to the satisfaction of the County.*
- 9.0.4 *Development of Cell D shall implement water conservation measures as required by the County.*

Stormwater Management

- 9.0.5 *Stormwater Management within Cell D shall be in accordance with the preliminary stormwater management concepts in this Appendix and finalized at the subdivision approval stage.*

Solid Waste Management

- 9.0.6 *Solid waste containment and disposal within Cell D shall be the responsibility of individual landowners or collectively managed by a Landowner's Association. Recycling opportunities will be encouraged.*

10.0 Public Consultation

As required by Policy 9.1.3 of the SCCS, a public consultation process was implemented as follows:

- A public open house was held at Prince of Peace on November 28, 2019, to discuss the proposed conceptual land use plan, proposed Conceptual Scheme amendment and the proposed redesignation for Cell D.

The open house was advertised by direct mail to over three hundred (300) affected Conrich area residents.

Approximately ten (10) people recorded attendance at the November 28, 2019 open house.

Key issues raised included:

- Future development of the private road within Cell D to a public road;
 - Potential for business traffic impacting adjacent residential area;
 - Range of land uses permitted and the potential for impact on adjacent residential areas.
- A second open house was held at Prince of Peace on January 29, 2020, to discuss the proposed conceptual land use plan, proposed Conceptual Scheme amendment and the proposed redesignation for Cell D.

The second open house notification was provided directly to Cambridge Park Estates residents.

It is estimated that approximately fifty (50) people attended the second open house representing approximately twenty five (25) to thirty five (35) residents of the two hundred and ten (210) Cambridge Park Estates residences notified. (Sign in sheets were removed by unknown parties impairing actual attendance recording).

Parties in attendance were opposed to business development of Cell D.

- On a number of occasions following the public open houses, the developer met individually and collectively with five (5) Cambridge Park Estates residents to discuss land use and development issues.
- Notwithstanding, there was no resolution to the five (5) Cambridge Park Estates residents in opposition to business land use within Cell D.

11.0 Implementation

This Appendix was prepared for adoption by the Council of Rocky View County as an amendment to the SCCS in conformance with SCCS policies.

The policy provisions of this Appendix are to be implemented through the approval by Council of conforming land use amendments and applications for subdivision approval.

Policy - Implementation

- 11.0.1 The policy provisions of this Appendix shall be implemented through the approval by Council of land use amendments and applications for subdivision approval conforming to the CASP.*
- 11.0.2 Where SCCS content does not align with the land use strategy provisions of the CASP and this Appendix, the SCCS should be concurrently amended with adoption of the Appendix amendment to bring it into alignment with the CASP.*

12.0 Policy Summary

This Appendix section provides a summary of the appendix policies guiding the redesignation and subdivision of Cell D:

12.1 Policy Summary: Section 3.0 Purpose and Objective

- 3.0.1 *Cell D shall be developed in an orderly and sustainable manner consistent with the policies of the the County Plan, the Conrich Area Structure Plan (CASP), the South Conrich Conceptual Scheme (SCCS) and this Appendix.*
- 3.0.2 *Notwithstanding the policies contained within the SCCS, where policies conflict or require interpretation, the policies of the Conrich Area Structure Plan (CASP) shall prevail.*

12.2 Policy Summary: Section 4.0 Planning Area - Cell D

- 4.0.1 *The South Conrich Conceptual Scheme Appendix: Cell D shall apply to:*
- *Lands identified as Cell D within the SCCS, and*
 - *Described in this Appendix amendment as Cell D and shown in Figures 1 and 2 of this Appendix.*
- 4.0.2 *Cell D shall comprise the entire planning area discussed in this Appendix.*

12.3 Policy Summary: Section 5.0 Planning Area Assessment

- 5.0.1 *All development within Cell D shall be supported by site assessments as required the County.*
- 5.0.2 *All development within Cell D shall be developed in accordance with the recommendations of the site assessments prepared in support of this Appendix.*
- 5.0.3 *The developer will be required to make a payment to the in-lieu program for the loss of the nine (9) wetlands identified by Ecotone Environmental Ltd. in its September 2019 Wetland assessment report. The developer will enter into a financial replacement agreement with Alberta Environment and Parks and pay a replacement cost of \$40,982.60.*
- 5.0.4 *During development of Cell D, it is the responsibility of the developer to report the discovery of any archaeological, historic period, or palaeontological resources directly to Alberta Culture and Community Spirit.*

12.4 Policy Summary: Section 7.0 Conceptual Land Use Plan

Land Use Designation

- 7.0.1 *All lands within Cell D should be designated Business - Business Campus (B-BC) in order to facilitate the comprehensively planned business development of the Cell D with the exception of Municipal Reserve parcels which shall be designated Public Service District (PS).*

Future Subdivision

- 7.0.2 *Subdivision of land within Cell D should generally be in accordance with the conceptual design provisions of **Figure 8 - Conceptual Land Use Plan** herein.*

Connective Open Space System

- 7.0.3 *An open space system shall be developed within Cell D in general conformity with the provisions of **Figure 8 - Conceptual Land Use Plan**.*
- 7.0.4 *All open spaces and pathways within Cell D shall be constructed by the Developer in accordance with a landscaping plan to be submitted at the subdivision approval stage.*
- 7.0.5 *All open space and pathways within Cell D shall be maintained by a Landowner's Association or Associations. Maintenance and operational obligations is committed to be undertaken by the LOA via a license agreement with the County inclusive of maintenance and operations of the grounds and all site improvements located there within - including pathway.*
- 7.0.6 *Preparation and implementation of a weed management plan should be the responsibility of a Landowner's Association or Associations to be established at the time of subdivision registration. All noxious weeds are to be controlled in accordance to the terms identified in the Provincial Weed Act. Weed control occurring on Municipal Reserves is inclusive of a comprehensive grounds keeping maintenance and operation program as specified in the terms of a formal license of occupation for County lands.*

Municipal Reserve (MR)

- 7.0.7 *Within Cell D, a minimum of ten (10) percent Municipal Reserve will be provided by full dedication of land.*

- 7.0.8 *Dedication of Municipal Reserve shall be in accordance with the terms and conditions established by the Municipal Government Act.*
- 7.0.9 *Fencing shall be required where MR and private lots intersect. All fencing shall be constructed on private lots regarding the design/style as deemed acceptable by architectural controls.*
- 7.0.10 *In addition to construction, the Developer is responsible for all maintenance and operations of MR lands and improvements located there within until issuance of Final Acceptance Certificates - in accordance to the terms of the applicable Development Agreement.*

Business Land Use and Development

- 7.0.11 *In accordance with the provisions of the Business - Business Campus (B-BC) land use district, development proposals within Cell D shall be of a high quality standard of visual design, and address compatibility and transitional issues with adjacent land uses (particularly those residential in nature).*
- 7.0.12 *All proposals for development should provide architectural guidelines and site development standards that will implement design elements that will consider development scale, finish and context.*
- 7.0.13 *The provision of business lot sizes below the minimum parcel size requirements of the Business - Business Campus (B-BC) land use district should be supported by a comprehensive development design scenario considered at the subdivision approval stage.*

12.5 Policy Summary: Section 8.0 Transportation and Roadways

- 8.0.1 *Vehicular access to all development within Cell D shall be provided from a public road linking Garden Road (Range Road 285) and Cambridge Park Blvd.*
- 8.0.2 *All public roads within Cell D shall be developed in accordance with sound professional engineering practices and County Servicing Standards.*
- 8.0.3 *Intersection upgrades required as a result of the development of Cell D shall be considered at the subdivision approval stage and with regard to the findings and recommendations of the Bunt and Associates TIA referenced in this Appendix.*

12.6 Policy Summary: Section 9.0 Servicing Infrastructure

Geotechnical

- 9.0.1 *Geotechnical evaluations prepared by a qualified geotechnical professional shall be required at the subdivision approval stage in order to establish geotechnical considerations and establish design and construction requirements.*

Sanitary Sewer and Potable Water

- 9.0.2 *As per Policies 23.9 and 23.15 of the Conrich ASP, sanitary sewer and potable water servicing within Cell D shall be provided by connection to the County's potable water and waste water system.*
- 9.0.3 *It will be the responsibility of the developer to provide sanitary sewer and potable water servicing plans for all lands within Cell D at the subdivision approval stage and to the satisfaction of the County.*
- 9.0.4 *Development of Cell D shall implement water conservation measures as required by the County.*

Stormwater Management

- 9.0.5 *Stormwater Management within Cell D shall be in accordance with the preliminary stormwater management concepts in this Appendix and finalized at the subdivision approval stage.*

Solid Waste Management

- 9.0.6 *Solid waste containment and disposal within Cell D shall be the responsibility of individual landowners or collectively managed by a Landowner's Association. Recycling opportunities will be encouraged.*

12.7 Policy Summary: Section 11.0 Implementation

- 11.0.1 *The policy provisions of this Appendix shall be implemented through the approval by Council of land use amendments and applications for subdivision approval conforming to the CASP.*
- 11.0.2 *Where SCCS content does not align with the land use strategy provisions of the CASP and this Appendix, the SCCS should be concurrently amended with adoption of the Appendix amendment to bring it into alignment with the CASP.*

13.0 Supporting Information

The following studies and assessments are referenced herein and were submitted to Rocky View County in support of a South Conrich Conceptual Scheme Appendix: Cell D amendment:

1. Bunt and Associates, Cambridge Park Phase 4, Traffic Impact Assessment, Final. Calgary, Alberta: Author, June 2019.
2. Ecotone Environmental Ltd., Wetland Assessment and Impact Report, Cambridge Park Phase 4 Property. Calgary, Alberta: Author, September 2019.
3. Hab-Tech Environmental, 2014 Update to Biophysical Impact Assessment (BIA) Cambridge Park. Calgary, Alberta: Author, December 2014.
4. Jubilee Engineering Consultants Ltd., Stormwater Management Report. Calgary, Alberta: Author, April 2019.



PLANNING AND DEVELOPMENT SERVICES

TO: Council

DATE: July 14, 2020 **DIVISION:** 5

FILE: 04329003 **APPLICATION:** PL20190021

SUBJECT: Redesignation Item – Ranch and Farm Two to Business – Business Campus and Public Services District; South Conrich Conceptual Scheme

NOTE: This application should be considered in conjunction with application PL20190153 (agenda item E-2)

PURPOSE: To redesignate ± 68.2 acres of the subject land from Ranch and Farm Two District (RF-2) to Business- Business Campus District (B-BC) and Public Services District (PS) for future commercial development to accommodate six business lots ranging from ± 4.2 to ± 7.5 acres, Public Utility Land (PUL); and municipal reserve lands (MR).

GENERAL LOCATION: Located approximately 1 kilometre north of the town of Chestermere, on the east side of Garden Road/Range Road 285, approximately 0.81 kilometres (1/2 mile) north of Highway 1.

APPLICANT: Amar Development Ltd./Rani Duhra

OWNERS: Duhra Financial Ltd.

BACKGROUND:

On June 23, 2020, Council held a joint Public Hearing (Item C-3; Bylaw C-7957-2019) to consider amendment to the South Conrich Conceptual Scheme, and add Appendix D to guide future planning of the remaining development cell, and the associated redesignation application, PL20190021 amending the land use from Ranch and Farm Two District to Business – Business Commercial District (Item C-4; Bylaw C-7959-2019).

After presentations by each Administration and the applicant, and extensive input by the public, the Public Hearing was closed, with Councillor Gautreau moving to table the items *sine die*, pending a report from Administration on water solutions for the area. That motion was carried.

On June 25, 2020, at a Special Council Meeting, an Emergent Item was raised by Councillor Gautreau to rescind that motion. The motion was carried, and was followed by two further emergent items; those being raised by Deputy Reeve Schule to table both the Conceptual Scheme and the Redesignation item until July 14, 2020. Those motions were as well carried. Councillor Kamachi abstained from the voting as he was not present for the public hearing on June 23. As such, Council intends to consider the previously tabled items. Below are the options for the redesignation item, with options for the conceptual scheme item presented in a separate report.

COUNCIL OPTIONS:

- Option #1: Motion #1 THAT Bylaw C-7959-2019 be given second reading.
- Motion #2 THAT Bylaw C-7959-2019 be given third and final reading.
- Option #2: THAT application PL20190021 be denied.

Administration Resources

Oksana Newmen, Planning and Development Services



Respectfully submitted,

"Theresa Cochran"

Executive Director
Community Development Services

Concurrence,

"Al Hoggan"

Chief Administrative Officer

ON/lt

APPENDICES:

APPENDIX 'A': Bylaw C-7959-2019 & Schedule A



ROCKY VIEW COUNTY

BYLAW C-7959-2019**A Bylaw of Rocky View County to amend Bylaw C-4841-97**

The Council of Rocky View County enacts as follows:

PART 1 – TITLE

This Bylaw shall be known as Bylaw C-7959-2019.

PART 2 – DEFINITIONS

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

PART 3 – EFFECT OF BYLAW

THAT Part 5, Land Use Maps No. 43 and 43-NW of Bylaw C-4841-97 be amended by redesignating a portion of NW-29-24-28-W4M from Ranch and Farm Two District to Business – Business Campus District as shown on the attached Schedule 'A' forming part of this Bylaw.

THAT A portion of NW-29-24-28-W4M is hereby redesignated to Business – Business Campus as shown on the attached Schedule 'A' forming part of this Bylaw.

PART 4 – TRANSITIONAL

Bylaw C-7959-2019 comes into force when it receives third reading, and is signed by the Reeve/Deputy Reeve and CAO or Designate, as per the *Municipal Government Act*.

Division: 5
File: 04329003 - PL20190021

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

PUBLIC HEARING WAS HELD IN COUNCIL this 23rd day of June , 2020

READ A SECOND TIME IN COUNCIL this day of , 2020

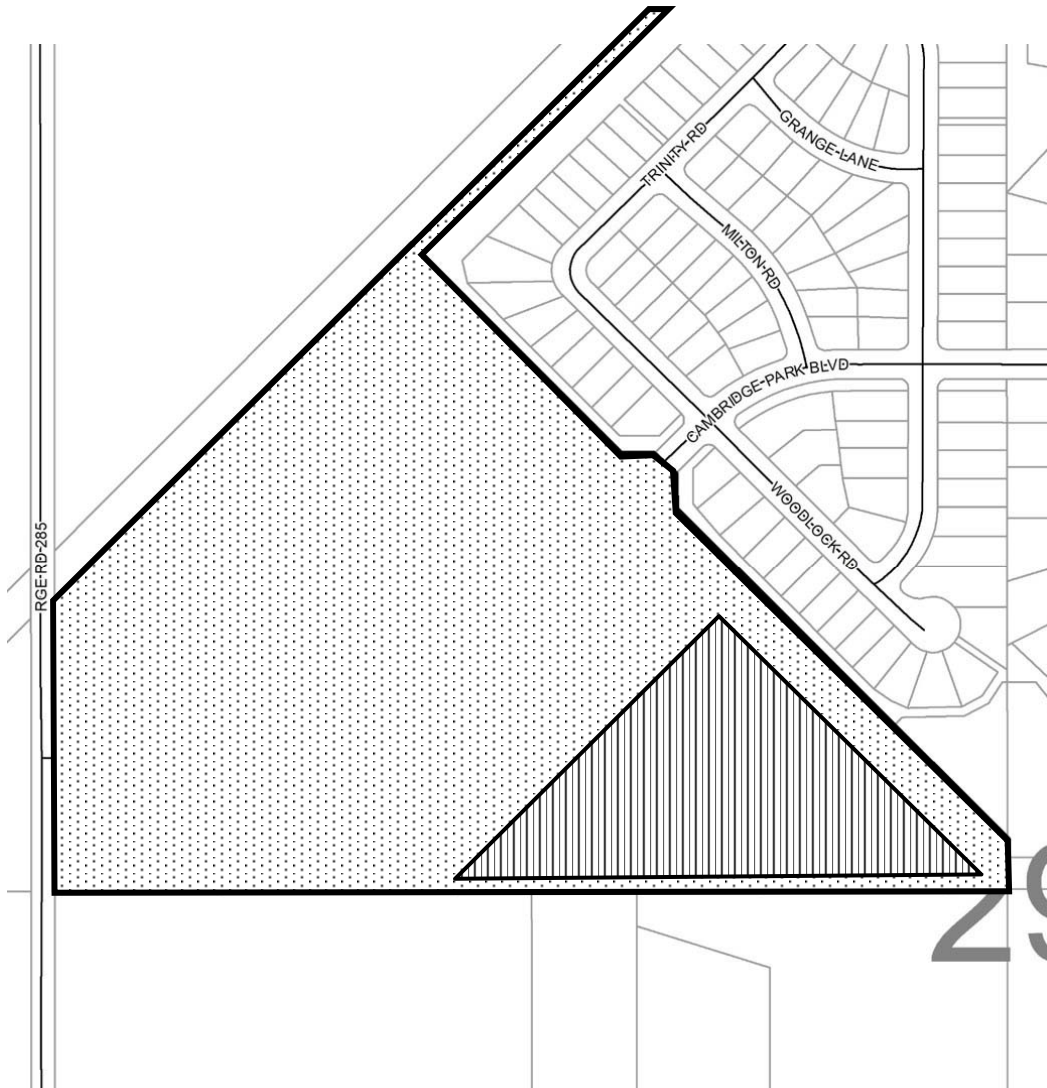
READ A THIRD TIME IN COUNCIL this day of , 2020

Reeve

CAO or Designate

Date Bylaw Signed

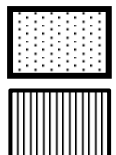
SCHEDULE "A"

BYLAW: C-7959-2019

AMENDMENT

FROM Ranch and Farm Two District **TO** Business – Business Campus District

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



Subject Land _____

LEGAL DESCRIPTION: NW-29-24-28-W4MFILE: 04329003 - PL20190021

DIVISION: 5





PLANNING AND DEVELOPMENT SERVICES

TO:	Council	
DATE:	July 14, 2020	DIVISION: 2
FILE:	04710007	APPLICATION: PL20180074
SUBJECT:	Second/Third Readings for Road Closure Bylaw – C-7825-2018	

POLICY DIRECTION:

Council Policy 443, Road Allowance Closure and Disposal, and the *Municipal Government Act*.

EXECUTIVE SUMMARY:

The purpose for this application is to close and consolidate a 0.54 acre portion of undeveloped road allowance along the North boundary of the parcel. This closure would allow the Applicants to continue to use the land for a garden area and be able to upgrade its existing features and plant additional trees and shrubs (described as Parcel 2 in Bylaw C-7825-2018). During the pre-application review, it was determined that there is also a 0.10 acre portion of the same road allowance that should have been dedicated by Plan 618LK as part of Lot RW, Block ACC, Plan 618LK but was incorrectly described, and is still an open public right of way. As this portion is considered part of a private lot/road for the Mountain River Estates Subdivision, the closure and consolidation of this portion will clear up this historical error (described as Parcel 1 in Bylaw C-7825-2018).

The Public Hearing for Bylaw C-7825-2018 was held on November 15, 2018. Once closed, Council made motions to give first reading to Bylaw C-7825-2018 and to forward the bylaw to the Minister of Transportation for approval. Administration received the signed Bylaw C-7825-2018 back from the Minister of Transportation on January 7, 2019.

ADMINISTRATION RECOMMENDATION:

Administration recommends approval in accordance with Option #1.

BACKGROUND:

Administration obtained an appraisal of the road allowance, which was then provided to the Applicant for review. The Applicant was not supportive of the initial appraisal value and discussions were held through 2019 and 2020 to determine a fair value for the road purchase. A revised appraisal in May 2020 provided the subject lands with a value of \$45,000.00 for the 0.54 acres. The Applicant is in support of the revised appraisal value and wishes to proceed with the second and third readings of the bylaw and subsequent purchase of the lands. The 0.10 acre portion of Mountain River Estates Road will be transferred to the Home Owners Association and consolidated with the existing road at no additional cost as this is only correcting the historical error.

OPTIONS:

- | | | |
|------------|-----------|---|
| Option #1: | Motion #1 | THAT Bylaw C-7825-2018 be given second reading. |
| | Motion #2 | THAT Bylaw C-7825-2018 be given third and final reading |
| | Motion #3 | THAT the 0.54 acres of land be transferred to the Applicants
Eric & Sheri Herget subject to: |

Administration Resources

Angela Pare, Planning and Development Services



- a) Sales agreement being signed at the appraised value of \$45,000.00, plus \$2,500.00 for the cost of the appraisal, \$1,500.00 for the cost of the Survey and all applicable taxes; and
- b) The terms of the sales agreement shall be completed within one year after Bylaw C-7825-2018 receives third and final reading.

Motion #4 THAT the 0.10 acres of land be transferred to the Applicant Mountain River Estates Ltd. at no additional cost.

Option #2: THAT alternative direction be provided.

Respectfully submitted,

Concurrence,

“Theresa Cochran”

“Al Hoggan”

Executive Director
Community Development Services

Chief Administrative Officer

AP/lt

APPENDICES:

APPENDIX ‘A’: Bylaw C-7825-2018 & Schedule A
APPENDIX ‘B’: Map Set



ROCKY VIEW COUNTY
Cultivating Communities

BYLAW C-7825-2018

A Bylaw of Rocky View County in the Province of Alberta for the Purpose of closing to public travel and creating title to portions of public highway in accordance with Section 22 of the Municipal Government Act, Chapter M26.1, Revised Statutes of Alberta 2000, as amended.

The Council of Rocky View County enacts as follows:

WHEREAS

The lands hereafter described are no longer required for public travel; and

WHEREAS

Application has been made to Council to have the highway closed; and

WHEREAS

Rocky View County Council deems it expedient to provide for a bylaw for the purpose of closing to public travel certain roads, or portions thereof, situated in the said municipality, and therefore disposing of the same; and

WHEREAS

Notice of the intention of Council to pass a bylaw has been given in accordance with Section 606 of the Municipal Government Act, and was published in the Rocky View Weekly on Tuesday October 16th and Tuesday October 23rd, the last of such publications being at least one week before the day fixed for the Public Hearing of this Bylaw; and

WHEREAS

Rocky View County Council was not petitioned for an opportunity to be heard by any person claiming to be prejudicially affected by the bylaw.

NOW THEREFORE BE IT RESOLVED that the Council of Rocky View County in the Province of Alberta does hereby close to public travel for the purpose of creating title to the following described highway. Subject to the rights of access granted by other legislation:

PARCEL 1:

THAT PORTION OF ORIGINAL GOVERNMENT ROAD ALLOWANCE LYING BETWEEN THE SOUTH WEST SECTION 15, TOWNSHIP 24, RANGE 3, WEST OF THE 5TH MERIDIAN AND THE NORTH WEST SECTION 10, TOWNSHIP 24, RANGE 3 WEST OF THE 5TH MERIDIAN LYING WITHIN LOT 18, BLOCK A, PLAN _____ CONTAINING 0.098 ACRES (0.040 HA) MORE OR LESS EXCEPTING THEREOUT ALL MINES AND MINERALS

PARCEL 2:

THAT PORTION OF ORIGINAL GOVERNMENT ROAD ALLOWANCE LYING BETWEEN THE SOUTH WEST SECTION 15, TOWNSHIP 24, RANGE 3, WEST OF THE 5TH MERIDIAN AND THE NORTH WEST SECTION 10, TOWNSHIP 24, RANGE 3 WEST OF THE 5TH MERIDIAN LYING WITHIN LOT 17, BLOCK A, PLAN _____ CONTAINING 0.541 ACRES (0.219 HA) MORE OR LESS EXCEPTING THEREOUT ALL MINES AND MINERALS

As shown on Schedule 'A' attached to and forming part of this bylaw.

Division: 2
File: PL20180074

PUBLIC HEARING WAS HELD IN COUNCIL this 15th DAY OF November, 2018

READ A FIRST TIME IN COUNCIL this 15th DAY OF November, 2018

[Signature]
REEVE / DEPUTY REEVE

Charlotte Stotink
CAO or DESIGNATE

APPROVED BY
ALBERTA TRANSPORTATION:

APPROVED THIS 4th DAY OF January, 2019

Approval Valid for _____ Months

[Signature] Michael Botros
MINISTER OF TRANSPORTATION

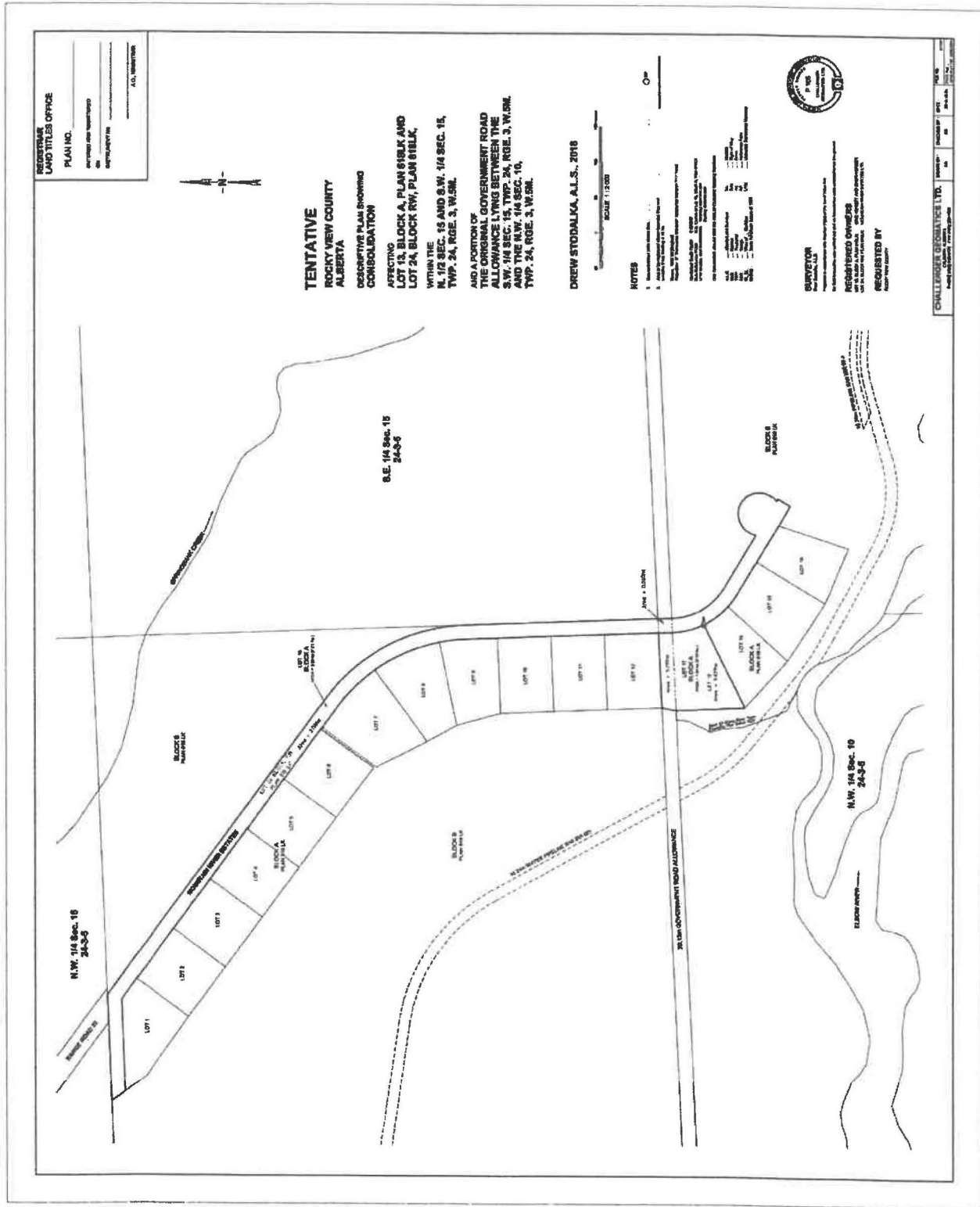
READ A SECOND TIME IN COUNCIL this _____ DAY OF _____, 20____

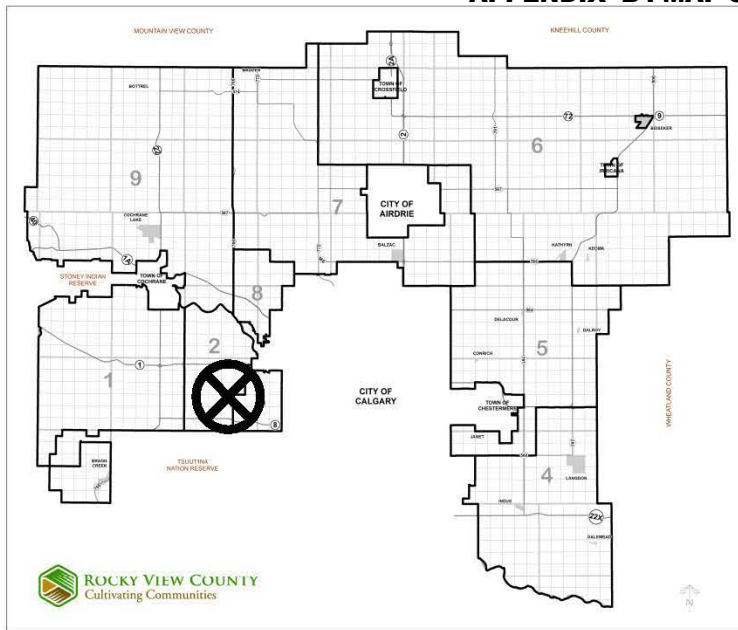
READ A THIRD TIME IN COUNCIL this _____ DAY OF _____, 20____

REEVE / DEPUTY REEVE

CAO or DESIGNATE

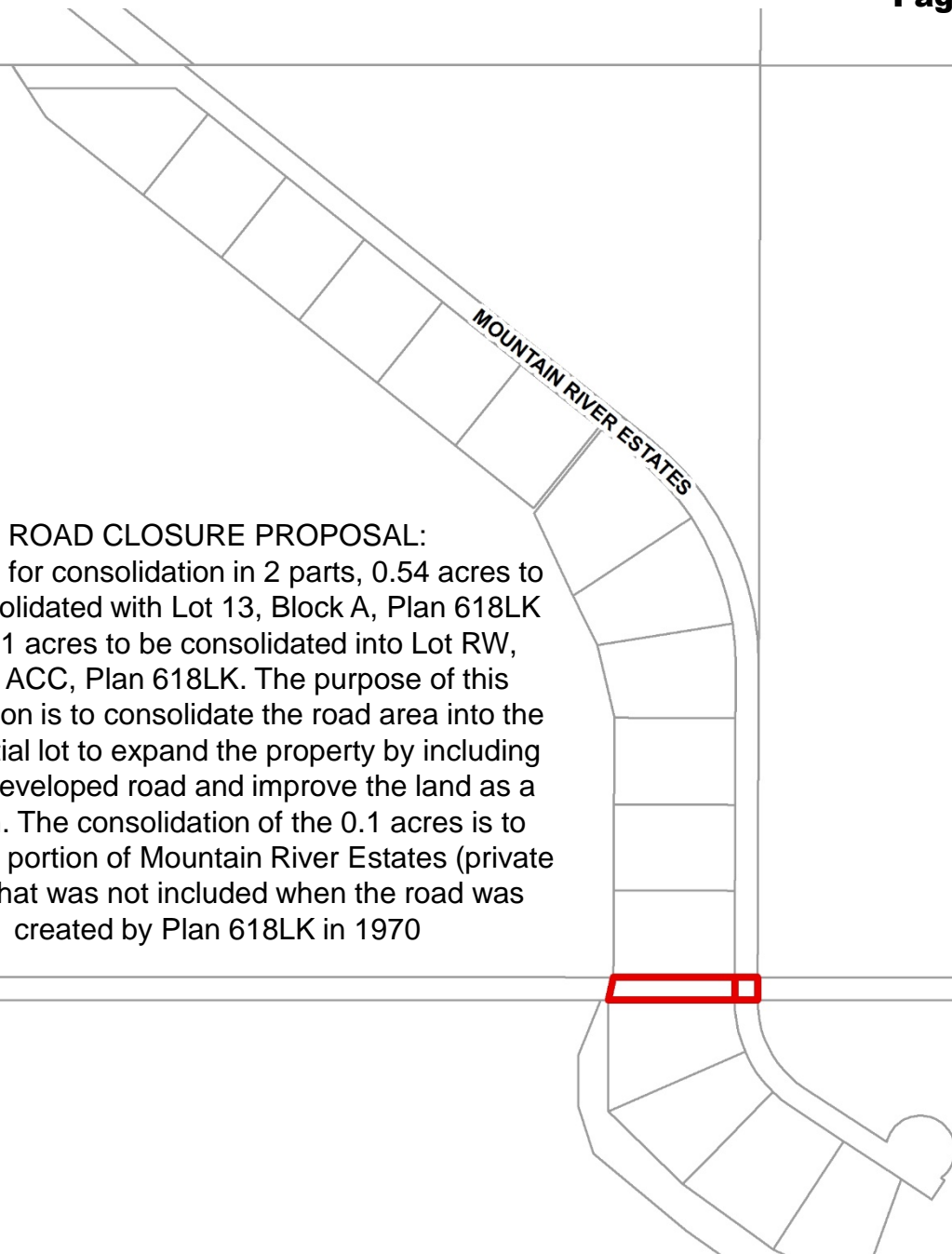
SCHEDULE 'A'





LOCATION PLAN

**N-10-24-03-W05M &
SW-15-24-03-W05M**



ROAD CLOSURE PROPOSAL:

To close for consolidation in 2 parts, 0.54 acres to be consolidated with Lot 13, Block A, Plan 618LK and 0.1 acres to be consolidated into Lot RW, Block ACC, Plan 618LK. The purpose of this application is to consolidate the road area into the residential lot to expand the property by including the undeveloped road and improve the land as a garden. The consolidation of the 0.1 acres is to include a portion of Mountain River Estates (private road) that was not included when the road was created by Plan 618LK in 1970

ROAD CLOSURE PROPOSAL

**N-10-24-03-W05M &
SW-15-24-03-W05M**



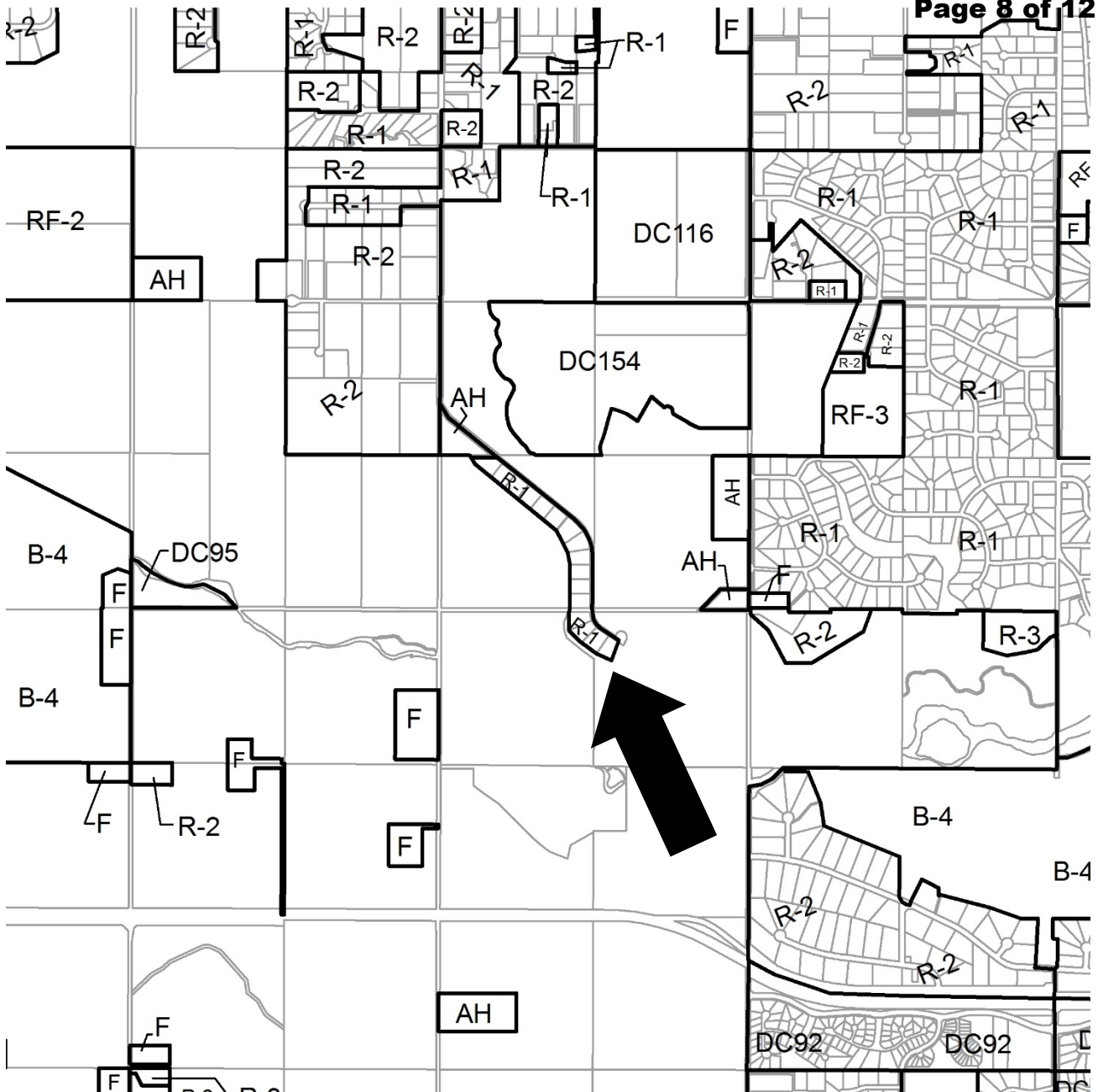
Date: July 16, 2018

Division # 2

File: PL20180074

AGENDA

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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

**N-10-24-03-W05M &
SW-15-24-03-W05M**

15



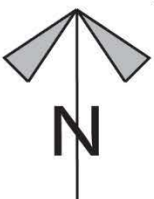
Note: Post processing of raw aerial photography may cause varying degrees of visual distortion at the local level.

AIR PHOTO*Spring 2016***N-10-24-03-W05M &
SW-15-24-03-W05M**Date: July 16, 2018

Division # 2

File: PL20180074**AGENDA**

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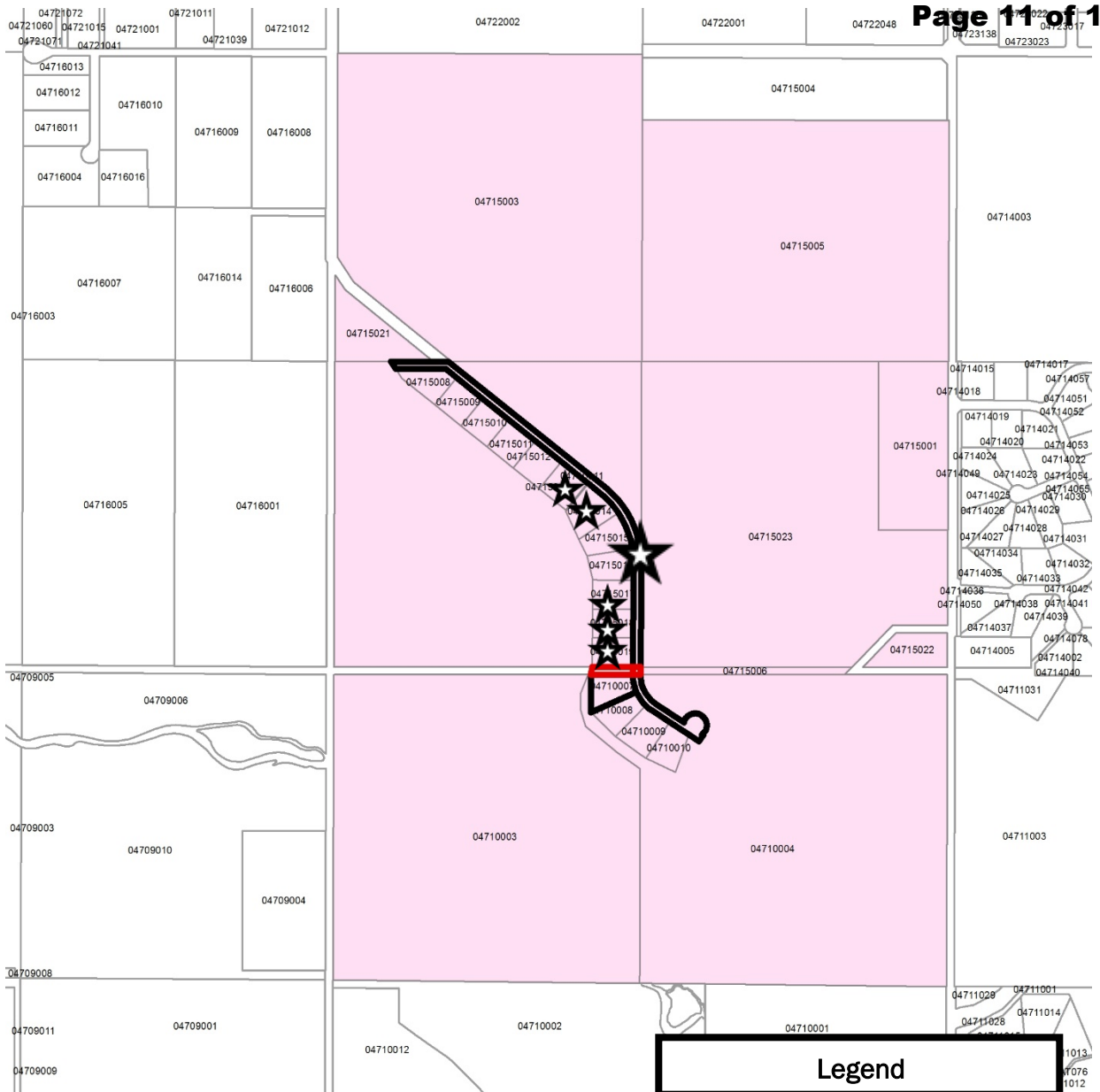
Contour Interval 2 M



**N-10-24-03-W05M &
SW-15-24-03-W05M**

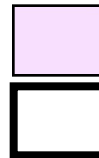
AGENDA

Page 398 of 514



⊘ Letters in Opposition
 ★ Letters in Support

Legend



Circulation Area

Subject Lands

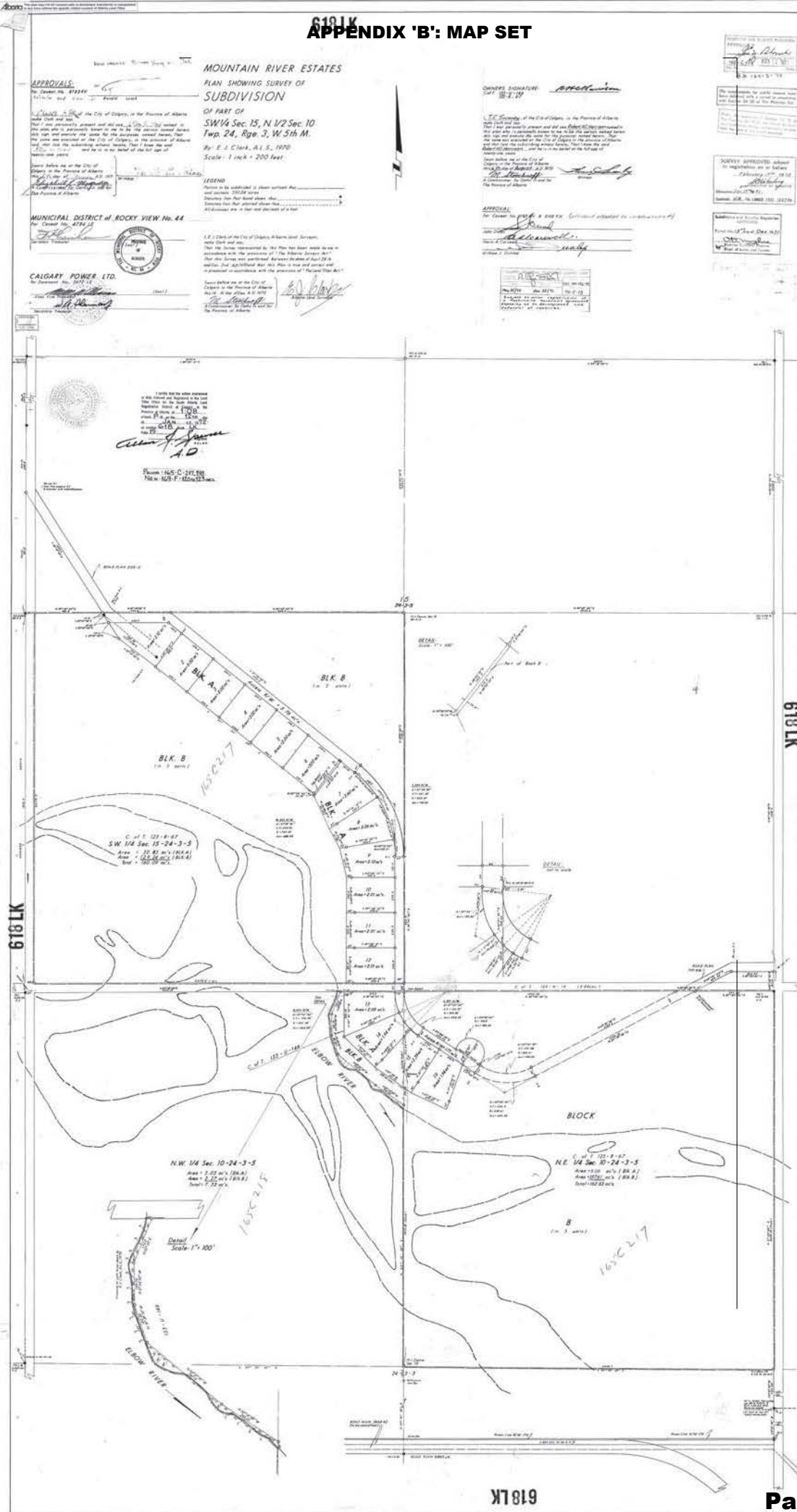
LANDOWNER CIRCULATION AREA

**N-10-24-03-W05M &
 SW-15-24-03-W05M**

Date: July 16, 2018

Division # 2

File: PL20180074**AGENDA****Page 399 of 514**





PLANNING AND DEVELOPMENT SERVICES

TO: Council
DATE: July 14, 2020 **DIVISION:** 9
FILE: 08802003 **APPLICATION:** PL20190039
SUBJECT: Second/Third Reading Road Closure Bylaw – C-7902-2019

POLICY DIRECTION:

Council Policy #443, Road Allowance Closure and Disposal, and the *Municipal Government Act*.

EXECUTIVE SUMMARY:

This portion of road allowance was closed in 1976 for leasing purposes. After the Applicant's acquisition of the adjacent property, he applied to the County to have the road re-opened to be able to legally construct an access. Bylaw C-7627-2016 was given three readings to repeal original closure of Bylaw C-1143-76 and re-open the road for vehicle use. The Applicant then began the process of a road right of way construction agreement, but has since decided not to continue with the road construction/upgrade option. Instead, the Applicant has returned to the county with this application to close and consolidate this portion of road allowance with the owner's adjacent lands.

The Applicant, Paul Sullivan, on behalf of the owners of the property, has indicated the purpose for this application is to close and consolidate the 3.81 acre portion of undeveloped road allowance into their adjacent lands described as SW-02-28-04-W5M. This closure would allow the Applicant and owners to build a driveway access to the parcel without the requirement for a standard county road.

The Public Hearing for Bylaw C-7902-2019 was held on July 23, 2019. Once closed, Council made motions to give first reading to Bylaw C-7902-2019 and to forward Bylaw C-7902-2019 to the Minister of Transportation for approval. Administration received the signed Bylaw C-7902-2019 from the Minister of Transportation on December 3, 2019.

ADMINISTRATION RECOMMENDATION:

Administration recommends approval in accordance with Option #1.

BACKGROUND:

Administration obtained an appraisal of the road allowance, which was then provided to the Applicant for review. The appraisal completed in March 2020 provided the subject lands with a value of \$15,700.00 for the 3.81 acres. The Applicant is in support of the appraised value and wishes to proceed with the second and third readings of the Bylaw C-7902-2019 and the subsequent purchase of the lands.

Upon receiving approval from the Minister of Transportation, their office made note of an error in Bylaw C-7902-2019 which was approved at First reading. The fifth "WHEREAS" clause in Bylaw C-7902-2019 states that Council was not petitioned for an opportunity to be heard by any person claiming to be prejudicially affected by the bylaw. This is not the case as there was an adjacent landowner that spoke in opposition at the hearing and this line should have been removed prior to signing. We are proposing to amend Bylaw C-7902-2019 by striking out the fifth "WHEREAS" clause.

Administration Resources

Angela Pare, Planning and Development Services

**OPTIONS:**

- Option #1: Motion #1 THAT Bylaw C-7902-2019 be amended as shown in Attachment 'A'.
- Motion #2 THAT Bylaw C-7902-2019 be given second reading, as amended.
- Motion #3 THAT Bylaw C-7902-2019 be given third reading, as amended.
- Motion #4 THAT the 3.81 acres of land be transferred to the applicants Donald Lee, Christine Nurse, Paul Sullivan and Donna Garner subject to:
- a) Sales agreement being signed at the appraised value of \$15,700.00 and \$6,350.00 for the cost of the Survey and all applicable taxes; and
- b) The terms of the sales agreement shall be completed within one year after Bylaw C-7902-2019 receives third and final reading.
- Option #2: THAT alternative direction be provided.

Respectfully submitted,

Concurrence,

"Theresa Cochran"

"Al Hoggan"

Executive Director
Community Development Services

Chief Administrative Officer

AP/llt

APPENDICES:

APPENDIX 'A': Proposed Amendment to Bylaw C-7902-2019 (Redline Version)

APPENDIX 'B': Map Set



BYLAW C-7902-2019

A Bylaw of Rocky View County in the Province of Alberta for the Purpose of closing to public travel and creating title to portions of public highway in accordance with Section 22 of the Municipal Government Act, Chapter M26.1, Revised Statutes of Alberta 2000, as amended.

The Council of Rocky View County enacts as follows:

WHEREAS

The lands hereafter described are no longer required for public travel; and

WHEREAS

Application has been made to Council to have the highway closed; and

WHEREAS

Rocky View County Council deems it expedient to provide for a bylaw for the purpose of closing to public travel certain roads, or portions thereof, situated in the said municipality, and therefore disposing of the same; and

WHEREAS

Notice of the intention of Council to pass this bylaw has been given in accordance with Section 606 of the Municipal Government Act, and was published in the Rocky View Weekly on Tuesday June 25th, 2019 and Tuesday July 2nd, 2019, the last of such publications being at least one week before the day fixed for the Public Hearing of this Bylaw; and

WHEREAS

~~Rocky View County Council was not petitioned for an opportunity to be heard by any person claiming to be prejudicially affected by the bylaw.~~

NOW THEREFORE BE IT RESOLVED that the Council of Rocky View County in the Province of Alberta does hereby close to public travel for the purpose of creating title to the following described highway. Subject to the rights of access granted by other legislation:

PARCEL 1

A PORTION OF THE ORIGINAL GOVERNMENT ROAD ALLOWANCE ADJACENT TO THE S.W. 1/4 SEC. 2, TWP. 28, RGE. 4, W. 5., CONTAINING **1.03** HECTARES MORE OR LESS EXCEPTING THEREOUT ALL MINES AND MINERALS, LYING WITHIN PLAN _____ ATTACHED AS SCHEDULE 'A' AND FORMING PART OF THIS BYLAW

PARCEL 2

A PORTION OF ROAD ON ROAD PLAN 2344JK WITHIN THE S.W. 1/4 SEC. 2, TWP. 28, RGE. 4, W. 5 AND S.E. 1/4 SEC. 3, TWP. 28, RGE. 4, W. 5., CONTAINING **0.253** HECTARES MORE OR LESS EXCEPTING THEREOUT ALL MINES AND MINERALS, LYING WITHIN PLAN _____ ATTACHED AS SCHEDULE 'A' AND FORMING PART OF THIS BYLAW

PARCEL 3

A PORTION OF ROAD ON ROAD PLAN 2344JK WITHIN THE S.E. 1/4 SEC. 3, TWP. 28, RGE. 4, W. 5., CONTAINING **0.261** HECTARES MORE OR LESS EXCEPTING THEREOUT ALL MINES AND MINERALS, LYING WITHIN PLAN _____ ATTACHED AS SCHEDULE 'A' AND FORMING PART OF THIS BYLAW

Division: 9
File: PL20190039

PUBLIC HEARING WAS HELD IN COUNCIL this 23rd DAY OF July, 2019

READ A FIRST TIME IN COUNCIL this 23rd DAY OF July, 2019


REEVE / DEPUTY REEVE


CAO or DESIGNATE

APPROVED BY
ALBERTA TRANSPORTATION:

APPROVED THIS 25th DAY OF November, 2019

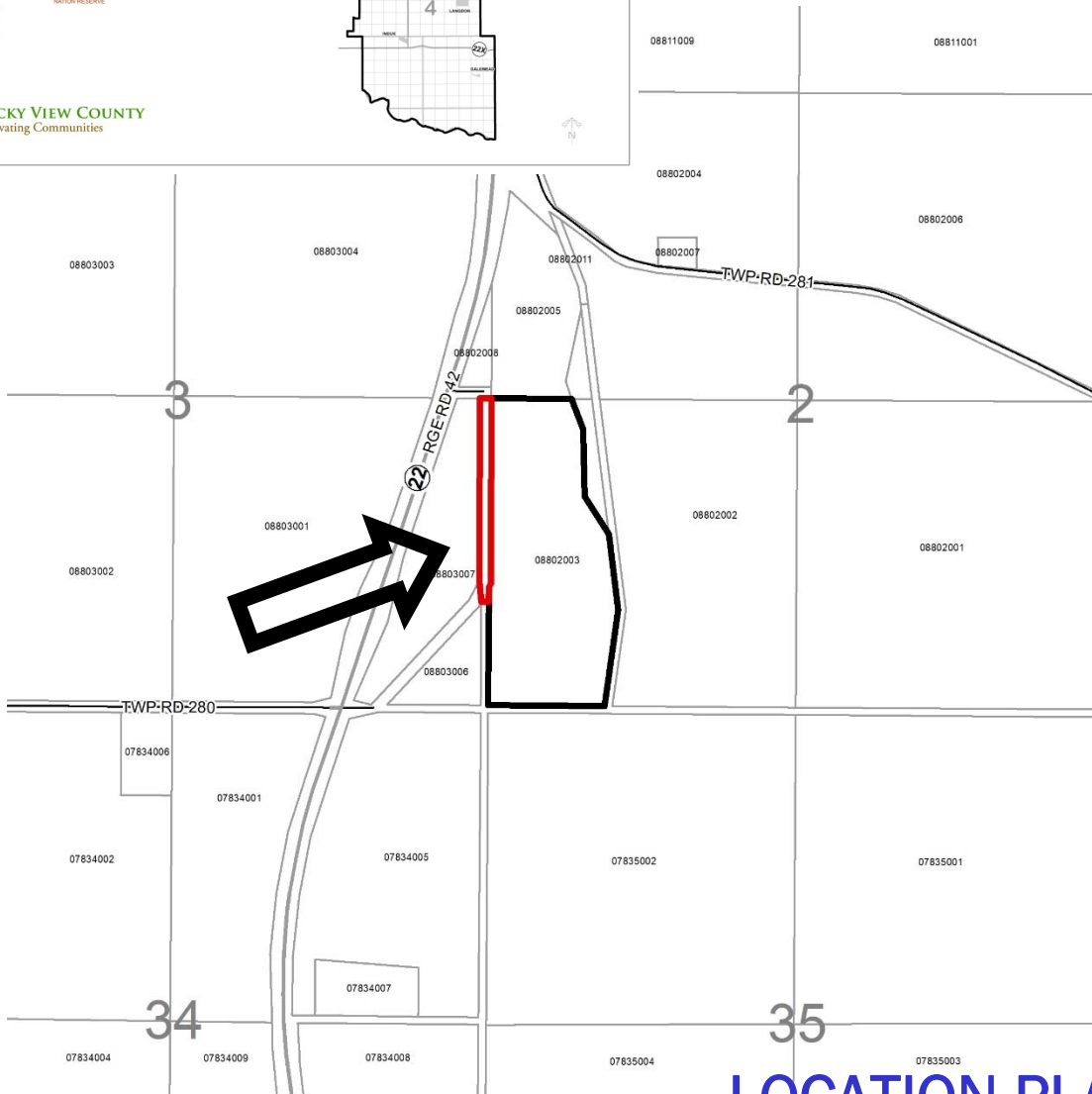
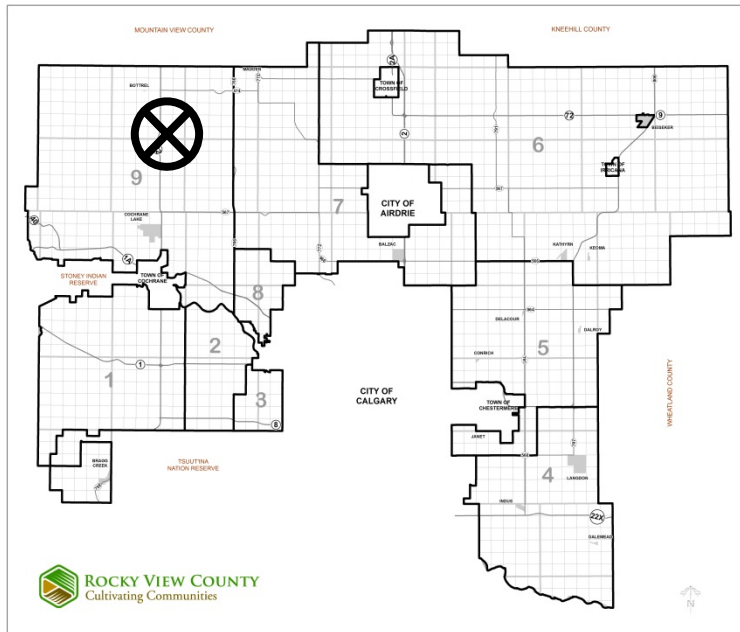

MINISTER OF TRANSPORTATION

READ A SECOND TIME IN COUNCIL this _____ DAY OF _____, 20____

READ A THIRD TIME IN COUNCIL this _____ DAY OF _____, 20____

REEVE / DEPUTY REEVE

CAO or DESIGNATE



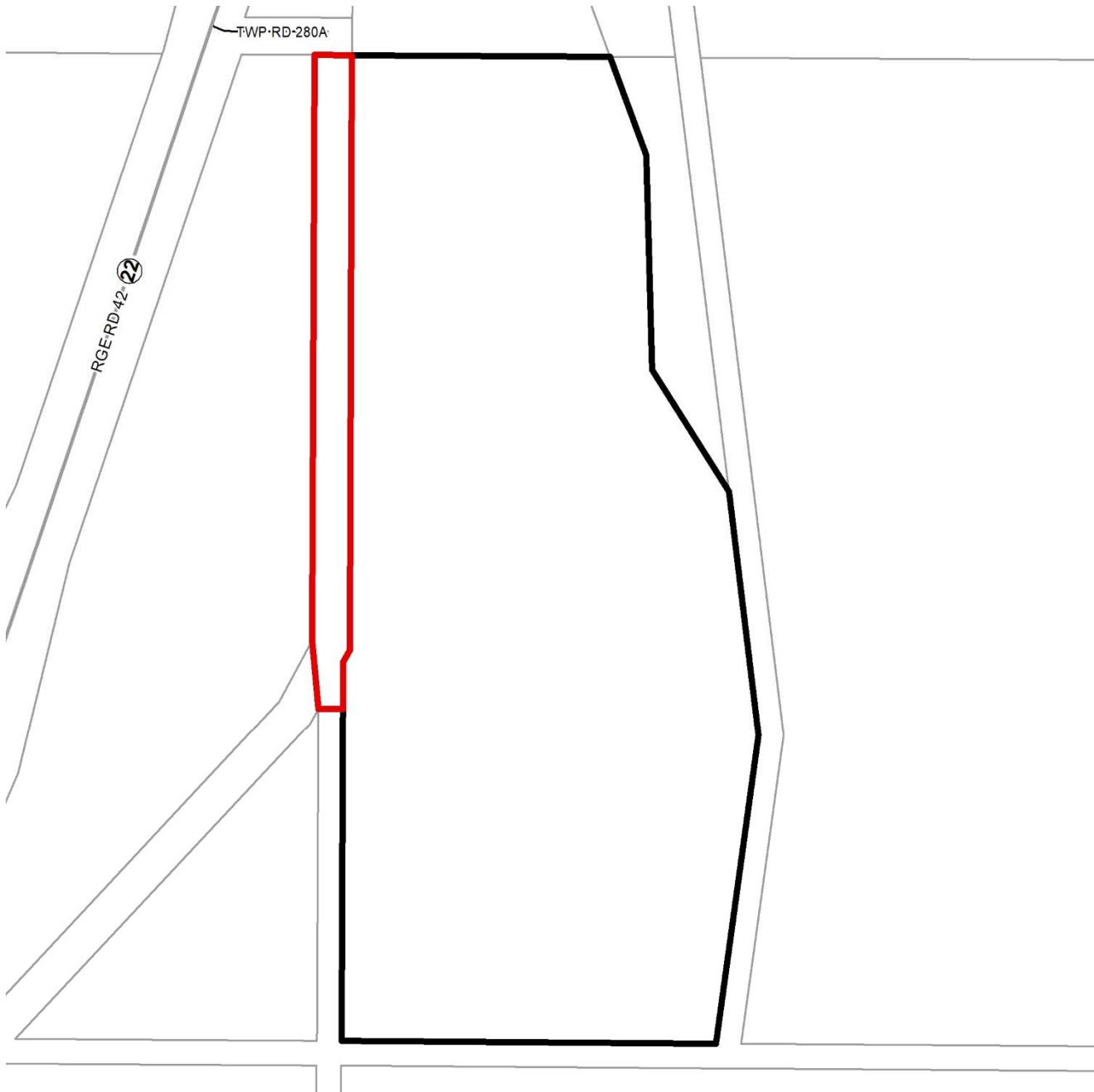
LOCATION PLAN

SW-02-28-04-W05M

Date: April 25, 2019

Division # 9

File: PL20190039

**Surveyor's Notes:**

1. Parcels must meet minimum size and setback requirements of Land Use Bylaw C-4841-97.

2. Refer to Notice of Transmittal for approval conditions related to this Tentative Plan.

TENTATIVE PLAN**SW-02-28-04-W05M**Date: April 25, 2019

Division # 9

File: PL20190039

Road Closure Proposal: To close for consolidation, a +/- 3.92 Acre portion of road allowance shown on Plan 2344JK. To be consolidated with a portion of the SW-02-28-04-W5M



ROAD CLOSURE PROPOSAL

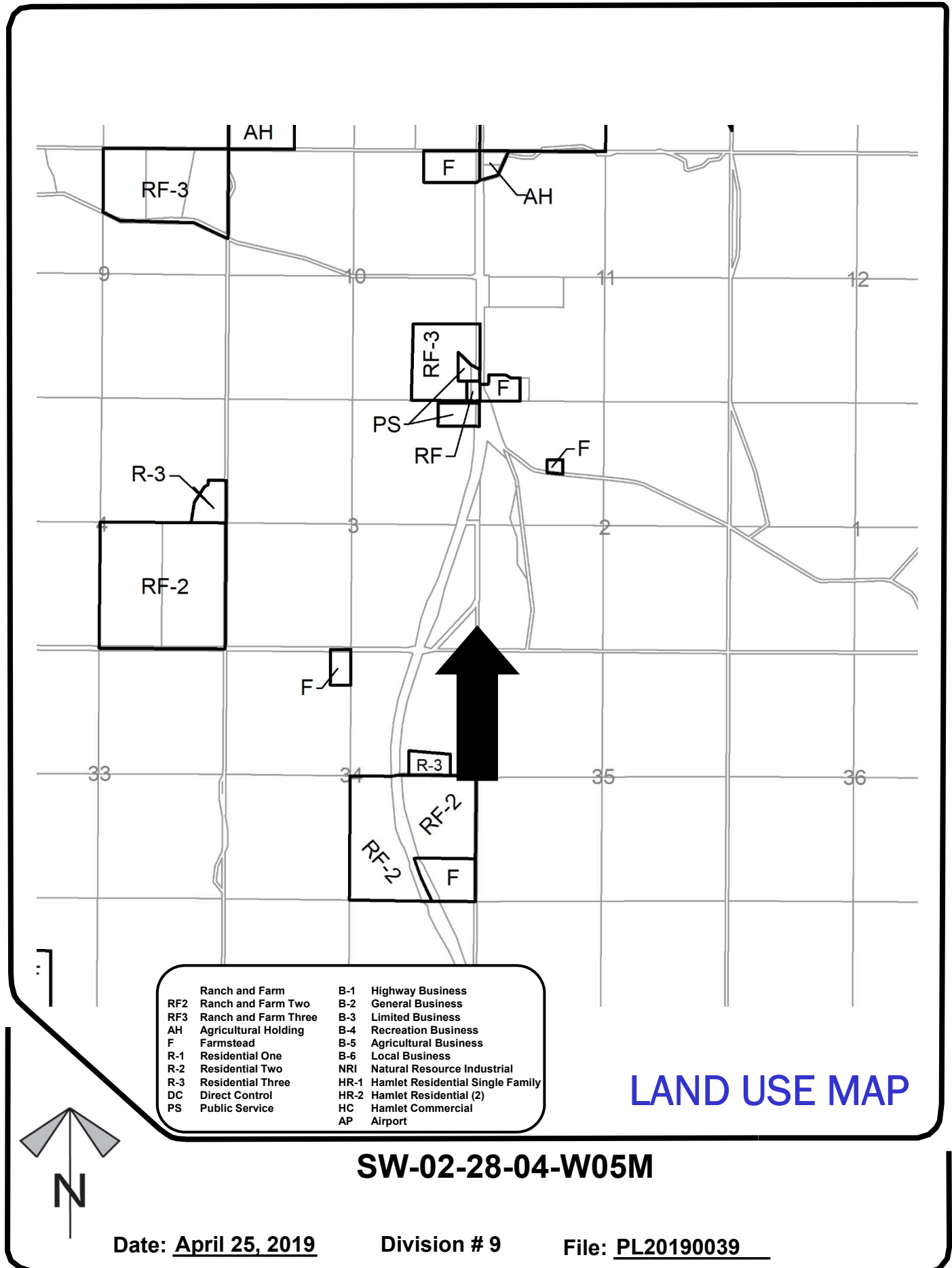
SW-02-28-04-W05M



Date: April 25, 2019

Division # 9

File: PL20190039





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

AIR PHOTO

Spring 2018

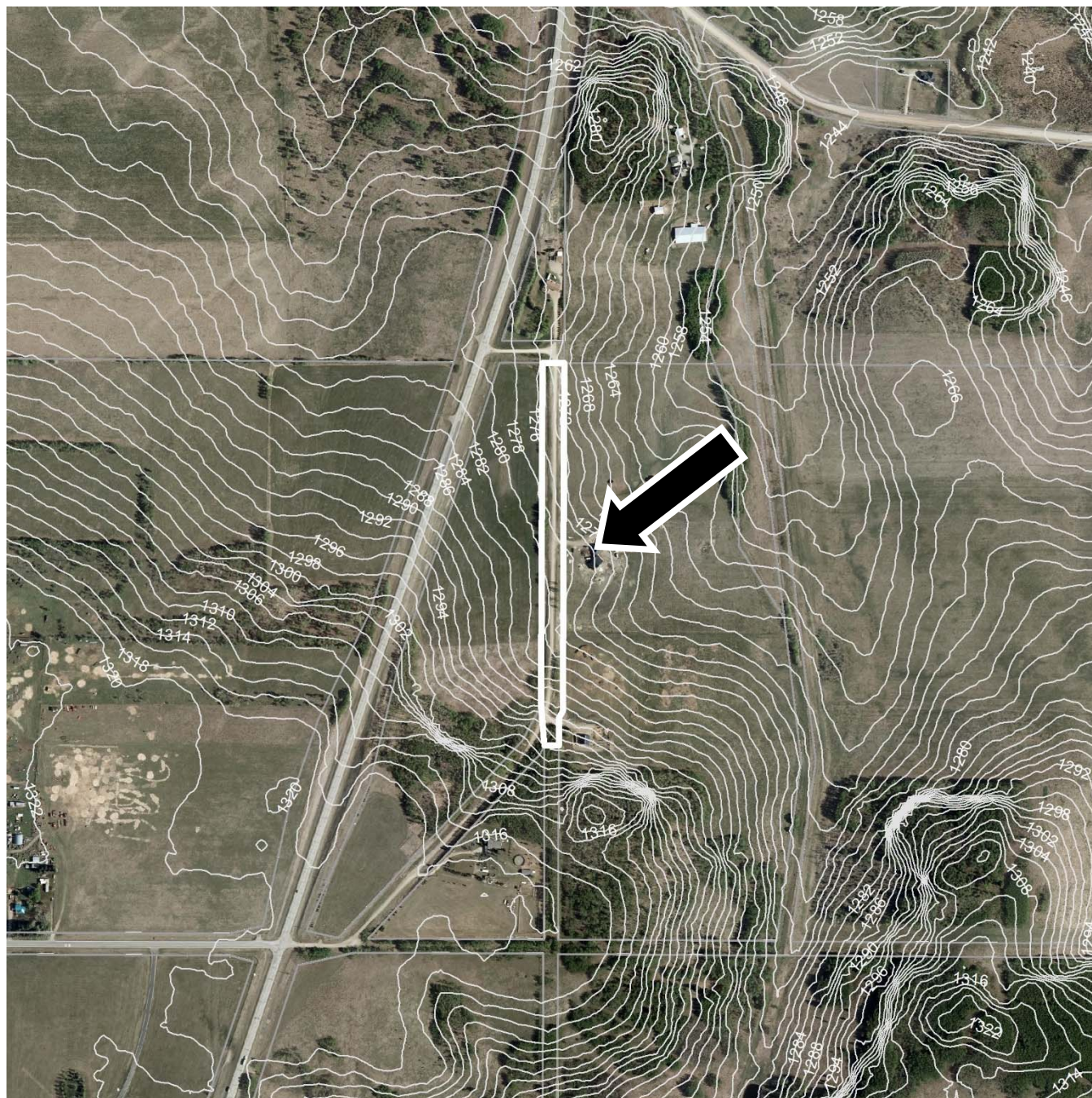


SW-02-28-04-W05M

Date: April 25, 2019

Division # 9

File: PL20190039



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

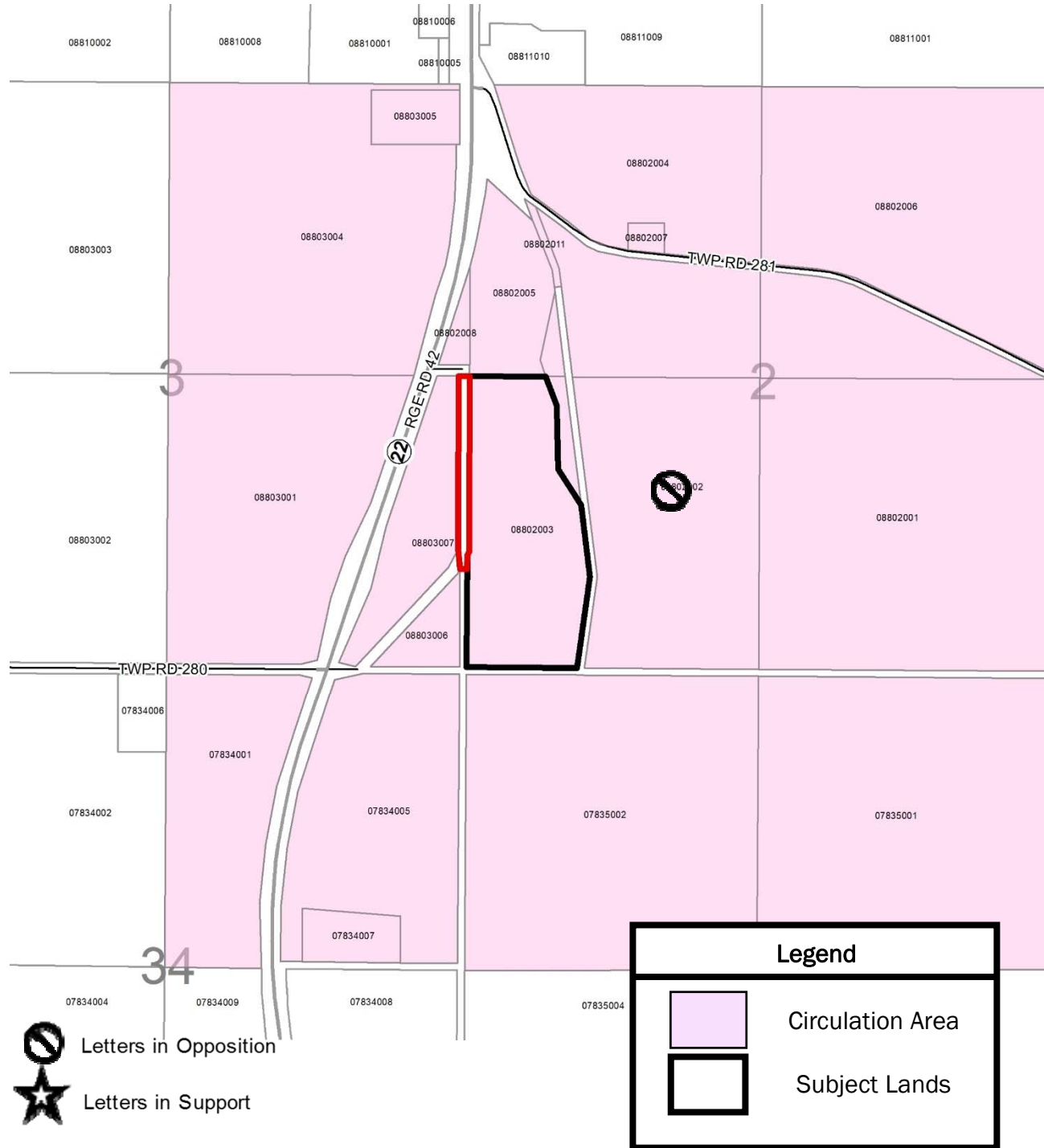


SW-02-28-04-W05M

Date: April 25, 2019

Division # 9

File: PL20190039



LANDOWNER CIRCULATION AREA

SW-02-28-04-W05M

Date: April 25, 2019

Division # 9

File: PL20190039



PLANNING AND DEVELOPMENT SERVICES

TO: Council

DATE: July 14, 2020 **DIVISION:** D8

FILE: 05723001 **APPLICATION:** PL20190120

SUBJECT: Second/Third Readings for Road Closure Bylaw – C-7966-2019

POLICY DIRECTION:

Council Policy #443, Road Allowance Closure and Disposal, and the *Municipal Government Act*.

EXECUTIVE SUMMARY:

Bylaw C-713 was given third reading in November 1970 to close multiple portions of road allowance for leasing purposes. The land subject to this application was one of those portions. In addition, 13 other portions closed by Bylaw C-713 that are located within the Glenbow Ranch Provincial Park are no longer designated as road allowances. The County is no longer required to have a road allowances closed by bylaw to license them for agricultural uses; therefore, Bylaw C-713 was repealed by Council on December 10, 2019, to reopen the subject road. First reading was then given to Bylaw C-7966-2019 to close the subject portion for the purpose of disposal.

The Applicant, Cam Crawford, on behalf of the owners of the property, has indicated the purpose for this application is to close and consolidate the 1.87 acre portion of undeveloped road allowance with their adjacent lands NE-23-25-03-W5M and SE-26-25-03-W5M. This closure will allow the Applicant and owners to facilitate further subdivision of their fragmented parcels once complete.

First reading to Bylaw C-7966-2019 was given on December 10, 2019. The Public Hearing was then held on January 28, 2020. Once closed, Council made motion to forward Bylaw C-7966-2019 to the Minister of Transportation for approval. Administration received the signed Bylaw C-7966-2019 back from the Minister of Transportation on April 29, 2020.

ADMINISTRATION RECOMMENDATION:

Administration recommends approval in accordance with Option #1.

BACKGROUND:

Administration obtained an appraisal of the road allowance, which was then provided to the Applicant for review. The appraisal completed in June 2020 provided the subject lands with a value of \$16,000.00 for the 1.87 acres. The Applicant is in support of the appraised value and wishes to proceed with the second and third readings of Bylaw C-7966-2019 and the subsequent purchase of the lands.

COUNCIL OPTIONS:

Option #1:	Motion #1	THAT Bylaw C-7966-2019 be given second reading.
	Motion #2	THAT Bylaw C-7966-2019 be given third reading.
	Motion #3	THAT the 1.87 acres of land be transferred to the 1623052 Alberta Ltd. subject to:
		a) Sales agreement being signed at the appraised value of \$16,000.00, plus \$2,500.00 for the cost of the appraisal, and all applicable taxes; and

Administration Resources

Angela Pare, Planning and Development Services



- b) The terms of the sales agreement shall be completed within one year after Bylaw C-7966-2019 receives Third and final reading.

Option #2: THAT alternative direction be provided.

Respectfully submitted,

"Theresa Cochran"

Executive Director
Community and Development Services

Concurrence,

"Al Hoggan"

Chief Administrative Officer

AP/ltt

APPENDICES:

APPENDIX 'A': Bylaw C-7966-2019 & Schedule A
APPENDIX 'B': Map Set



BYLAW C-7966-2019

A Bylaw of Rocky View County, in the Province of Alberta, for the purpose of closing for public travel and creating title to portions of a public highway in accordance with the *Municipal Government Act*.

WHEREAS the lands hereafter described are no longer required for public travel;

AND WHEREAS an application has been made to the Council of Rocky View County to have the highway closed;

AND WHEREAS the Council of Rocky View County deems it expedient to close for public travel certain roads, or portions of roads, situated in Rocky View County and to dispose of the same;

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

Title

- 1 This Bylaw may be cited as *Bylaw C-7966-2019*.

Definitions

- 2 Words in this Bylaw have the same meaning as those set out in the *Municipal Government Act* except for the definitions provided below:
 - (1) **"Council"** means the duly elected Council of Rocky View County;
 - (2) **"Municipal Government Act"** means the *Municipal Government Act*, RSA 2000, c M-26, as amended or replaced from time to time; and
 - (3) **"Rocky View County"** means Rocky View County as a municipal corporation and the geographical area within its jurisdictional boundaries, as the context requires.

Effect

- 3 The Council of Rocky View County does hereby close to public travel for the purpose of creating title to the following described original government road allowance, as shown on Schedule 'A' attached to and forming part of this Bylaw, and more particularly described below, subject to the rights of access granted by other legislation:

PLAN _____
 AREA 'A'
 CONTAINING 0.760 HECTARES (1.88 ACRES) MORE OR LESS
 EXCEPTING THEREOUT ALL MINES AND MINERALS

Transitional

- 4 Bylaw C-7966-2019 is passed and comes into full force and effect when it receives approval from the Minister of Transportation and receives third reading and is signed in accordance with the *Municipal Government Act*.

READ A FIRST TIME IN COUNCIL this 10th day of December, 2019.

APPROVED BY ALBERTA TRANSPORTATION:

Approved this 29th day of April, 2020.



MINISTER OF TRANSPORTATION

Approval valid for ____ months.

READ A SECOND TIME IN COUNCIL this _____ day of _____, 20____.

UNANIMOUS PERMISSION FOR THIRD READING this _____ day of _____, 20____.

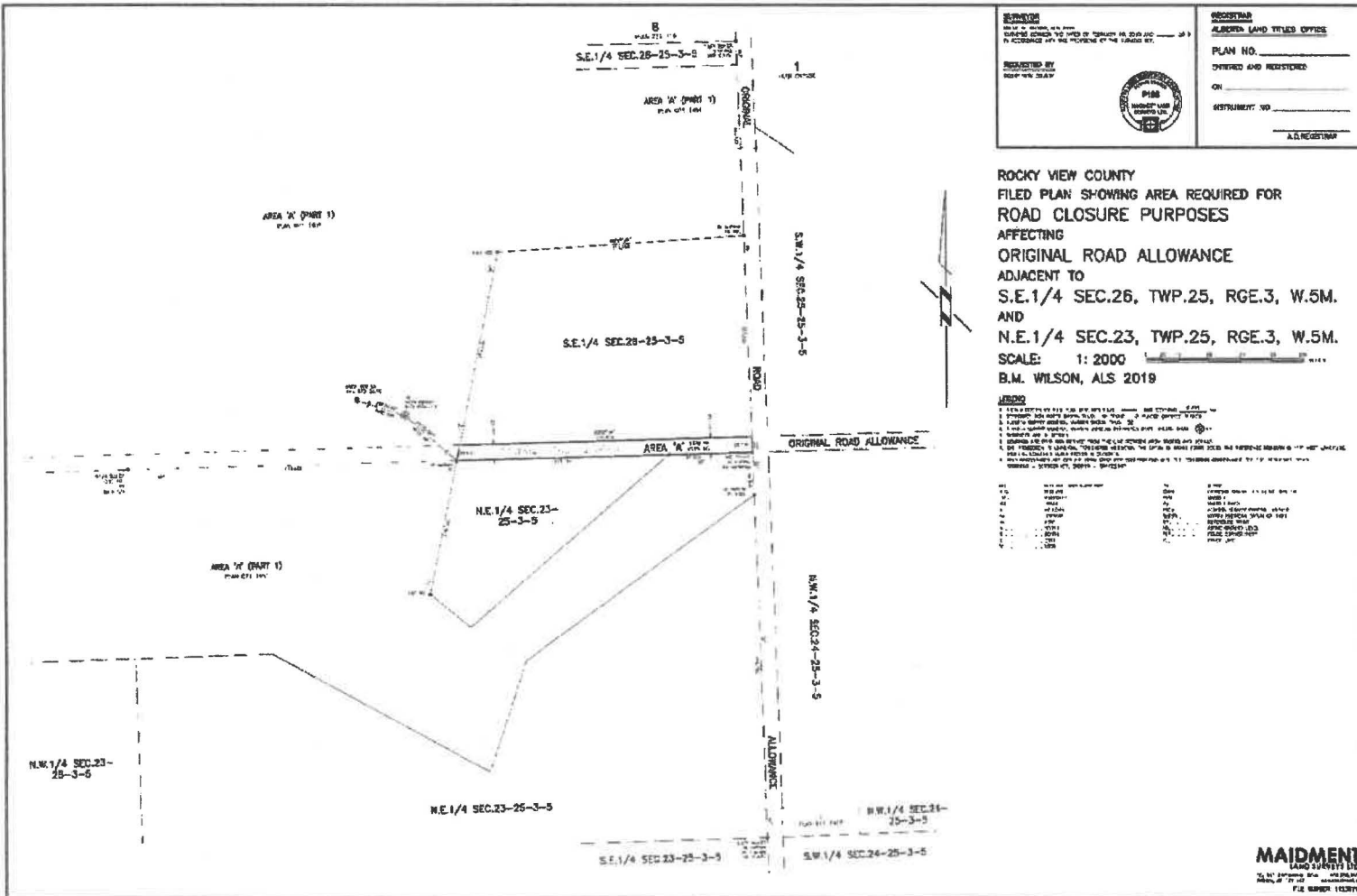
READ A THIRD TIME IN COUNCIL this _____ day of _____, 20____.

Reeve

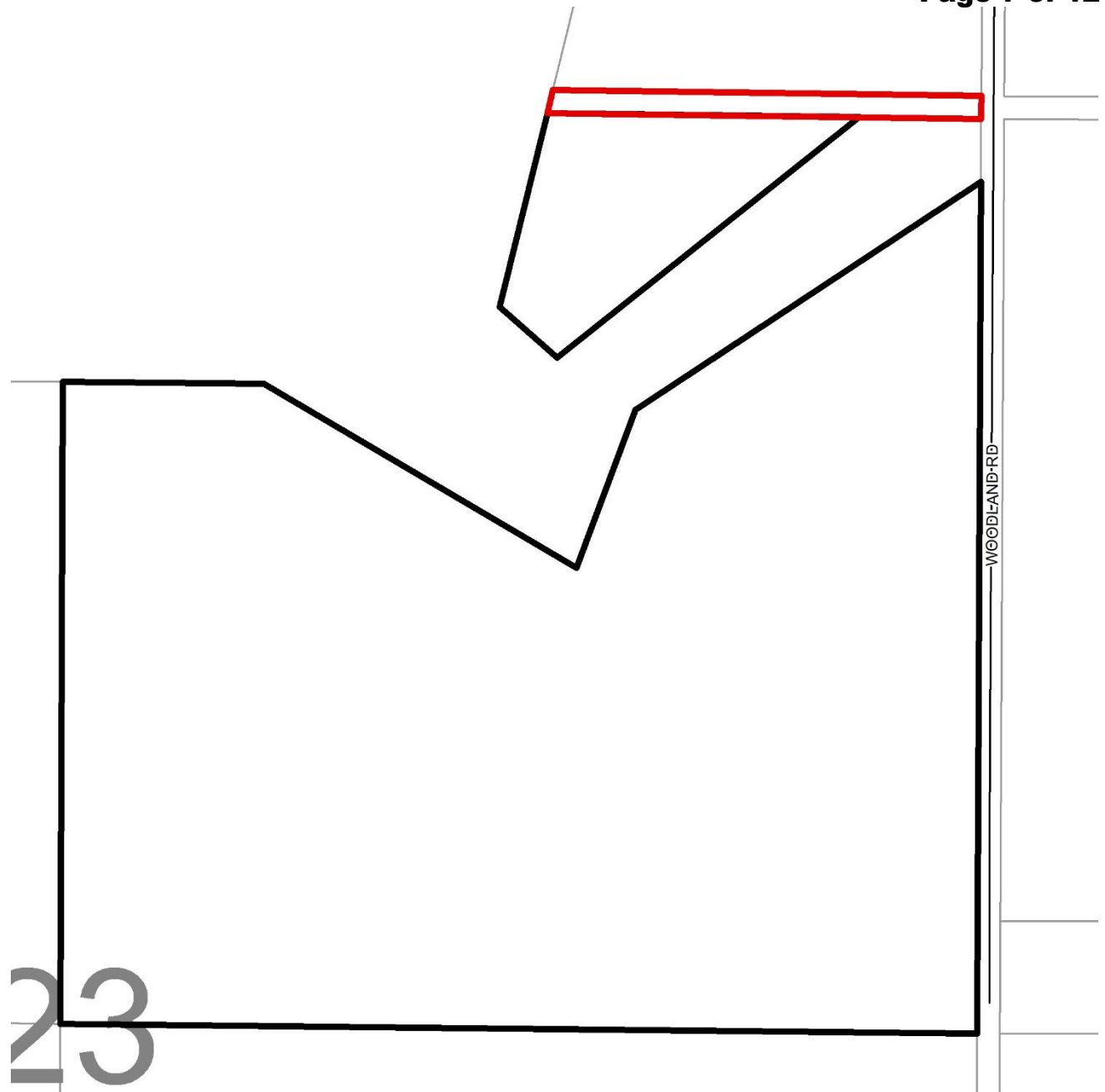
CAO or Designate

Date Bylaw Signed

SCHEDULE A





**Surveyor's Notes:**

1. Parcels must meet minimum size and setback requirements of Land Use Bylaw C-4841-97.

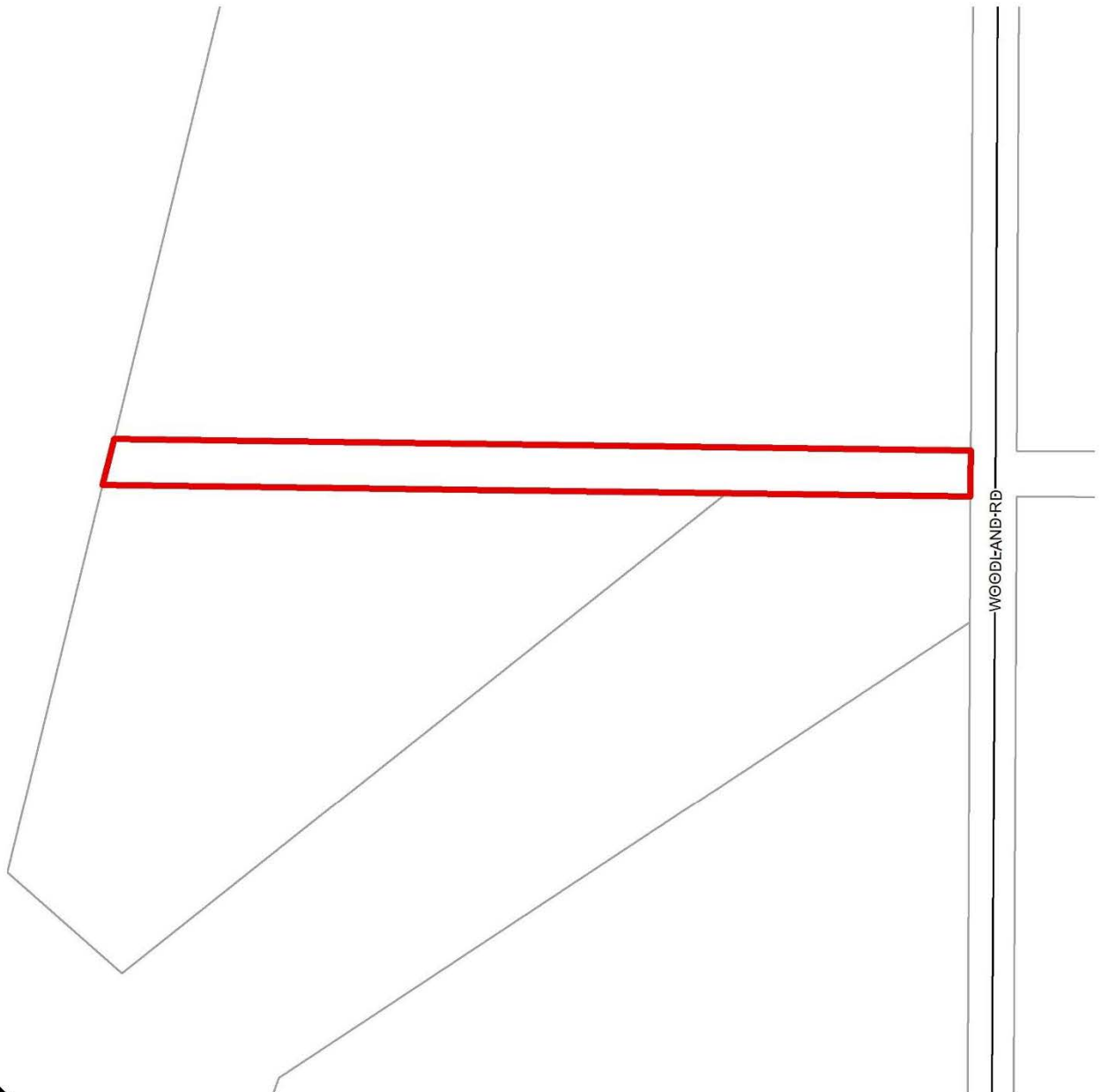
2. Refer to Notice of Transmittal for approval conditions related to this Tentative Plan.

TENTATIVE PLAN

NE-23-25-03-W05M

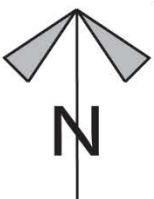


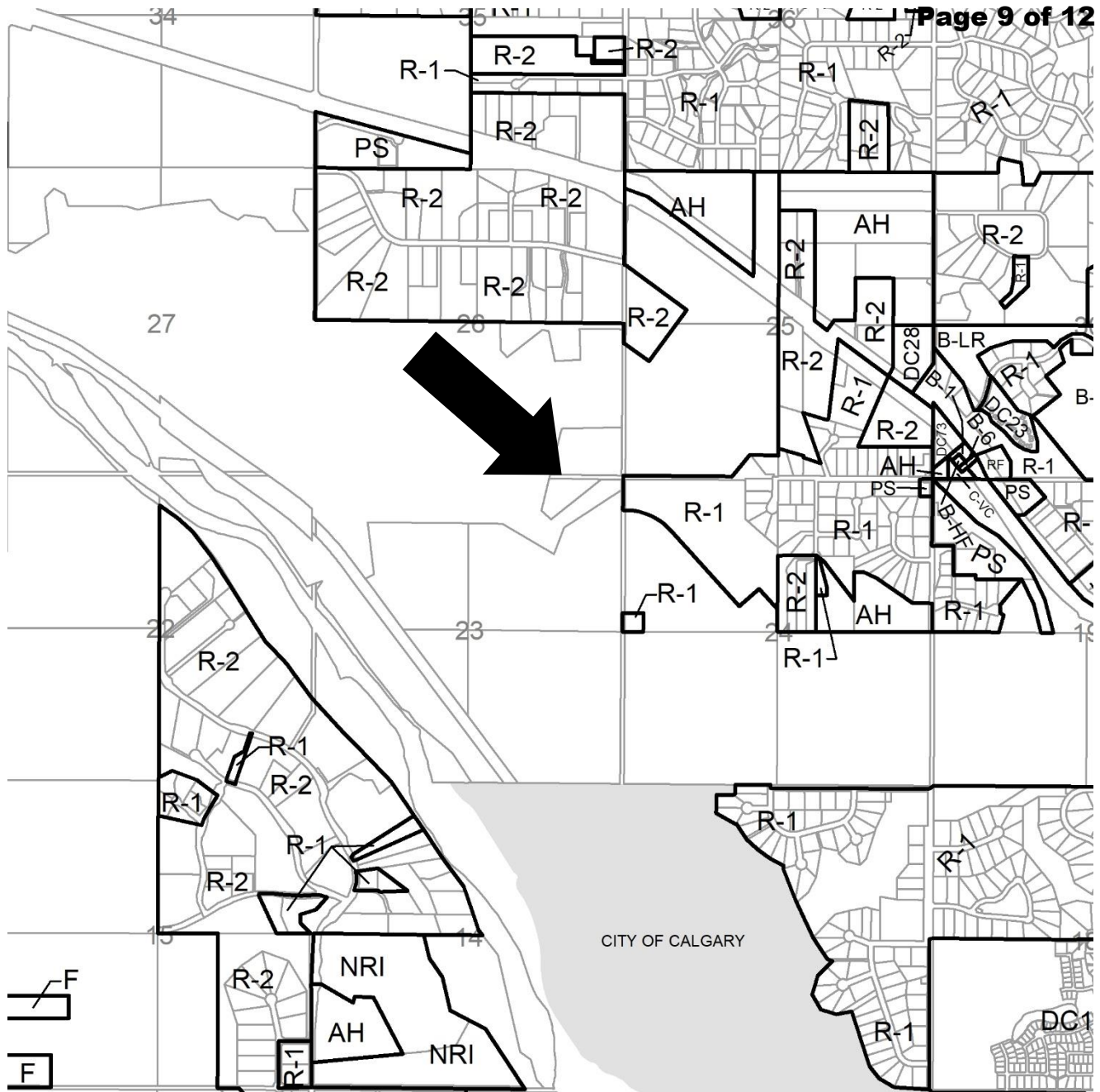
Road Closure Proposal: To close for consolidation purposes, a +/- 1.87 acre previously closed undeveloped Road Allowance (Bylaw C-713, for Leasing) to be consolidated with the NE-23-25-3-W5M. Located adjacent to Woodland Road, South of Highway 1A.



ROAD CLOSURE PROPOSAL

NE-23-25-03-W05M





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

LAND USE MAP

NE-23-25-03-W05M

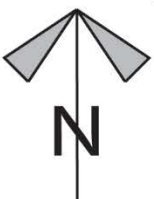


Note: Post processing of raw aerial photography may cause varying degrees of visual distortion at the local level.

AIR PHOTO

Spring 2018

NE-23-25-03-W05M



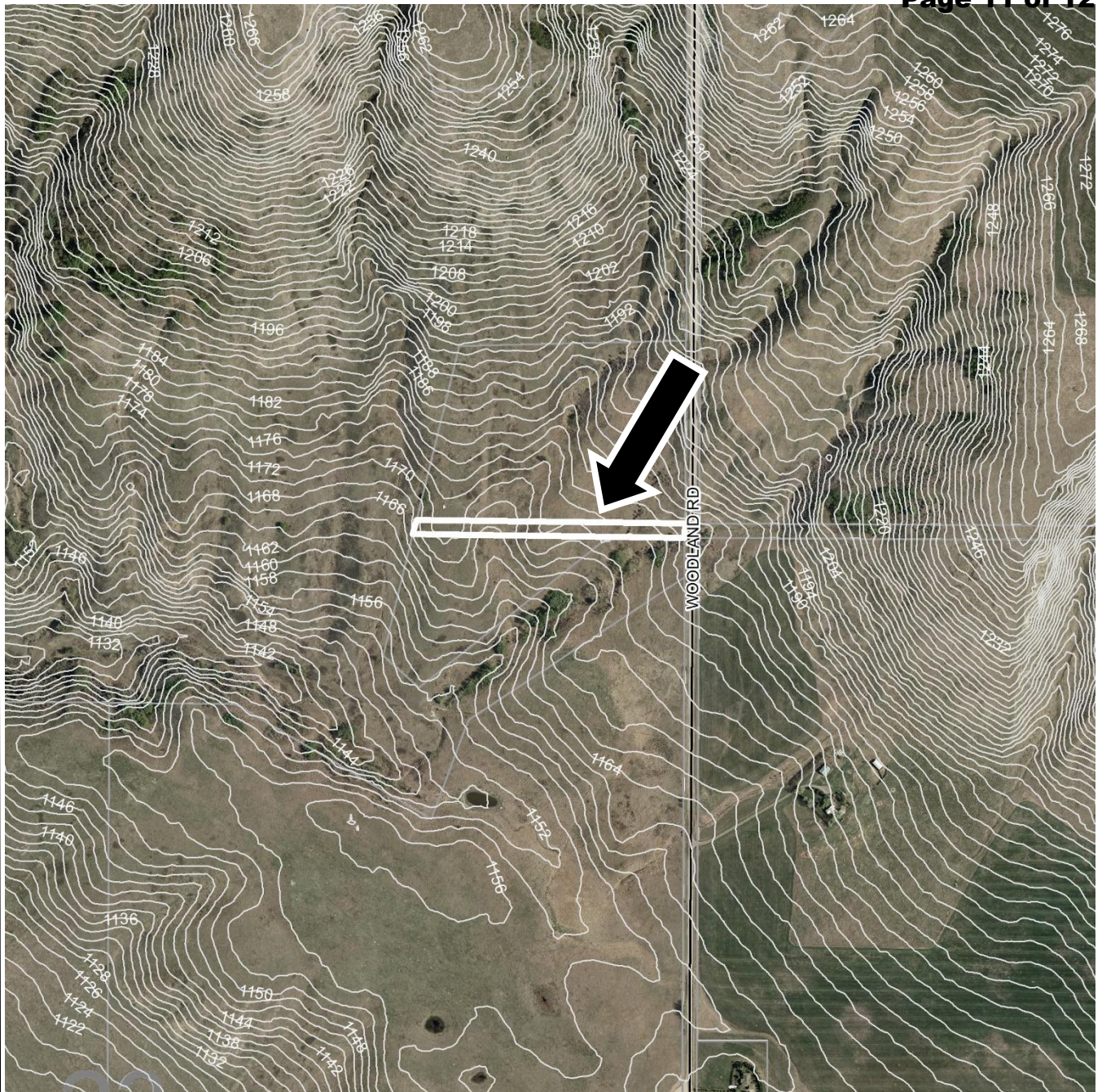
Date: Sept 17, 2019

Division # 8

File: PL20190120

AGENDA

Page 422 of 514



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

TOPOGRAPHY

Contour Interval 2 M

NE-23-25-03-W05M





Page 424 of 514

PLANNING AND DEVELOPMENT SERVICES

TO: Council

DATE: July 14, 2020 **DIVISION:** 8

FILE: 05618459 **APPLICATION:** PL20200051

SUBJECT: First Reading Bylaw – Conceptual Scheme amendment, to allow for multi-family dwelling buildings and a seniors facility. To be considered concurrently with Item E-8.

PURPOSE: To amend the Watermark at Bearspaw Conceptual Scheme to allow the development of four multi-family dwelling buildings, up to 500 units total, including a senior's housing facility and private residential dwelling units.

GENERAL LOCATION: Located immediately adjacent to the City of Calgary, approximately 1.2 kilometres (0.75 mile) south of Highway 1A, and on the west side of 12 Mile Coulee Road.

APPLICANT: B & A Planning (Chris Andrew)

AFFECTED AREA: ± 12.29 acres

POLICY DIRECTION: The Interim Growth Plan, the Calgary/Rocky View Intermunicipal Development Plan, the Bearspaw Area Structure Plan, and any other applicable policies.

COUNCIL OPTIONS:

Option #1: THAT Bylaw C-8056-2020 be given first reading.

Option #2: THAT application PL20200051 be denied.

APPLICATION REQUIREMENTS:

No additional information required at this time.

Respectfully submitted,

Concurrence,

“Theresa Cochran”

“Al Hoggan”

Executive Director
Community Development Services

Chief Administrative Officer

SK/lt

APPENDICES:

APPENDIX ‘A’: Bylaw C-8056-2020 & Schedule A

APPENDIX ‘B’: Map Set



ROCKY VIEW COUNTY

BYLAW C-8056-2020

A Bylaw of Rocky View County to amend Bylaw C-4129-93, known as the Bears paw Area Structure Plan and to amend Bylaw C-6798-2009 known as the Watermark at Bears paw Conceptual Scheme.

The Council of Rocky View County enacts as follows:

PART 1 – TITLE

This Bylaw shall be known as Bylaw C-8056-2020.

PART 2 – DEFINITIONS

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

PART 3 – EFFECT OF BYLAW

THAT The Watermark at Bearspaw Conceptual Scheme C-6798-2009 be amended by attaching “Appendix 9 Damkar Lands Seniors Oriented Residential” as shown in Schedule ‘A’ attached to and forming part of this Bylaw;

THAT the Bearspaw Area Structure Plan C-4129-93 is hereby amended by:

- a) The text within Section 10.0, Concept Plans, which states “Watermark at Bearspaw – amended to include Appendix 8 Damkar lands, Adopted May 2014” is replaced by text stating “Watermark at Bearspaw – amended to include: Appendix 8 Damkar lands, Adopted May 2014; and Appendix 9 Damkar Lands Seniors Oriented Residential, Adopted (date)”; and
- b) Attaching “Appendix 9 Damkar Lands Seniors Oriented Residential” as shown in Schedule ‘A’, attached to and forming part of this Bylaw, to the Watermark at Bearspaw Conceptual Scheme forming part of the Bearspaw area Structure Plan C-6798-2009.

PART 4 – TRANSITIONAL

Bylaw C-8056-2020 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: 8

File: 05618459 - PL20200051

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

Damkars

LEGACY PROJECT

SENIORS-ORIENTED RESIDENTIAL COMMUNITY

Appendix 9: Conceptual Scheme Amendment



DRAFT FOR CIRCULATION PURPOSES



DAMKAR LANDS

Seniors Oriented
Residential Community

A Legacy Project in Bearspaw



Trico Homes





1	MOTIVATION & RATIONALE	
1.1	HISTORY	1
2	DEVELOPMENT OBJECTIVES & GUIDING PRINCIPLES	2
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2.2	PROJECT RATIONALE	2
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6.3	PRELIMINARY GRADING	14
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1

MOTIVATION & RATIONALE

This Conceptual Scheme Amendment has been prepared by B&A Planning Group, with a team of technical experts, on behalf of an ownership group led by Trico Developments (1990) Ltd. in support of a Land Use Redesignation and Area Structure Plan (ASP) amendment. This Conceptual Scheme amendment relates to a ±12.3 ac (5 ha) parcel legally described as Lot 4, Block 1, Plan 171 2232 and located directly west of 12 Mile Coulee Road approximately 1 ½ mile south of Highway 1A (hereafter known as the “Plan Area”). This planning framework, proposed as Appendix 9, supersedes the existing policies in place for the Plan Area as shown within the Watermark Conceptual Scheme.

The Plan Area is in Rocky View County (RVC), in an area of Bearspaw that has recently experienced significant development activity. Adopted in 2009, the Watermark Conceptual Scheme contemplates a fully serviced, master-planned residential community with ± 600 homes on ± 300 ac. The development is provided with core services by the Blazer Estates Water System, the Bearspaw Wastewater Treatment Plant and an integrated stormwater management system within a series of cascading detention ponds and wetlands within the site.

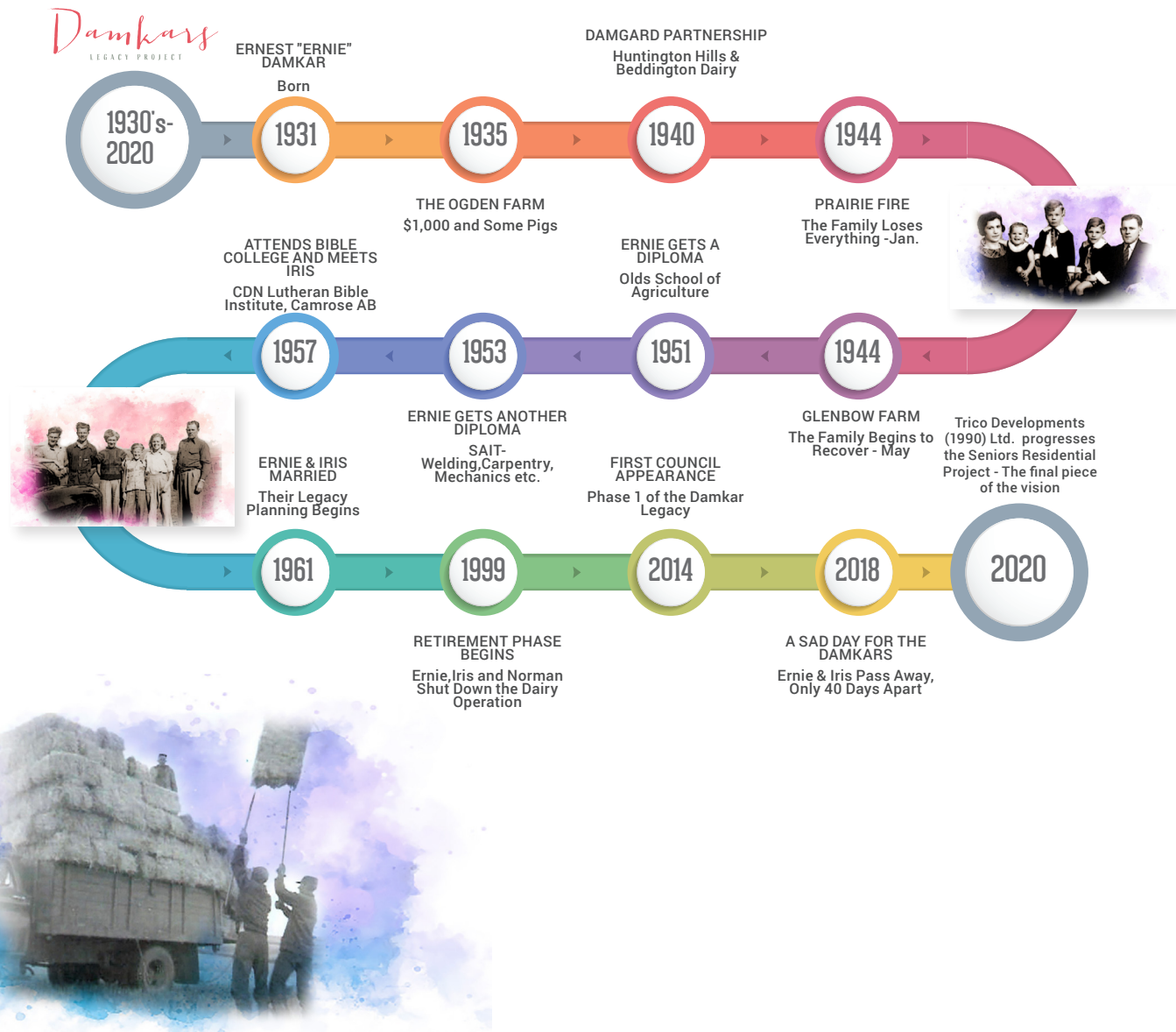
Trico's development concept proposes a seniors oriented residential community, which will complete the final component of the vision established by the Watermark Conceptual Scheme and the Damkar Family. As part of the sale of the Watermark lands to MacDonald Developments, the original owners (Ernie and Iris Damkar) directed that the NE corner of the Plan Area should accommodate a church and a seniors-oriented residential project. The first phase of this vision was recently realized via approval of the Centre Street Church Northwest Campus and ten residential lots adjacent to Spyglass Way. Implementation of the second phase of the Damkar's vision, the seniors oriented residential community, is the subject of this amendment.

1.1 HISTORY

The Damkar family has a long history in the Calgary area, particularly the late Ernie and Iris, whose dream it was to develop their Bears paw homestead to create two projects: (1) the Centre Street Church Northwest Campus and; (2) a residential project that caters to seniors. With the Church construction well underway, the residential project is the final step in making the Damkar's dream a reality.

Ernie and Iris, along with Ernie's brother Norman, ran a family-inherited dairy farm for many years in Bears paw. Before their passing, Ernie and Iris willed their land to the community to create two legacy projects, the Church and residential project that caters to seniors. Ernie and Iris envisioned a seniors residential project to be a place where local aging populations can enjoy their retirement in familiar surroundings together with loved ones. This residential project will provide varying levels of care to accommodate differing needs so that seniors may live comfortably and confidently. The Damkars view both the Church and residential project to be a gift to God and their community.

Trico Developments [1990] Ltd. Progresses Seniors Residential Project



2

DEVELOPMENT OBJECTIVES & GUIDING PRINCIPLES

2



2.1 DEVELOPMENT OBJECTIVES

This Appendix has been prepared in accordance with the following planning objectives:

- To establish a framework to guide the resolution of planning and development issues during the subsequent land use redesignation, subdivision and development processes.
- To demonstrate how the development concept addresses the Watermark Conceptual Scheme, the Bearspaw Area Structure Plan, the Rocky View/Calgary Intermunicipal Development Plan, County Plan and Calgary Metropolitan Region Interim Growth Plan.
- To provide a policy framework that guides utility servicing and ensures an orderly extension of existing infrastructure from the Watermark Community.
- To identify an internal transportation system that accommodates full development of the site and manages peak traffic congestion, parking and queueing.
- To provide the opportunity to connect the open space system to a larger regional open space system.
- To provide transitional uses and buffers between the Watermark Community and development within the Plan Area.
- To maintain the unique and prestigious residential character of the Watermark Community with a strong visual aesthetic and adherence to the Watermark architectural and design standards.

2.2 GUIDING PRINCIPLES

This Appendix establishes a series of Guiding Principles intended to facilitate the development objectives associated with the Damkar family's motivation to establish a seniors-oriented residential community, north of the recently approved Centre Street Church Northwest Campus, which is currently under construction. Similar to the Watermark Conceptual Scheme, the development will carefully integrate the natural environment, maintain views of the Rocky Mountains, leverage its proximity to the Bow River Valley and the City of Calgary, while incorporating innovative and aesthetically pleasing development standards, visually enhancing the broader Bearspaw community. The underlying principle is to provide an alternative housing option to encourage local residents to age in place.

These guiding principles are described as follows:

2.2.1 Facilitate Aging in Place

- Provide an appropriate form of housing that allows and encourages individuals to remain in their community throughout their life-cycle.

2.2.2 Maintain high development standards

- Standards for the development will be high-quality and in keeping with those proposed and applied in the Watermark Conceptual Scheme; and
- Appropriate architectural standards that reflect the local aesthetic.

2.2.3 Connect to regional open space and amenities

- Regional open space and amenities will be connected to the existing community and carried through the development.

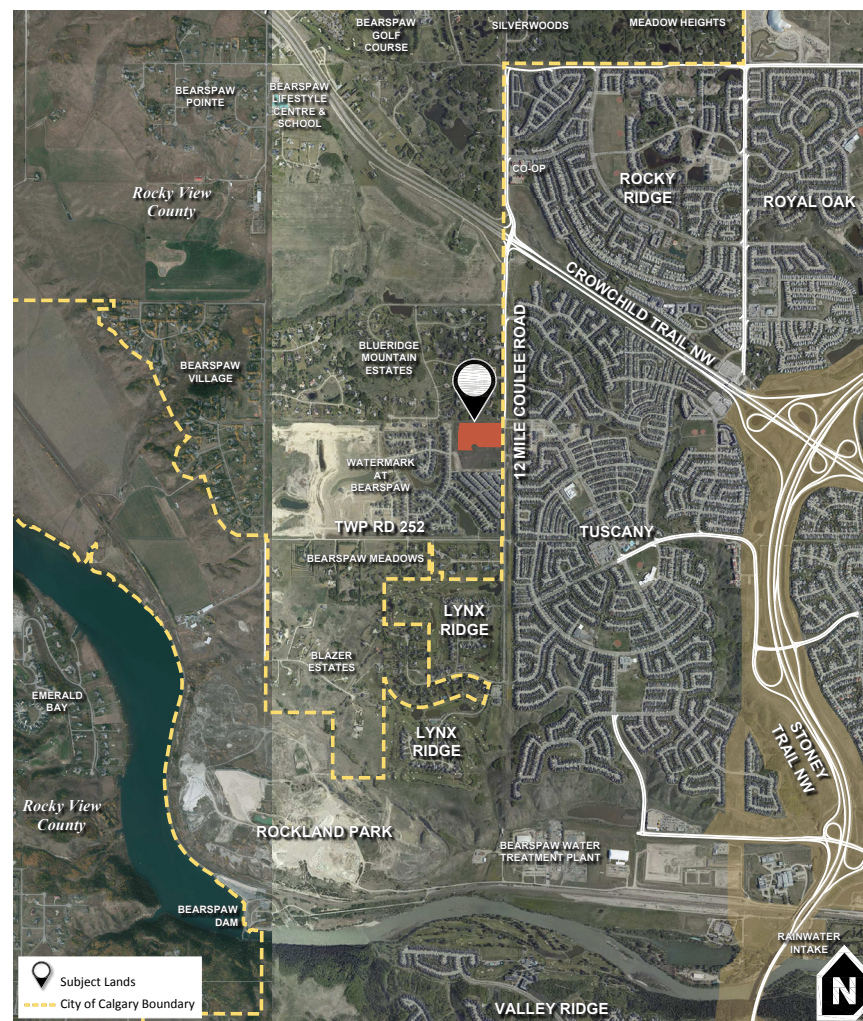
2.2.4 Integrate with the Watermark Community

- Leverage natural topography to preserve views for tenants and neighbours;
- Community interface will be sensitive and will seamlessly integrate with the neighbouring Watermark Community;
- Sensitively manage internal traffic with independent access points and underground parking;
- Peak traffic flows will be managed to minimize impact on the surrounding area; and
- Address servicing matters to integrate the development concept.

2.2.5 Facilitate an open and transparent stakeholder engagement process

- Complete a stakeholder engagement program to inform interested stakeholders regarding the project details, solicit feedback about technical issues and provide timely responses to questions, comments and ideas – **Section 3.0 Communications and Engagement** further details the strategy and process.

Figure 1 | Regional Location



3

COMMUNICATIONS AND
ENGAGEMENT

4

3.1 STRATEGIC COMMUNICATIONS
AND ENGAGEMENT APPROACH

The International Association of Public Participation's (IAP2) public participation spectrum forms the basis of this Communications and Engagement (C&E) Strategy. It is a framework to determine the appropriate level of engagement for a project, and to facilitate the development of a comprehensive strategy. This C&E Strategy focuses on informing and consulting with stakeholders to:

- Ensure all relevant stakeholders are identified and included in the process.
- Share relevant information about the project in an objective and timely manner.
- Generate awareness about the development concept and provide multiple avenues for stakeholders to learn about and provide input.
- Keep stakeholders informed, listen, acknowledge concerns, and provide feedback on how public input influenced decisions.
- Ensure the engagement process is monitored and measured, and results are shared with all stakeholders.

The C&E Strategy will generally follow three phases as outlined in this section. The program may be updated as the project progresses based on input received and the complexity and unknowns related to engagement outcomes and overarching approval processes.

**PHASE 1: Primary Stakeholder Outreach**

The objective of Phase 1 is to provide an overview of the proposal and development concept and introduce the C&E Strategy to stakeholders, refining it based on initial feedback, as necessary. There are multiple opportunities for public input that will be clearly identified and communicated prior to outreach.

**PHASE 2: Pre-submission Public Engagement**

The objective of Phase 2 is to introduce the project to the broader public by way of an open house, respond to questions and record feedback. Input received will be analyzed and published in a What We Heard Report and shared publicly. Due to the current public health situation related to Covid-19 occurring at the time of this application, the open house will take place in an online format using the project website. The project team will be available by telephone and email throughout the planning process to respond to public questions and comments.

**PHASE 3: Post-application Submission Public Engagement**

The objective of Phase 3 is to provide project updates related to the application process to the public by way of ongoing communication tactics.

3.2 OBJECTIVES

The central goal of the C&E Strategy is to work with and listen to those who have the potential to be impacted by the project through a meaningful and accountable process. The C&E Strategy will achieve this by:

- Developing and sustaining an effective communication process with stakeholders through the distribution of consistent and timely information.
- Providing opportunities for stakeholders to offer meaningful input.
- Listening to perspectives, obtaining feedback and addressing questions, concerns and aspirations as it relates to the development concept.
- Analyzing input received and communicating to stakeholders how the input was or was not considered, addressing reasons why.

3.3 C&E TACTICAL APPROACH

This Conceptual Amendment proposes specific tactics to ensure all stakeholders have consistent access to accurate and timely project information and to steadfastly address stakeholder questions and concerns as they arise. The C&E Strategy include the following tactics:

- Interactive Website that includes project information, policy context and engagement opportunities.
- Direct marketing to grow and enhance public understanding of the project and promote engagement opportunities. Tactics could include a mail drop, advertisements, email-blasts and temporary signage.
- Small Format telephone meetings with key stakeholders to share information about the project and respond to questions.
- An online open house to facilitate information sharing and promote dialogue about the project application. Members of the public will be invited to provide feedback by way of an online survey, email or telephone.
- A dedicated engagement representative to leads consistent, transparent and timely communication and engagement with the public to effectively build and manage relationships.
- Comprehensive reporting and accountability including detailed stakeholder records and an engagement summary.

4

PLANNING AND POLICY
CONTEXT

6

4.1 ROCKY VIEW/CALGARY INTERMUNICIPAL DEVELOPMENT PLAN

The Rocky View/Calgary Intermunicipal Development Plan (IDP) guides land use and development in the area of joint interest adjacent to the mutual boundary between both municipalities. Twelve Mile Coulee Road marks the boundary between the City of Calgary and RVC, with the City of Calgary having jurisdiction over Twelve Mile Coulee Road itself. Therefore, transportation and other matters of mutual concern including interface and land use compatibility must be discussed and addressed in a joint manner between both jurisdictions. This takes place under the mechanism of the Intermunicipal Committee (IMC). This application will be referred to the IMC in accordance with the policies of the IDP.

4.2 THE COUNTY PLAN, MUNICIPAL DEVELOPMENT PLAN [BYLAW C-7280-2013]

The approved County Plan (Bylaw C-7280-2013) contains the overarching statutory policy framework and planning principles that guide development in RVC. RVC is currently reviewing the MDP to set direction around growth for the next 20 years and is anticipating approval by May 2020. Preliminary documentation from the MDP review identifies Bearspaw as a highly suitable location for residential development.

The existing County Plan designates the Plan Area as Country Residential within the Bearspaw community. As such, development in this location shall conform to the Bearspaw ASP or, alternatively, propose an amendment. Policy 5.9 of the County Plan highlights that new country residential area structure plans or conceptual schemes should not be considered unless (i) existing overall country residential areas are not being significantly developed, and (ii) a need has been demonstrated based on the following criteria:

- consistency with the County's population goals;
- opportunity for community input;
- is an orderly, appropriately sequenced development;
- consistent with a desirable pattern of settlement;
- meeting the financial, environmental, community, and infrastructure goals of this Plan; and
- market demand.

The County Plan also encourages alternative residential development forms that retain rural character and reduce the overall development footprint on the landscape. Appendix 9 creates a framework to develop an alternative form of housing for seniors in a logical location.

4.3 BEARSPAW AREA STRUCTURE PLAN [BYLAW C-5177-2000]

RVC is currently reviewing the Bearspaw Area Structure Plan (BASP) to create a comprehensive land use strategy that is current, effective, consistent with other statutory plans, and reflective of residents' vision for the future of Bearspaw. In addition, RVC highlighted notable changes to the Bearspaw community context, noting:

- Bearspaw's population has grown in the last 10 years by approximately 34%, from 4,803 to 6,442;
- A growing share of the County's population is nearing retirement age; and
- Throughout the County, country residential growth has slowed.

Preliminary documentation and public engagement states there is a "general desire to allow for seniors development, to encourage aging in place," and that "higher densities should be adjacent to existing developed areas and match existing development patterns." RVC anticipates Council to approve the ASP by September 2020. This Appendix and proposed development concept directly align with the recent findings of the BASP review.

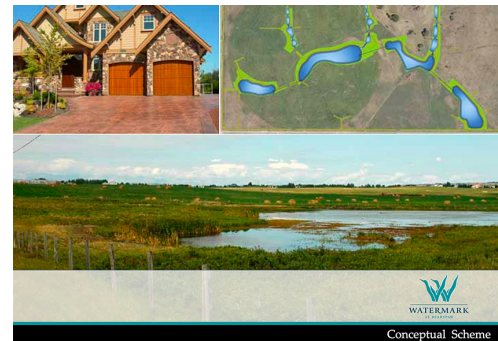
The existing BASP, adopted in 1994, identifies the Plan Area as Country Residential, requiring a Concept Plan, within Development Priority Areas 3 in the Urban Fringe. As such, this application includes a development concept to support the Conceptual Scheme Amendment and Land Use Amendment.

4.4 WATERMARK CONCEPTUAL SCHEME [C-6798 - 2009]

The Watermark Conceptual Scheme (CS), approved by RVC Council on February 9, 2010, provides the land use framework in alignment with the BASP and County Plan policies. As it relates to the Plan Area, the CS mandates an overall density assumed to be 1.95 units per gross acre over a total land area of 316 acres for a total of 617 residential units (including the Damkar Parcel). Any variance to this density requires an CS amendment.

In addition, the CS designates the Plan Area as the "Damkar Parcel" subjecting it to the following policies:

Policy 6.7.1	Future land uses may include residential and/or institutional uses. Densities beyond the equivalent of 1.95 residential units per gross acre may require an amendment to the Conceptual Scheme.
Policy 6.7.2	Transportation access will be from 12 Mile Coulee Road and will be shared with Sub Area 7 of the Watermark project.
Policy 6.7.3	Communal wastewater treatment and water services will be provided to the Damkar Parcel under certain conditions, by the Watermark project.



As such, development of the Plan Area requires an amendment to the Watermark CS to address density.

4.4.1 Damkar Lands - Appendix 8

An Amendment to Bylaw C-6798 - 2009 being the Watermark Conceptual Scheme, known as Damkar Lands – Appendix 8 was approved in 2014. The amendment provides further policy direction to the Plan Area. It supersedes the existing policies in place for the Plan Area as shown within the Watermark Conceptual Scheme.

The intent of the Appendix 8 amendment was to redesignate the lands to allow for the development of a church, in line with the vision of the Damkar Family. It references the Plan Area, stating it will remain undeveloped at that time and be part of a future application for residential development intended to include seniors'-oriented living.

Appendix 8 specifically identifies the Plan Area as Sub-Area Four (Future Development Area) subject it to the following policies:

Policy 6.1.4.1	Intensification of development of Sub-Area Four (Future Development Area) will be subject to future Council approvals including an additional Appendix to the Watermark Conceptual Scheme and subsequent redesignation and subdivision, and;
Policy 7.3.3	Sub-Area Four (Future Development Area) will be subject to future Council approvals including an additional Appendix to the Watermark Conceptual Scheme and subsequent redesignation and subdivision in accordance with policy 6.1.4.1 Sub-Area Four (Future Development Area).

Appendix 8 also triggered a land use redesignation for Sub-Area Four on an interim basis to Residential Three District (R-3). This was strictly because of the reduction in parcel size caused by development on the remainder of the parcel. Agricultural Holdings District (AH) requires a minimum parcel size of 8.10 hectares (20.01 acres), which the Plan Area no longer met as a result of Appendix 8's proposed subdivision plan. This Appendix will override the policies in Appendix 8 specifically as it relates to Sub-Area Four.

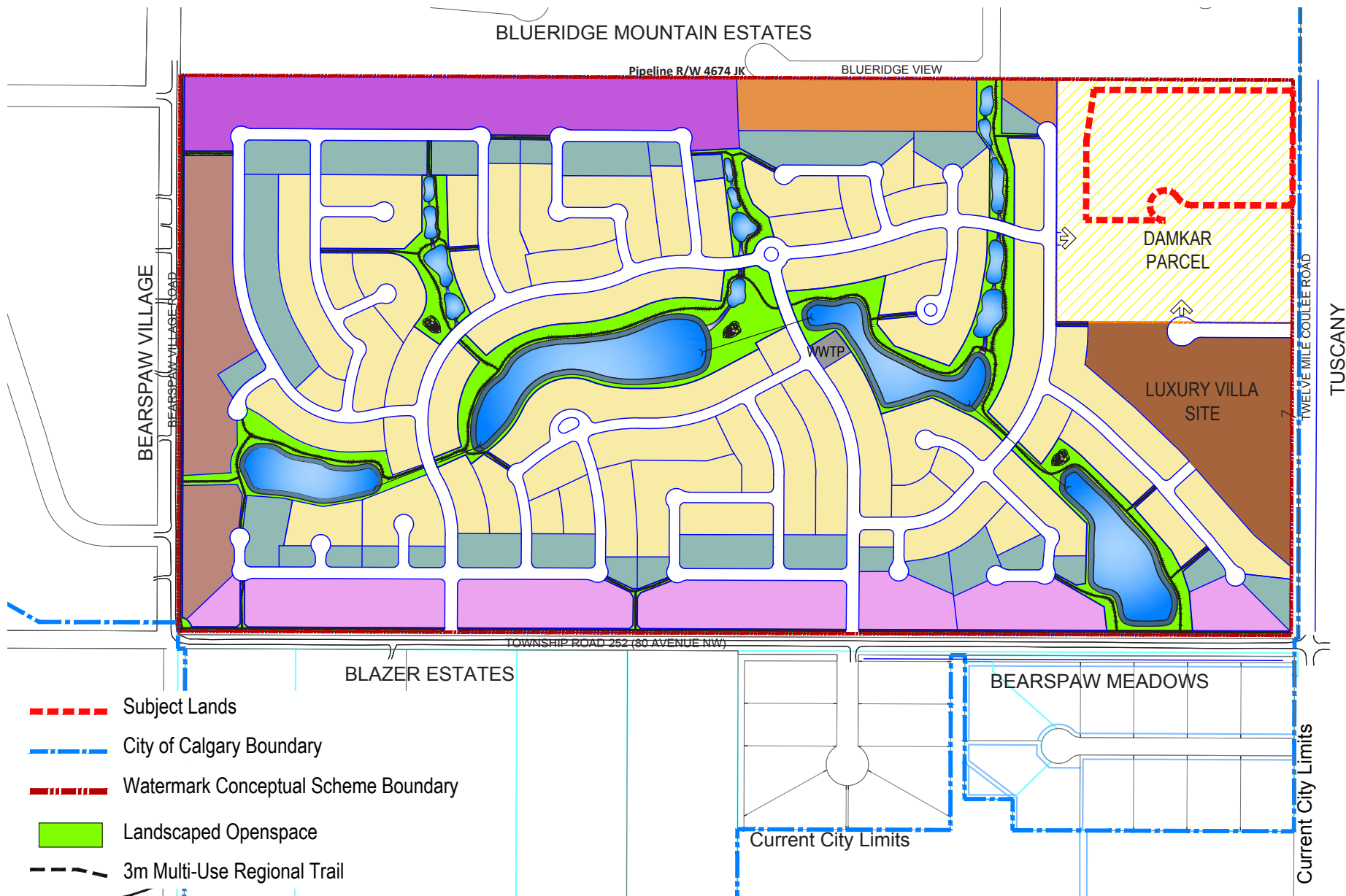
4.5 SENIOR'S HOUSING ASSESSMENT [2015]

RVC undertook a Senior's Housing Assessment in 2015 to identify the available inventory of housing options appropriate for seniors, determine future need, and to create actions and strategies that the County can undertake to help meet its needs over the next 10-15 years. Key findings from the study include:

- The senior population and senior-led households in the County are increasing and projections indicate that these will continue to increase, signifying that the current demand for seniors housing will continue to grow in the near future.
- Average household incomes of senior-led homes are relatively high but there is also a large proportion of households with lower incomes, suggesting a need for both affordable and market rate housing options.
- The majority of homes in the County are single detached, which may not be the most appropriate housing type to facilitate aging at home. These also tend to be less affordable than other dwelling types.
- Most seniors in the County would like to remain in their own community or close to their own community as they age.
- Housing affordability is one of the most important factors which County seniors are considering.
- The need for affordable housing options in the County will continue to increase particularly as the average house prices in the County are increasing at a greater rate than the Province as a whole.
- Most survey respondents and focus group participants would like to move to a retirement community/ villa-type development offering light supports.
- Despite the upcoming additions to the supportive housing supply within the County and in adjacent municipalities, it is estimated that there will be a need for an additional 151 supportive housing units/ beds in the next ten years.

This Appendix provides a development framework that aligns directly with the recent findings of RVC's Seniors Housing Assessment and creates an opportunity to deliver a seniors oriented housing option. This allows for the completion of Watermark as a mixed-residential community that allows seniors to remain in their community near major amenities and critical services. This addresses a noticeable gap in RVC's existing housing supply.

Figure 2 | Watermark Conceptual Scheme



5

DEVELOPMENT PLAN
CONTEXT

10

5.1 REGIONAL CONTEXT

Figure 1 highlights the Plan Area's prominent location, within the urban fringe, sharing a boundary with the City of Calgary and Figure 4 highlights the Local Context. Its location, within the large-lot, country residential community of Bearspaw, forms a logical transition to relatively higher density urban development to the east, within the Calgary community of Tuscany. The Plan Area is part of the Watermark Conceptual Scheme area, which sets density at a maximum of 1.95 units per gross acre for the overall area. This near urban density serves as a transition between the city of Calgary and the community of Bearspaw. The Plan Area is highly accessible due to 12 Mile Coulee Road which is used by Calgary and RVC residents to access commercial and retail services in the City. The lands are within the Rocky View/Calgary Intermunicipal Development Plan area as mentioned in **Section 3.3**.

5.2 LEGAL DESCRIPTION AND OWNERSHIP

Figure 3 highlights the Plan Area which is approximately 5 hectares (12.3 acres) within the SE of Section 18, Township Road 25, Range 2, West of the 5th Meridian. The Plan Area is owned by a development group led by Trico Developments (1990) Ltd. The site is legally described as Plan 1712232, Block 1, Lot 4.

5.3 LOCAL CONTEXT

Figure 3 depicts existing and future subdivisions surrounding the Plan Area. These include a mix of larger-lot, lower density and smaller-lot, higher-density, single-family country residential developments, as well as villa-style development.

The adjacent development pattern can generally be characterized as follows:

- The subject lands are bound to the north by the low-density residential area of Blueridge Mountain Estates. These lots include single-family homes serviced by groundwater wells and private septic treatment systems.
- Spyglass Way in Watermark forms the boundary between the Watermark Community to the west and the Damkar Lands. To the west of Spy Glass Way is the single-family Watermark residential development.
- Villa-style multi-family development in Watermark forms the boundary to the south.
- 12 Mile Coulee Road forms the boundary to the east of the site. This road is within the City of Calgary's boundary. Beyond 12 Mile Coulee Road, to the west, exists the Community of Tuscany.

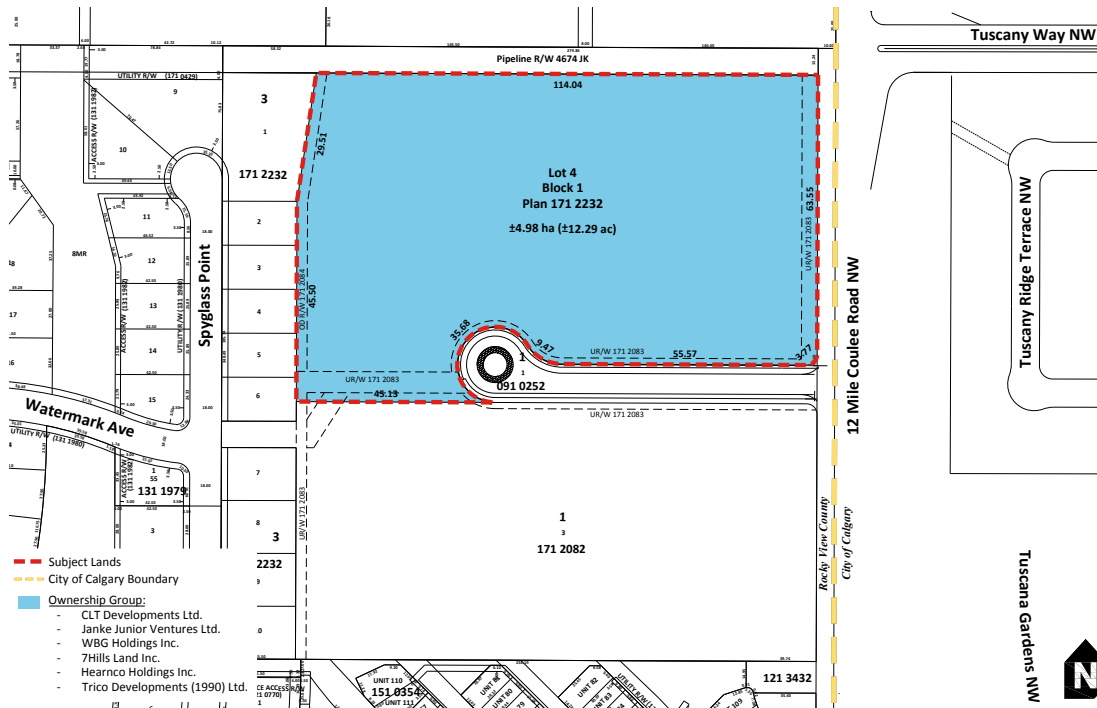


Figure 3 | Legal and Ownership Map

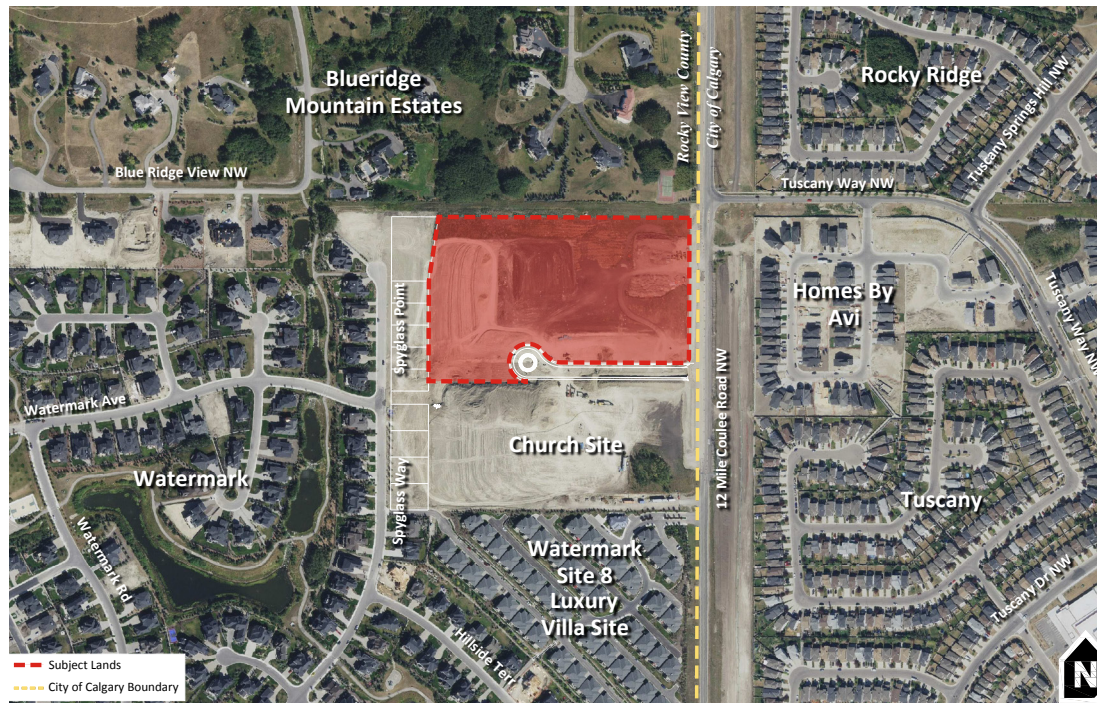


Figure 4 | Local Context

6

EXISTING SITE
CONDITIONS

12

6.1 EXISTING LAND USE BYLAW [C-4841-97]

The Rocky View Land Use Bylaw (LUB) C-4841-97 identifies the Plan Area as a Residential Three District (R-3). The purpose and intent of the R-3 district is to provide for a residential use on parcels which can accommodate residential, more general agricultural uses, home based business uses, and larger accessory buildings. As such, this Appendix proposes to redesignate Plan Area from R-3 to Direct Control District to complete the final phase of Watermark and to achieve the overarching vision of the Damkar Family.

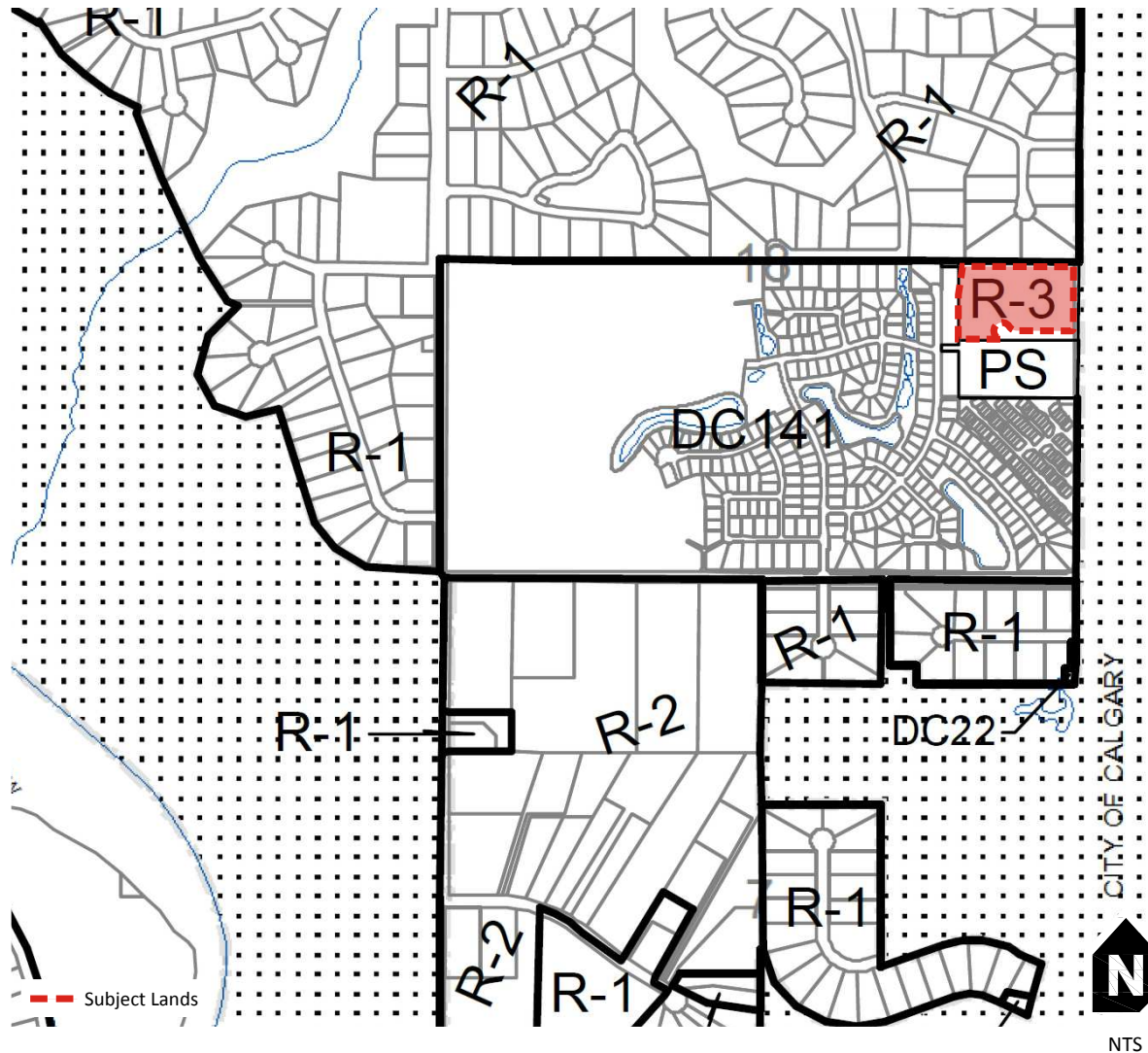
As stated in Section 4.5.1, Council approval of Appendix 8 in 2014, subsequently redesignated the Plan Area from Agricultural Holdings (AH) District to Residential Three (R-3) District as an interim use. This is because of the reduction of parcel size caused by development on the remainder of the parcel and Agricultural Holdings District (AH) requires a minimum parcel size of 8.10 hectares (20.01 acres).

The LUB defines most of the adjacent lands to the north, west and south as Country Residential (R-1, R-2 and DC141), identifying the church site to the south as a Public Services (P-S) District. To the east, the City of Calgary's Land Use Bylaw (1P2007), designates the lands as Residential – Contextual Narrow Parcel One Dwelling (R-C1N) District.

RVC is currently reviewing its LUB (proposed as Land Use Bylaw C-8000-2020) to consolidate the number of land use districts. Administration anticipates a Public Hearing and approval by Q2 2020. The new LUB will not affect the current use of the Plan Area but will change the designation district name from R-3 to Rural Residential (R-RUR).

Figure 5 highlights the existing zoning of the Plan Area and adjacent uses.

Figure 5 | Existing Land Use



RANCH AND FARM DISTRICT.....	RF
SEE EXCEPTIONS LISTED WITH THIS DISTRICT.....	RF *
RANCH AND FARM TWO DISTRICT.....	RF-2
RANCH AND FARM THREE DISTRICT.....	RF-3
AGRICULTURAL HOLDING DISTRICT.....	AH
FARMSTEAD DISTRICT.....	F
RESIDENTIAL ONE DISTRICT.....	R-1
RESIDENTIAL TWO DISTRICT.....	R-2
RESIDENTIAL THREE DISTRICT.....	R-3
HIGHWAY BUSINESS DISTRICT.....	B-1
GENERAL BUSINESS DISTRICT.....	B-2
LIMITED BUSINESS DISTRICT.....	B-3
RECREATION BUSINESS DISTRICT.....	B-4
AGRICULTURAL BUSINESS DISTRICT.....	B-5
LOCAL BUSINESS DISTRICT.....	B-6
HIGHWAY FRONTAGE BUSINESS DISTRICT.....	B-HF
BUSINESS CAMPUS BUSINESS DISTRICT.....	B-BC
INDUSTRIAL CAMPUS BUSINESS DISTRICT.....	B-IC
RECREATION DESTINATION BUSINESS DISTRICT.....	B-RD
LEISURE AND RECREATION BUSINESS DISTRICT.....	B-LR
AGRICULTURAL SERVICES BUSINESS DISTRICT.....	B-AS
POINT COMMERCIAL DISTRICT.....	C-PT
VILLAGE CENTRE COMMERCIAL DISTRICT.....	C-VC
LOCAL COMMERCIAL DISTRICT.....	C-LC
REGIONAL COMMERCIAL DISTRICT.....	C-RC
INDUSTRIAL ACTIVITY DISTRICT.....	I-IA
STORAGE AND SALES INDUSTRIAL DISTRICT.....	I-IS
NATURAL RESOURCE INDUSTRIAL DISTRICT.....	NRI
HAMLET RESIDENTIAL SINGLE FAMILY DISTRICT.....	HR-1
HAMLET RESIDENTIAL (2) DISTRICT.....	HR-2
HAMLET COMMERCIAL DISTRICT.....	HC
HAMLET INDUSTRIAL DISTRICT.....	HI
PUBLIC SERVICES DISTRICT.....	PS
AIRPORT DISTRICT.....	AP
DIRECT CONTROL DISTRICT.....	DC

6.2 TOPOGRAPHY

Figure 6 demonstrates that the Plan Area slopes approximately 23m vertically from east to west, with steeper slopes at the west portion with original grades approaching +/- 18%. The elevations range from a high of +/- 1201 m along the east side of the Site adjacent to 12 Mile Coulee Road NW to a low of +/- 1177 m along the west boundary.

6.3 PRELIMINARY GRADING

The Plan Area has been partially disturbed by grading required to construct the Damkar Court roadway and the overland drainage facilities along the west boundary. The remainder of the Plan Area will be graded to consider the natural sloping topography of the parcel throughout the development.

6.4 GEOTECHNICAL EVALUATION

A Preliminary Geotechnical Assessment was undertaken by Levelton for the lands including the Plan Area in 2013. The soil profile at the test hole locations generally consisted of a thin layer of topsoil of 0.1 to 0.2m in depth. This was followed by variable layers of silt and clay overlying clay till. Silt was 1.2m in depth with a moisture content of 18.7% indicating relatively moist conditions. Clay was found between 3.2 and 6.4 metres below the ground surface level.

A relatively shallow water table is present at the site, as revealed by groundwater monitoring, which showed a water level at 3.7 metres below the existing grade. Excavations deeper than 2.2 metres of the existing ground surface may encounter groundwater seepage during the spring and summer months. These excavations may require temporary dewatering. The slopes on the subject property are considered stable under current conditions and the detailed design for the seniors-oriented residential community will continue to respond to all the requirements necessary to maintain this stability.



Existing Site Photos



Existing Site Photos

6.5 TRANSPORTATION NETWORK AND ACCESS

Figure 7 highlights existing access via an all-turns intersection at Twelve Mile Coulee Road and a shared access within Sub Area 7 of the Watermark project. This access point is currently under construction and is named Damkar Court.

12 Mile Coulee Road is a four-lane divided roadway between Highway 1A and Tusslewood Drive. South of Tusslewood Drive, it narrows to a two-lane undivided roadway. The road south of Highway 1A to Tuscany Way is classified as an Arterial. South of Tuscany Way, it is classified at a Primary Collector (27.0 metres)

6.6 PIPELINE RIGHT-OF-WAY

An ATCO natural gas pipeline runs along the northern boundary of the Plan Area within a 15 metre Public Utility Lot, acting as a buffer between the adjacent residential to the north.

6.7 ARCHAEOLOGICAL & HISTORICAL RESOURCES

There are no archaeological resources within the Plan Area. Historic Resource Act Clearance was granted by the Alberta Department of Culture and Community Spirit on September 24, 2012 (HRM file # 4835-12-0074).

6.8 ENVIRONMENTAL SITE ASSESSMENT

A Phase 1 Environmental Site Assessment was completed by Almor Engineering Associates in 2006. Based on the review of historical records, site reconnaissance and information available at the time of the Assessment, there are no known significant environmental impairments and no further assessment was recommended.





17

Existing Site Photos

18

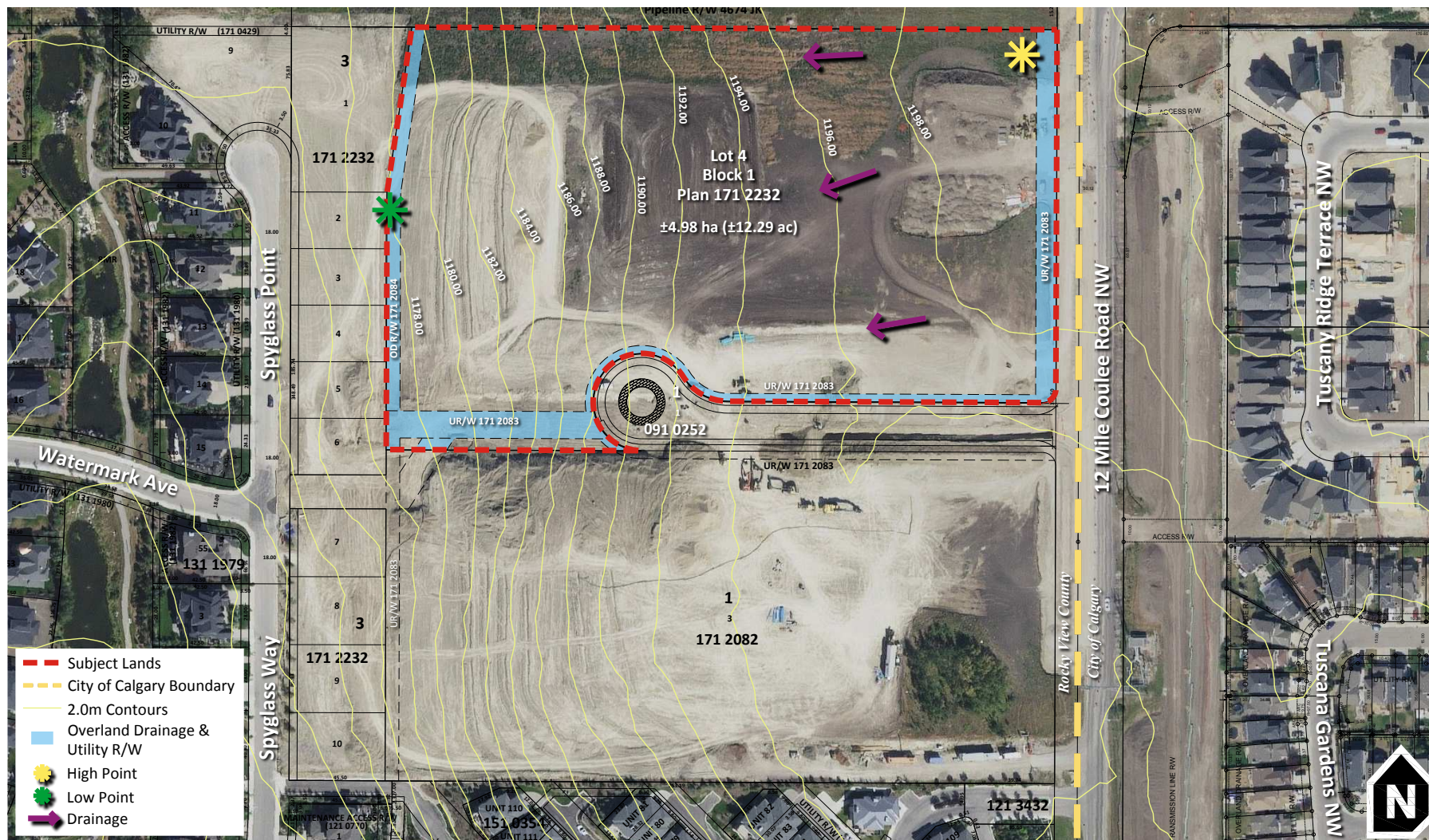




Figure 7 | Existing Transportation Network

7

DEVELOPMENT
CONCEPT

20



Realizing the vision of the Damkar's, Trico Developments (1990) Ltd. plans to develop a multi-residential community that cater to seniors. The development concept contemplates four residential buildings ranging in height from 3-5 storeys, that include landscaped areas, water features, paved pathways and street furniture to encourage outdoor activities and enhance social interaction. The concept facilitates an opportunity for existing community members to age in place and remain in the Community of Bearspaw near major amenities and services. **Figure 8: Development Concept** depicts the preliminary development concept.

The development concept proposes vehicular access to the Plan Area from one (1) all-turns access on 12 Mile Coulee Road at Damkar Court. An internal subdivision road network will provide access to each individual building and restricts access to individual lots from 12 Mile Coulee Road. There is the potential for a secondary emergency access between Damkar Court and Tuscany Way NW, which will be defined through detailed design.

The Watermark Community will service the Plan Area and the developer will then be responsible for extending the appropriate level of utility distribution infrastructure within the boundary of the Plan Area. The developer will also provide to the County all applicable infrastructure levies, assessments and contributions, if necessary.

The Plan Area will manage stormwater by integrating with the Watermark community system and on-site storage will be determined through a stormwater report to be prepared at the detailed design stage.

Open space will serve the development in the form of private amenity space, parks, and pathways that provide amenities to the seniors-oriented residential community, and will encourage social interaction and recreation. The Plan Area does not owe any Municipal Reserve as it was previously paid as cash-in-lieu when the lands were subdivided in 2017.



Figure 8 | Development Concept



Figure 9 | Conceptual Renderings





24





ALVIN REINHARDT
ARCHITECT
INC.

8

TRANSPORTATION

26

8.1 TRANSPORTATION NETWORK

The 2008 Transportation Impact Assessment (TIA) and the 2011 TIA for the Watermark Development include the Plan Area. However, the nature of future development of the site was unknown at the time of the reports. As such, the original 2008 study assumed that the Damkar Lands would consist of 60 single-family residential units and, similarly, the 2011 update assumed a total of 57 single-family residential units on this parcel. The current proposal for a multi-residential seniors-oriented residential community generates more total trips than assumed in previous studies.

An updated TIA for the Damkar Lands (Appendix 8) was completed by Bunt & Associates in May 2013 and the analysis considered approximately 400 units for the Plan Area. The 2013 TIA found that for the opening day horizon, which includes the development of the Plan Area, the site access intersection with 12 Mile Coulee Road can be expected to operate within acceptable capacity parameters during the AM, PM and Sunday peak hours with only a stop sign for intersection control. No significant traffic impacts resulting from this overall development are anticipated at opening day. Transportation levies have been paid as part of previous development applications.

Bunt and Associates prepared a TIA update (2020) for this Appendix to determine impact as it relates to the proposed development concept. Post-development analysis anticipates most of the study intersections to operate at capacity similarly to the long-term pre-development conditions. Traffic generated from the development concept causes negligible impacts to the intersections and traffic movements. The TIA does not recommend any additional improvements beyond those identified for the background scenarios.



Specifically relating to vehicular movements, The TIA found:

- The City of Calgary has a long-term solution for the intersection at 12 Mile Coulee Road NW and Crowchild Trail. The TIA expects this intersection to operate at capacity in the 2028 and 2039 horizons, excluding traffic generated from the Plan Area.
- For opening day horizon, including the Plan Area, the site access at 12 Mile Coulee Road and Damkar Court should operate within acceptable capacity parameters to the 2039 horizon.
- The two intersections along 12 Mile Coulee Road at Tuslewood Drive NW and Tuscan Way NW may require signalization by 2028, even without the development of the Plan Area. The TIA, however, expects both intersections to operate within capacity with signalization, considering anticipated volumes from the Plan Area.

The TIA anticipates the intersection at 12 Mile Coulee Road and Blueridge Rise to operate with delays for the east bound left turn, although the analysis does not warrant the need for signals. Local conditions may dictate a need for some improvement in the future.

The development concept proposes a pathway along the utility right of way on the north boundary of the Plan Area. This will connect the regional pathway system in Watermark to the regional path (under construction) along 12 Mile Coulee Road. This then connects to a wider regional path system within Calgary. Signalization at the 12 Mile Coulee Road NW and Tuscan Way NW intersection with crosswalks, will improve the east-west connectivity and pedestrian safety.

Cycling infrastructure is provided via the regional pathway system along 12 Mile Coulee Road NW and City of Calgary transit is available within 650 metres of the site in the adjacent Tuscan area. The Tuscan LRT Station is located within a 6-minute drive from the Plan Area with direct bus connections available along Tuscan Way NW

Transportation Policies

8.1.1	The Transportation Impact Assessment (Bunt & Associates, March 2020) shall be circulated to the Rocky View County/City of Calgary Intermunicipal Cooperation Team.
8.1.2	Access within the Plan Area shall be generally in accordance with Figure 8: Development Concept
8.1.3	The internal access routes shall be constructed by the developer with a paved surface in accordance with all applicable Rocky View County engineering design standards.
8.1.4	The need for a secondary access point will be determined at the time of detailed design stage (i.e. Development Permit).
8.1.5	Any additional connection(s) to 12 Mile Coulee Road shall be constructed by the developer to the satisfaction of the City of Calgary.
8.1.6	12 Mile Coulee Road will be upgraded in accordance with the TIA when triggered by additional development beyond the Plan Area, to the satisfaction of the City of Calgary.
8.1.7	Rocky View County shall monitor local conditions at the 12 Mile Coulee Road NW and Blueridge Rise to determine the need for improvements.

9

UTILITY SERVICING

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9.1 WATER SERVICING

The Blazer Estates Water Plan (Blazer Water Systems Ltd.) will service the Plan Area via the existing distribution network and provide both potable domestic water and fire flows. The Watermark parcel carries two licenses to obtain water from the Bow River with enough capacity to service the approved Watermark Community and proposed development concept. A water pumping station is located adjacent to the Bow River and a water main has been built through an adjacent parcel located to the southwest of the Watermark Community.

Figure 10: Utility Servicing highlights the tie-in location for the water main for the Damkar Lands is on Spyglass Way within the private open space area. Water distribution mains to service the Plan Area were installed during the construction of Damkar Court and include a dual (looped) 200 mm PVC mains extending from Spyglass Way near the intersection with Watermark Ave. Two 200 mm PVC mains have been stubbed into the Plan Area which will be extended and looped to service the buildings as conceptually shown on **Figure 10**.

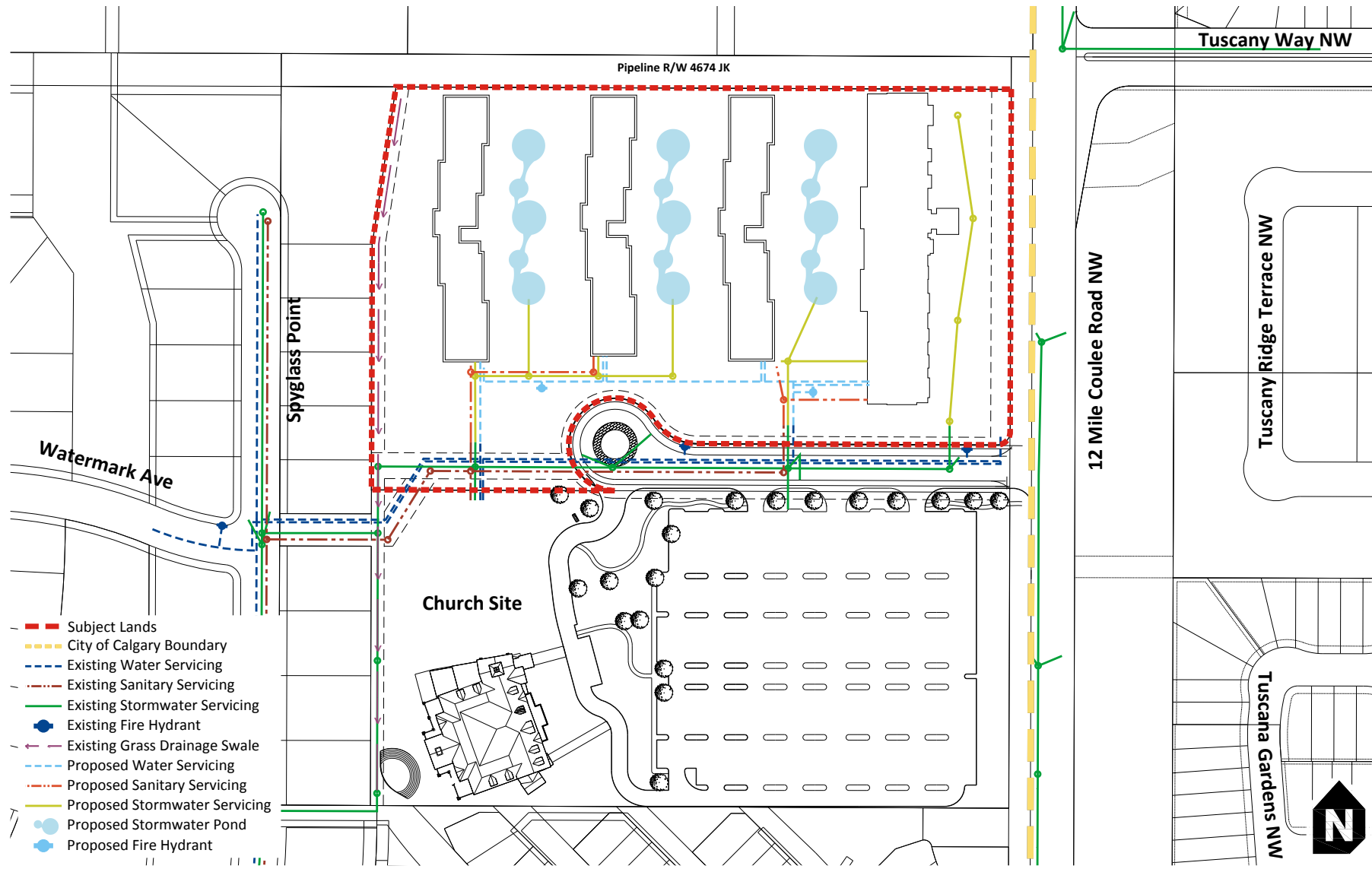
During detailed design, a water network analysis will be completed to confirm the on-site pipe sizes and alignments. This will also include a confirmation of the existing system capacity as well as identify any potential upgrades required. The on-site water distribution system will be designed according to Rocky View County Servicing Standards and Alberta Environment Standards and Guidelines.

Potable Water Servicing Policies

- 9.1.1 Piped potable water servicing shall be supplied through connection to existing water infrastructure to the Plan Area to the satisfaction of Rocky View County as per **Figure 10: Preliminary Utility Servicing** in accordance with the Alberta Water Act and any other Provincial requirements.
- 9.1.2 The specific requirements of water servicing connections for each for the Plan Area will be determined at the development permit stage.



Figure 10 | Preliminary Utility Servicing



9.2 SANITARY SERVICING

Existing offsite sanitary infrastructure is also available to service the Plan Area. The Watermark gravity collection system was expanded during the construction of Damkar Court and includes two 200mm PVC mains stubbed into the Plan Area as **Figure 10: Utility Servicing** conceptually illustrates. The gravity collection system drains to the Bearspaw Regional Wastewater Treatment Plant located within the Watermark development. The sewer main for the Plan Area ties into the Watermark system on Spyglass Way via the private open space area. A utility easement right of way agreement will be registered to accommodate the sewer main as shown on **Figure 10: Utility Servicing**.

CIMA+ conducted a preliminary analysis of the Watermark wastewater collection system based on the record information of Damkar Court and Watermark Phase 1. CIMA+ found existing capacity to accommodate the development concept and the analysis identifies mitigation measures potentially required to adequately convey the effluent generated at the highest range of proposed density.

Sanitary Servicing Policies

- 9.2.1 Piped sanitary servicing shall be supplied through connection to existing sanitary infrastructure to the satisfaction of Rocky View County as per **Figure 10: Utility Servicing** in accordance with the Alberta Water Act and any other Provincial requirements.
- 9.2.2 The specific requirements of sanitary service connections will be determined at the development permit stage.

A sanitary servicing study will be completed at the detailed engineering design stage of the development to confirm if upgrades are required to the existing gravity collection system. The study will also investigate the available capacity of the Bearspaw Regional Wastewater Treatment Plant and identify if upgrades are required to meet the additional demand of the proposed development.

The sanitary system will be designed according to Rocky View County Servicing Standards and Alberta Environment Standards and Guidelines.



9.3 STORMWATER SERVICING

The stormwater management system will integrate with the Community of Watermark and stormwater will be directed to Watermark's Wet Pond D. Westhoff Engineering Resources Inc. prepared a Stormwater Management Plan (SWMP) in support of this Appendix. Preliminary analysis emphasizes that the SWMP meets the requirements of the Watermark at Bearspaw Master Drainage Plan. In addition, it recognizes the information of the As built Drawings (October 2015 by IBI Group) of the Damkar Lands Phase 1, located to the south of the Project Site. No external areas drain to the Plan Area as Twelve Mile Coulee Road NW drains independently and managed by the City of Calgary. The following criteria guides the design of the onsite stormwater management system:

- The Project Site will tie into the existing minor system that was developed for Damkar Phase 1 (PL20140115);
- Onsite storage of runoff shall be provided within the Plan Area and controlled to the available capacity of the downstream infrastructure that connects to Pond D within the Watermark Community;
- Based on the existing drawings for Phase 1 (to the south), a total of 3.67 ha of the Project Site can drain to three existing minor system stubs (375mm) with a 1:100-year unit area release rate (UARR) of 120 L/s/ha;
- The remainder area 1.29 ha (runoff coefficient 0.35) drains to a perimeter swale on the west property line and connects to an existing grated top manhole. Part of a 0.58 ha catchment (runoff coefficient 0.25) drains to the same existing grated top manhole.

Figure 10: Utility Servicing highlights the development concept, which proposes three storm ponds appearing as water features between the buildings that will attenuate the storm event run-off for controlled release off-site.

The use of Low Impact Development Strategies (LIDS) and Best Management Practices (BMPs) can be introduced at the time of detailed design. LIDS include routing storm runoff from impervious surfaces to absorbent landscape areas to promote vegetation nourishing by infiltration and evapotranspiration within the soil mass. Water quality can also be improved as sediments and surface pollutants within the storm runoff is trapped by the absorbent landscape before entering the water features. BMPs can use stormwater for visual aspects of the water features to enhance amenity spaces within the Plan Area. Retained stormwater will be recirculated and optionally used for irrigation of landscaped areas. Details will be provided in the detailed design phase.

Stormwater Management Policies

- | | |
|--------------|---|
| 9.3.1 | The developer shall construct a stormwater management system within the Plan area as generally illustrated by Figure 10: Utility Servicing |
| 9.3.2 | A qualified professional will prepare a detailed Site-Specific Stormwater Implementation Plan at the development permit phase. |
| 9.3.3 | On-site stormwater storage will be determined through a stormwater report prepared at the development permit stage. This will determine size, shape, unit area release rate control and water quality in accordance with the Bearspaw Master Drainage Plan. |
| 9.3.4 | An Erosion and Sediment Control (ESC) Plan and report shall be prepared to comply with the County's Servicing Standards at the development permit stage. |
| 9.3.5 | The design of the LID/BMP's shall be in accordance with all applicable Provincial regulatory requirements and Rocky View County engineering design standards. |
| 9.3.6 | The specific requirement of storm service connections for the Plan Area will be determined at the development permit stage. |

9.4 SHALLOW UTILITIES

The developer will provide shallow utilities (i.e. electricity, telecommunication, natural gas, etc.) at the implementation stage in consultation with all applicable shallow utility providers. It is the understanding of CIMA+ that the construction of Damkar Court included installation of the shallow utilities to service the Plan Area, including power, gas and telecommunication utilities. The joint utilities have been installed underground within the Utility Right of Way registered on the Site adjacent to Damkar Court and the services have been stubbed into the site.

9.5 SITE GRADING

The Plan Area will be graded to consider the natural sloping topography of the parcel throughout the development and the buildings will be positioned to “step down” the overall slope across the Plan Area to provide flatter amenity space between the buildings.

A site grading plan will be completed at detailed design with consideration for the deep utility servicing (sanitary and water) and the stormwater management plan. Pre and post development catchment areas will be considered, and storm drainage will be directed to the stormwater management facility located between the buildings. The method of conveyance (e.g. overland drainage ditches or storm pipes), minimum/maximum slope requirements, and elevations of adjacent areas will all have an impact on site grading and final design grades.

Shallow Utility Policies

- 9.4.1** The developer shall install and/or finance shallow utilities at development permit stage in consultation with all applicable utility providers.
- 9.4.2** The developer, in consultation with applicable utility providers, will determine the alignment of utility installations at the development permit stage in accordance with Rocky View County engineering design standards.

Site Grading Policies

- 9.5.1** A site grading plan will be completed at the time of detailed design, with consideration for utility servicing.



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9.6 OPEN SPACE

The development concept provides open space in the form of private amenity space, parks, and pathways to the seniors-oriented residential community that encourage social interaction and recreation. In addition, the internal open space network connects to the adjacent Watermark open space/pathway system and the regional open space system. **Figure 11: Open Space Network** generally outlines the open space network and the regional connections.

9.6.1 Private Open Space & Pathway Network



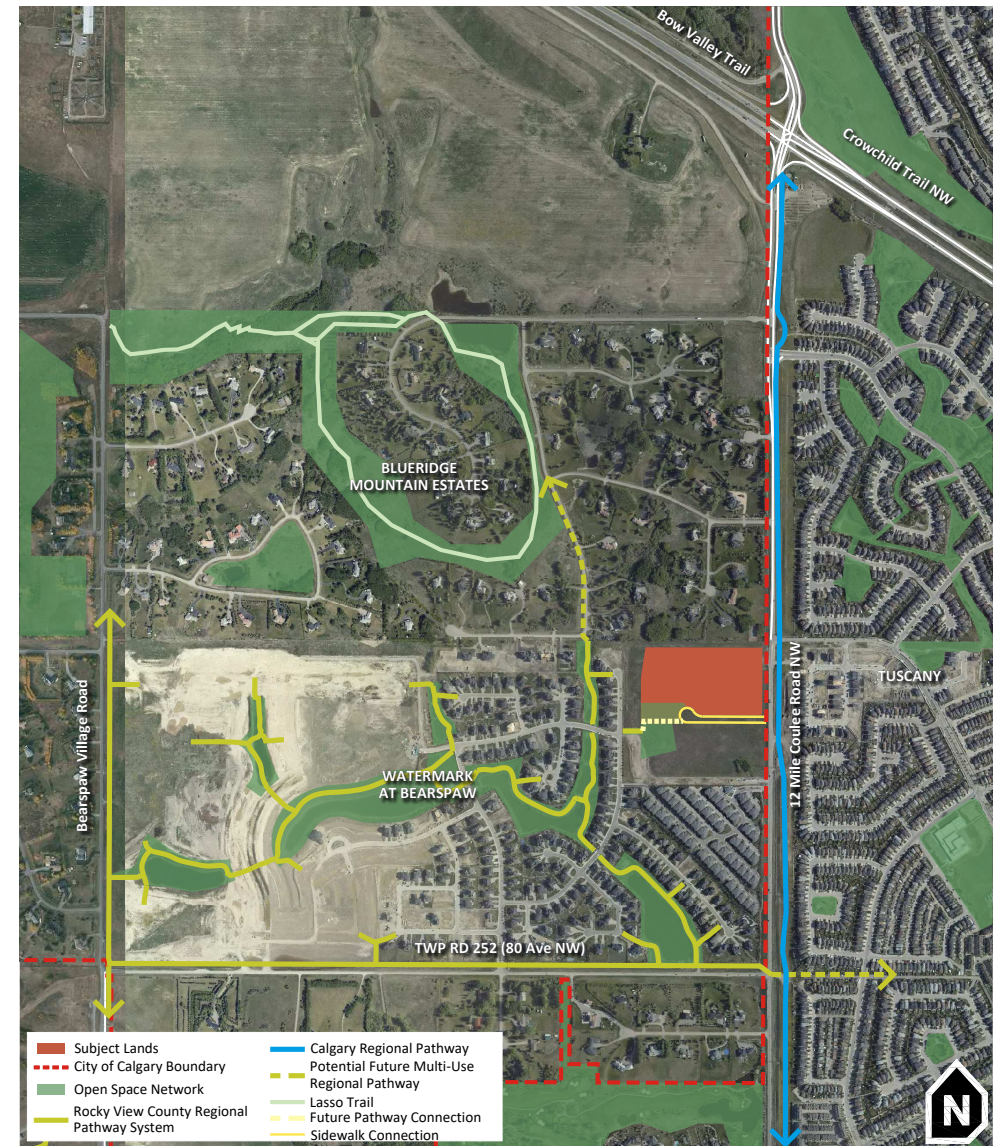
A landscaped transition area and pedestrian pathway system is provided along the southwest portion of the Plan Area to provide separation, connection and transition to the church site and to the Community of Watermark (along Spyglass Way). Each building is separated by open space that includes cascading pools and water features, providing open gathering areas. The developer estimates the total amount of private open space to be 2.79 hectares (6.89 acres).

The development proposes internal pathways that will integrate with the church site to the south, the Community of Watermark and the greater regional network, generally in accordance with Figure 11: Open Space Network. The pathways shall be constructed in accordance with applicable municipal engineering design standards and be maintained by the owners. The specific pathway alignment, width and surface treatment will be determined in accordance with a Landscaping Plan to be prepared by a qualified professional at the development permit stage.

9.7 MUNICIPAL RESERVE

The Plan Area does not owe any Municipal Reserve as it was previously paid as cash-in-lieu when the lands were subdivided in 2017 as per Plan No. 171 2082.

Figure 11 | Open Space Network



Private Open Space Policies

- 9.6.2** Private Open Space shall be constructed by the developer as generally illustrated by **Figure 12: Internal Open Space**
- 9.6.3** The Private Open Space shall be maintained by the condominium association or condominium board.
- 9.6.4** The developer shall construct the pathway system generally in accordance with **Figure 12: Internal Open Space**
- 9.6.5** A condominium association or condominium board shall own and maintain the pathway system.
- 9.6.6** The pathway system shall be accessible to the public via a public access easement.
- 9.6.7** The specific alignment, width and surface treatment of the pathway system shall be determined by a Landscaping Plan to be prepared by a qualified professional at the development permit stage to the satisfaction of Rocky View County.

Figure 12 | Internal Open Space



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9.8 RESIDENTIAL DENSITY

The development anticipates between 400 and 500 residential units, to accommodate a variety of seniors, in four buildings on approximately 12.3 acres. This results in a residential density of approximately 32.5 – 40.6 units per gross acre. The Watermark Conceptual Scheme assigns an overall density assumed to be 1.95 units per gross acre over a total land area of 316 acres for a total of 617 residential units. As such, the development concept proposes a density that exceeds the Watermark Conceptual Scheme policy, requiring an amendment (adopted as an amendment to the Bears paw ASP) to increase the overall density to a maximum of 3.1 units per gross acre. Table 1 Breakdown of Residential Density illustrates the density variance resulting from the development proposal.

Residential Density Policy

- 9.8.1** The density of the Plan Area shall not exceed 100 units per gross developable hectare (40.65 units per gross developable acre)

Table 1 | Breakdown of Residential Density

Watermark Sub Areas	ha	ac	# of units	Residential density (upga)
1	7.2	17.8	13.0	0.7
2	3.2	8.0	8.0	1.0
3	5.4	13.2	10.0	0.8
4	11.9	29.3	30.0	1.0
5	15.8	39.1	68.0	1.7
6*	67.9	168.2	340.0	2.0
7	6.0	14.8	101.0	6.8
SUB-TOTAL (pre Damkar site development)	117.4	290.4	570.0	2.0
Damkar Appendix 8 (Church Site)	4.4	10.9	0.0	0.0
Damkar Appendix 8 (ATCO PUL)	0.5	1.3	0.0	0.0
Damkar Appendix 8 (Damkar Court ROW)	0.9	2.2	0.0	0.0
Development Proposal (Seniors Residential Site)	5.0	12.3	400-500	32.5-40.6
TOTAL	128.1	317.0	970 - 1070	3.1-3.4

**sub-area 6 increased in 2014 by 3.4 ac/10 units as per adoption of Damkar Appendix 8*



9.9 COMMUNITY INFRASTRUCTURE

9.9.1 Emergency Services



Fire services will be provided by the Bears paw Fire Station. Police services will be provided by the Royal Canadian Mounted Police and the RVC Special Constables. Emergency medical services are expected from facilities based in Calgary and/or Cochrane.

The use of Low Impact Development Strategies (LIDS) and Best Management Practices (BMPs) can be introduced at the time of detailed design. LIDS include routing storm runoff from impervious surfaces to absorbent landscape areas to promote vegetation nourishing by infiltration and evapotranspiration within the soil mass. Water quality can also be improved as sediments and surface pollutants within the storm runoff is trapped by the absorbent landscape before entering the water features. BMPs can use stormwater for visual aspects of the water features to enhance amenity spaces within the Plan Area. Retained stormwater will be recirculated and optionally used for irrigation of landscaped areas. Details will be provided in the detailed design phase.

9.9.2 Recreational Services

Bears paw Glendale Recreation District includes the Community of Watermark. The Bears paw Glendale Lifestyle Centre provides a variety of recreational opportunities to residents within the area. The Centre, however, is running at capacity and requires additional community space and recreational amenities in the area. Construction of the church located south of the Plan Area could help to meet this need by providing a space that could be utilized by various community and recreational groups in the area. Moreover, overflow parking during off-peak hours could serve as a staging area for people to leave their cars while using the regional pathway and open space system in the area.

Community Infrastructure Policy

- 9.9.3** Fire suppression shall be provided on - site for fire-fighting measures including the provision of enough fire hydrants as determined by Rocky View County and in conformity with the Provincial Building Code and other applicable standards and regulations.

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IMPLEMENTATION

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Adoption of this Appendix to the Watermark Conceptual Scheme will establish the expectations guiding the implementation of development on the Plan Area. This Appendix provides a framework of land use policies that must be considered prior to subsequent consideration of land use amendment and/or development permit approval for development within the Plan Area. Consideration of this Appendix will occur following a statutory Public Hearing during which all matters will be evaluated and considerations from municipal staff, technical agency requirements and area landowner will be clarified. RVC Council will consider adoption of this Appendix to the Watermark Conceptual Scheme pursuant to the requirements of the Municipal Government Act. Subsequently, consideration of land use amendment, subdivision and development permit applications will follow in accordance with the policies of this Appendix to the Watermark Conceptual Scheme and other RVC development requirements.

10.1 THE REGIONAL GROWTH PLAN [INTERIM]

The Interim Growth Plan guides growth within the Calgary Metropolitan Region and designates the Plan Area as a Settlement Area. Policies within the Interim Growth Plan support intensification of existing Settlement Areas, encouraging a mix of uses at higher densities in appropriate locations, and supporting the efficient use of land to optimize infrastructure and services. Appendix 9 and the associated development concept aligns with the policies of the Interim Growth Plan.

RVC is a member of the Calgary Regional Metropolitan Board (CMRB), and as such, all new or amended statutory plans must be reviewed and approved by the Board in accordance with the provisions of the Interim Growth Plan. Given that the Watermark Conceptual Scheme is appended to the Bearspaw Area Structure Plan (ASP), which is a statutory plan, an amendment to ASP may be subject to this approval process, if determined so by RVC Administration. This application may, based on an assessment of regional significance near Calgary, be subject to the Interim Regional Evaluation Framework (IREF) Review process.

10.2 DESIGN STANDARDS

The development proposes a built form that will be consistent with the Watermark architectural and landscape design details as referenced in Section 6.2 of the Watermark Conceptual Scheme. In a general sense, the 'Watermark' trademark will be incorporated into open spaces and building forms.

The developer shall administer the design and architectural standards and will generally consider:

- Site positioning and built form including minimizing building footprints and maintaining views;
- Community character and architectural guidelines including attention to natural features and architectural controls for each building;
- Downward-focused lighting designed to eliminate excessive lighting impacts on adjacent uses as per "dark skies" principles; and
- Landscaping and water conservation such as drought resistant plants, rain barrels and best management practices.

Design Standards Policies

- 10.2.1** Development standards and architectural guidelines will be administered by the developer and/or a Condominium Association or Board and be consider the contextual nature of surrounding development.
- 10.2.2** Development within the Plan Area shall adhere to a low-light policy ("dark skies" principles) designed to be sensitive to the rural setting.
- 10.2.3** Water conservation and landscaping guidelines shall be administered by the developer and/or a Homeowner's Association.



10.3 PROPOSED LAND USE AMENDMENT

The development concept proposes a mix of residential units to accommodate a variety of seniors allowing individuals and families to age in place within the Community of Bearspaw. As such, this Conceptual Plan amendment proposes to redesignate the Plan Area from Residential Three District (R-3) to DIRECT CONTROL to complete the final phase of Watermark and to achieve the overarching vision of the Damkar Family.

Land Use Amendment Policy

- 10.3.1** The land use is expected to be applied by a Council Zoning Amendment as generally illustrated by **Figure 13: Proposed Land Use Redesignation**.

10.5 CONSTRUCTION MANAGEMENT PLAN

The developer shall prepare a Construction Management Plan at the development permit phase to establish measures as may be required to mitigate ongoing construction issues. These issues may create negative impact for surrounding residents such as noise and construction access to the Plan area.

Construction Management Policy

- 10.5.1** Construction Management Plan shall be provided by the developer at the subdivision stage to establish potential mitigation requirements as may be necessary to limit negative impacts to surrounding residents during ongoing construction activities.

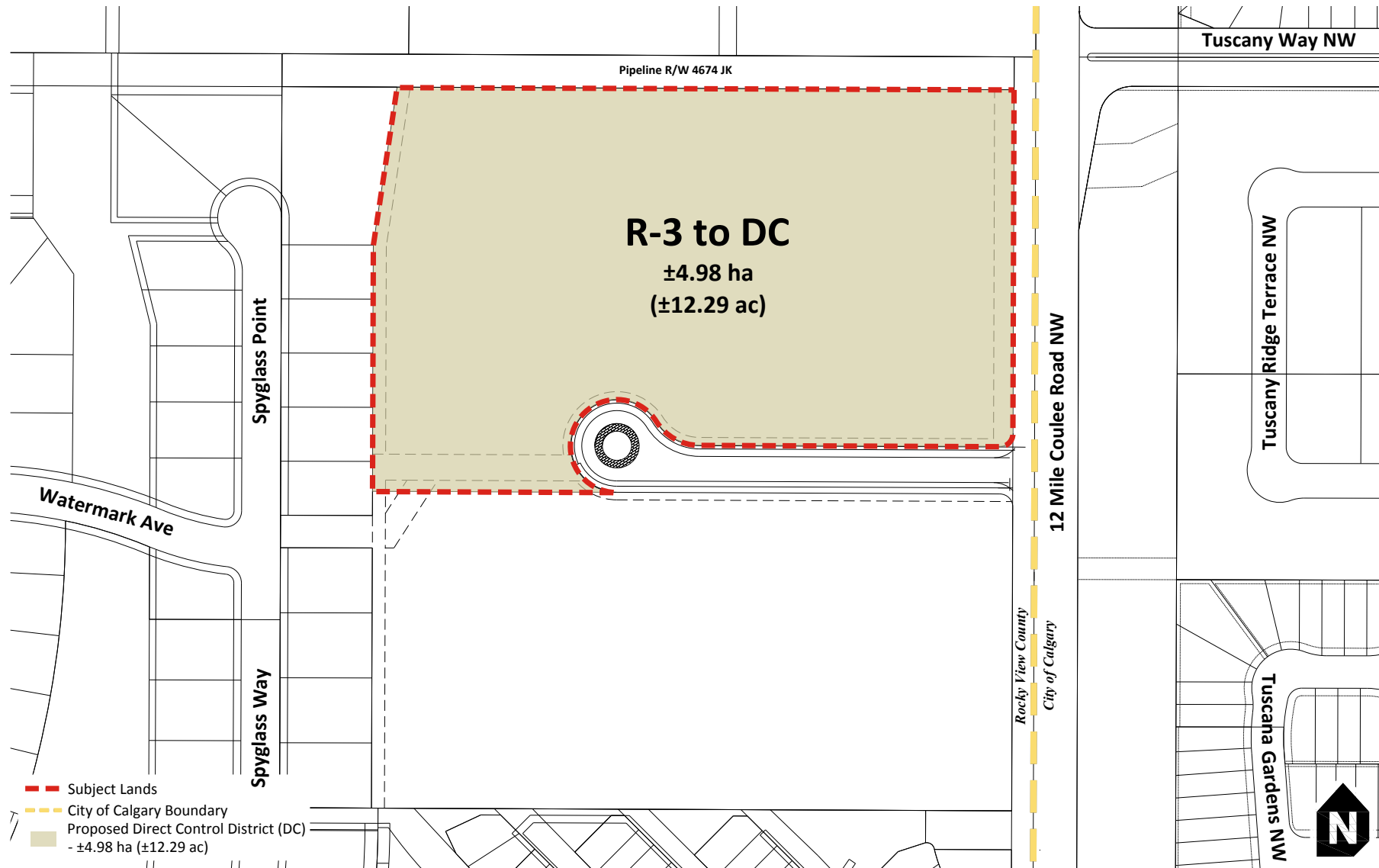
10.4 WEED MANAGEMENT PLAN

The developer shall prepare a Weed Management Plan in accordance with RVC requirements to mitigate against invasive weeds during the construction and grading process.

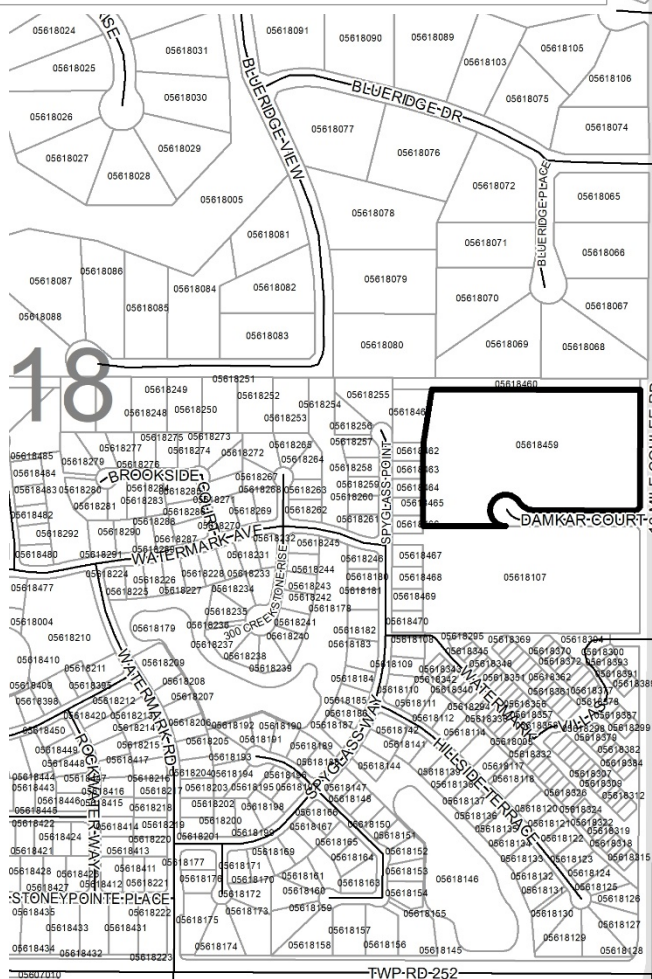
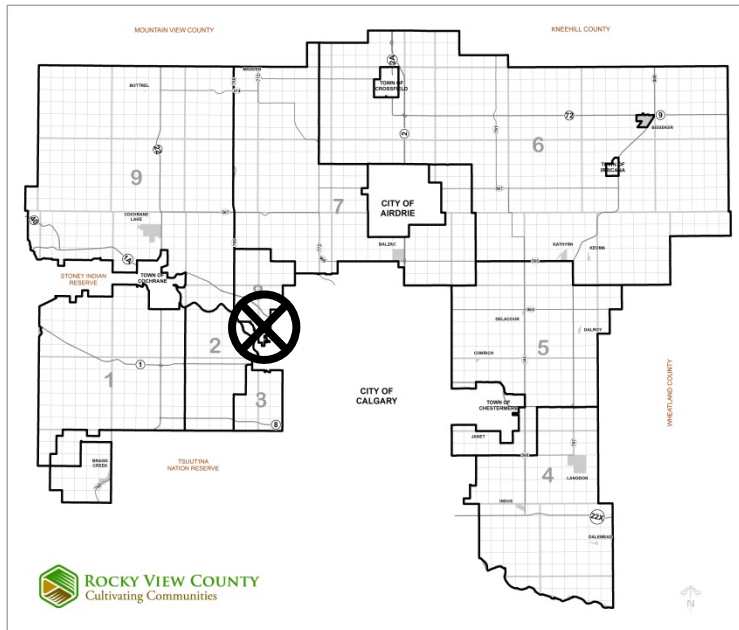
Weed Management Policy

- 10.4.1** Weed Management Plan shall be provided by the developer at the development permit stage to establish measures to mitigate against potential invasive weed issues during construction and grading.

Figure 13 | Proposed Land Use Designation

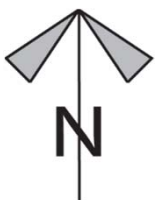






CITY OF CALGARY

LOCATION PLAN



SE-18-25-02-W05M

Lot:4 Block:1 Plan:1712232

Date: April 20, 2020

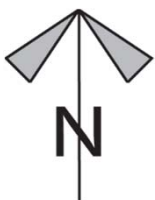
Division # 8

File: 05618459

Conceptual Scheme Amendment Proposal: To amend the Watermark at Bearspaw Conceptual Scheme in order to allow the development of four multi-family dwelling buildings, up to 500 units total, including a senior's housing facility and private residential dwelling units.



DEVELOPMENT CONCEPT



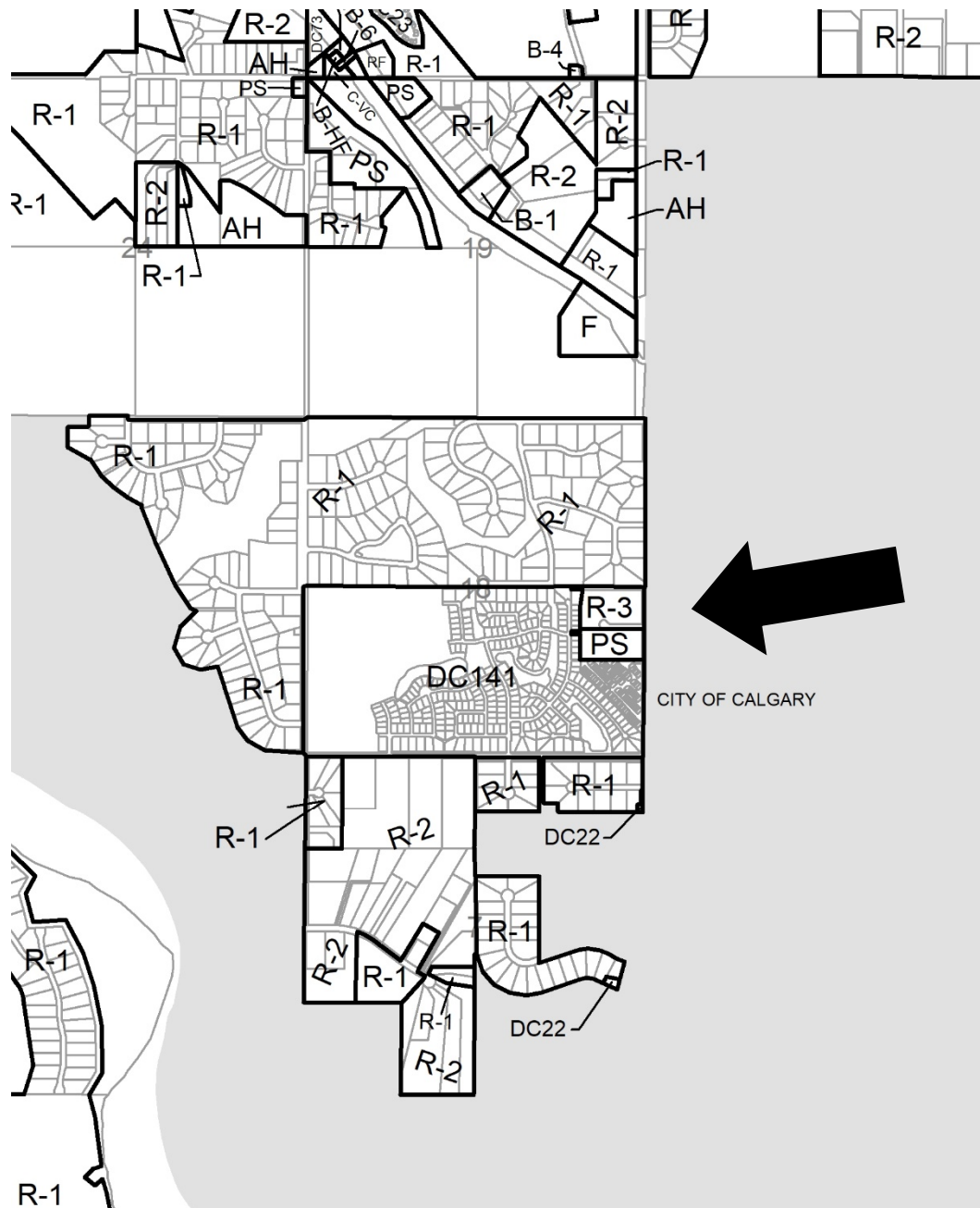
SE-18-25-02-W05M

Lot:4 Block:1 Plan:1712232

Date: April 20, 2020

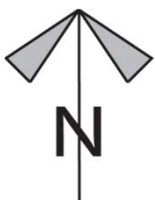
Division # 8

File: 05618459



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



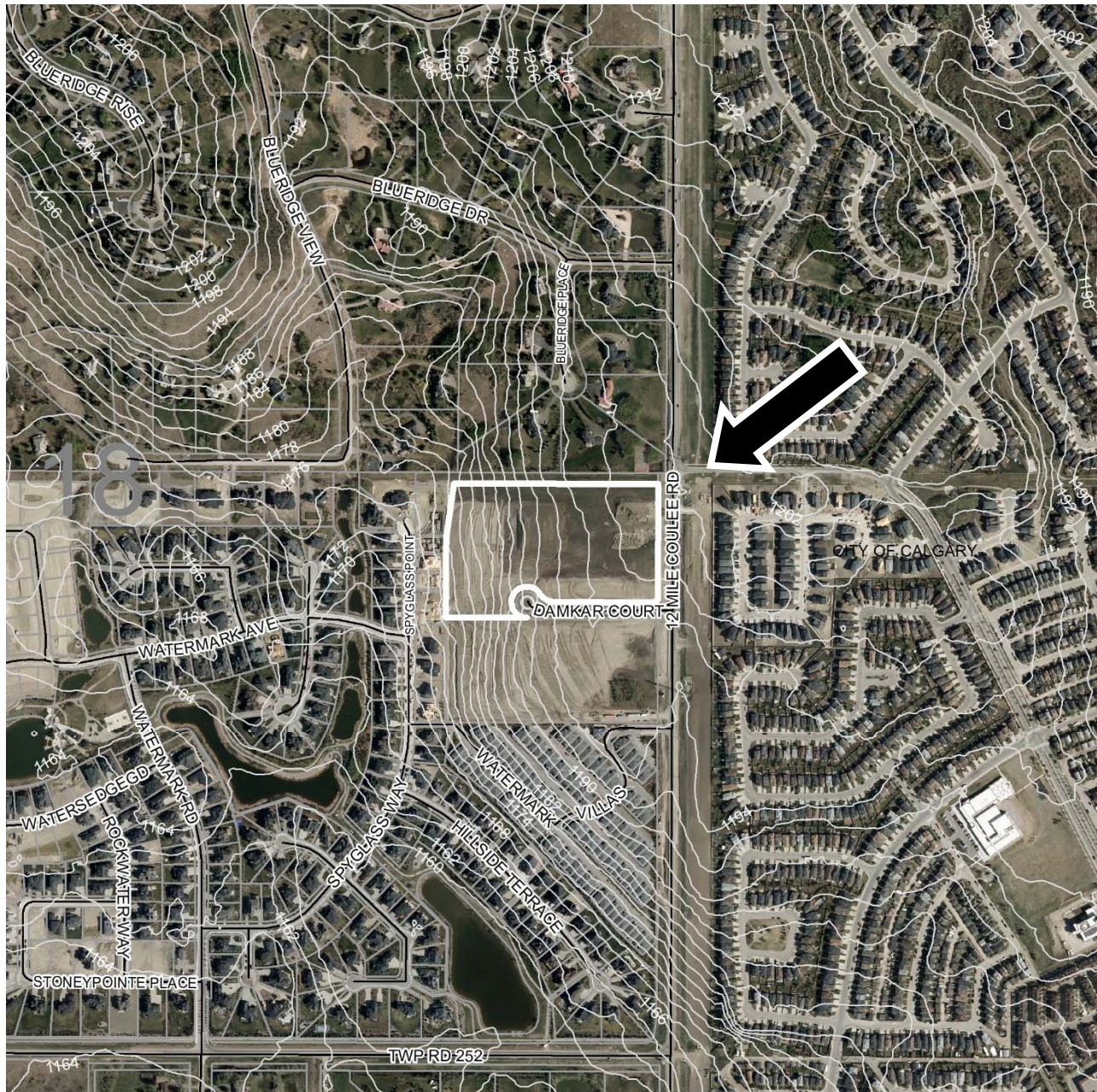
SE-18-25-02-W05M

Lot:4 Block:1 Plan:1712232

Date: April 20, 2020

Division # 8

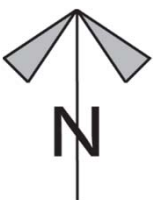
File: 05618459



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



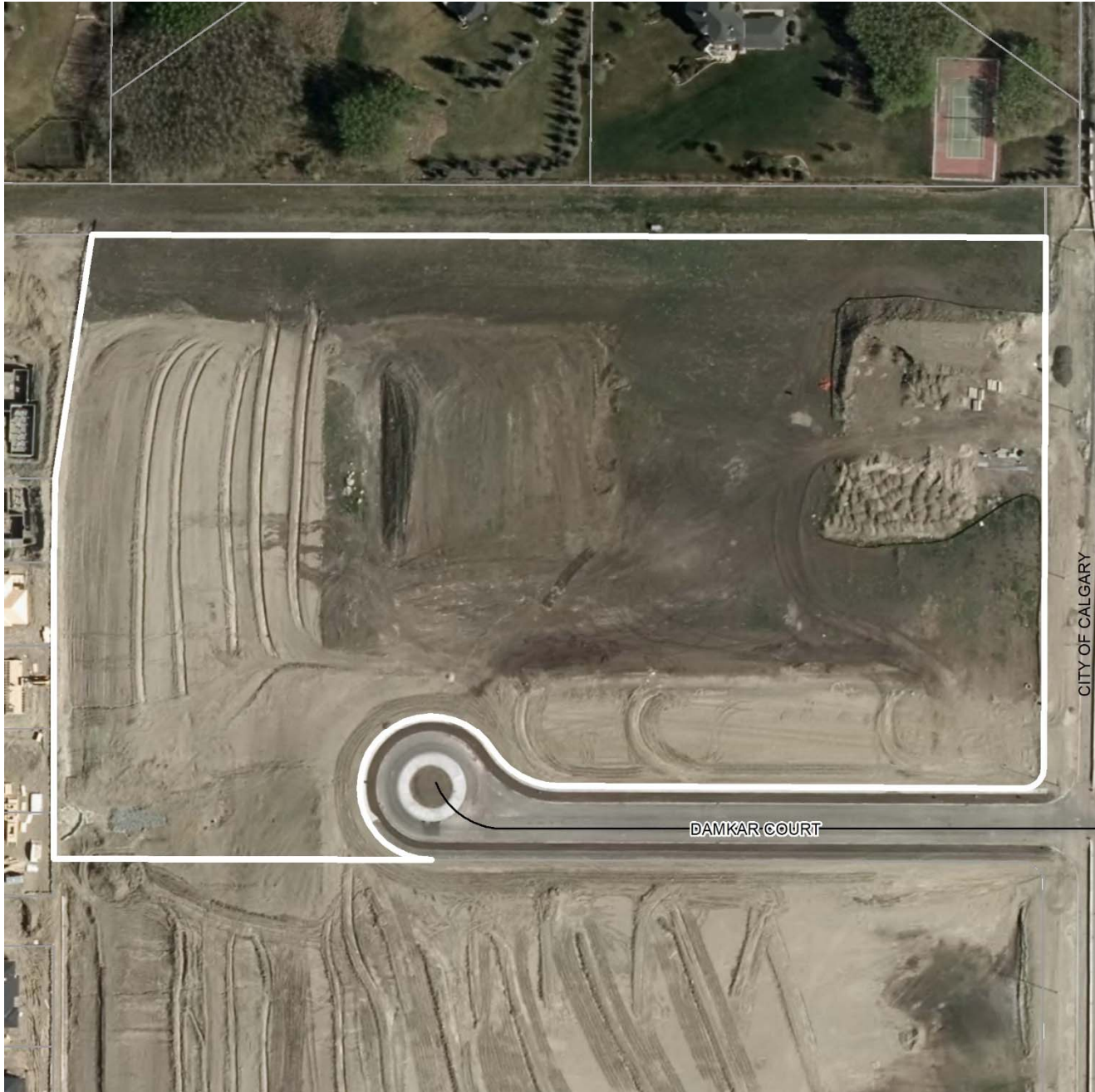
SE-18-25-02-W05M

Lot:4 Block:1 Plan:1712232

Date: April 20, 2020

Division # 8

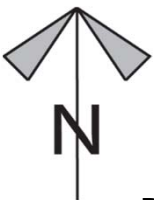
File: 05618459



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

AIR PHOTO

Spring 2018



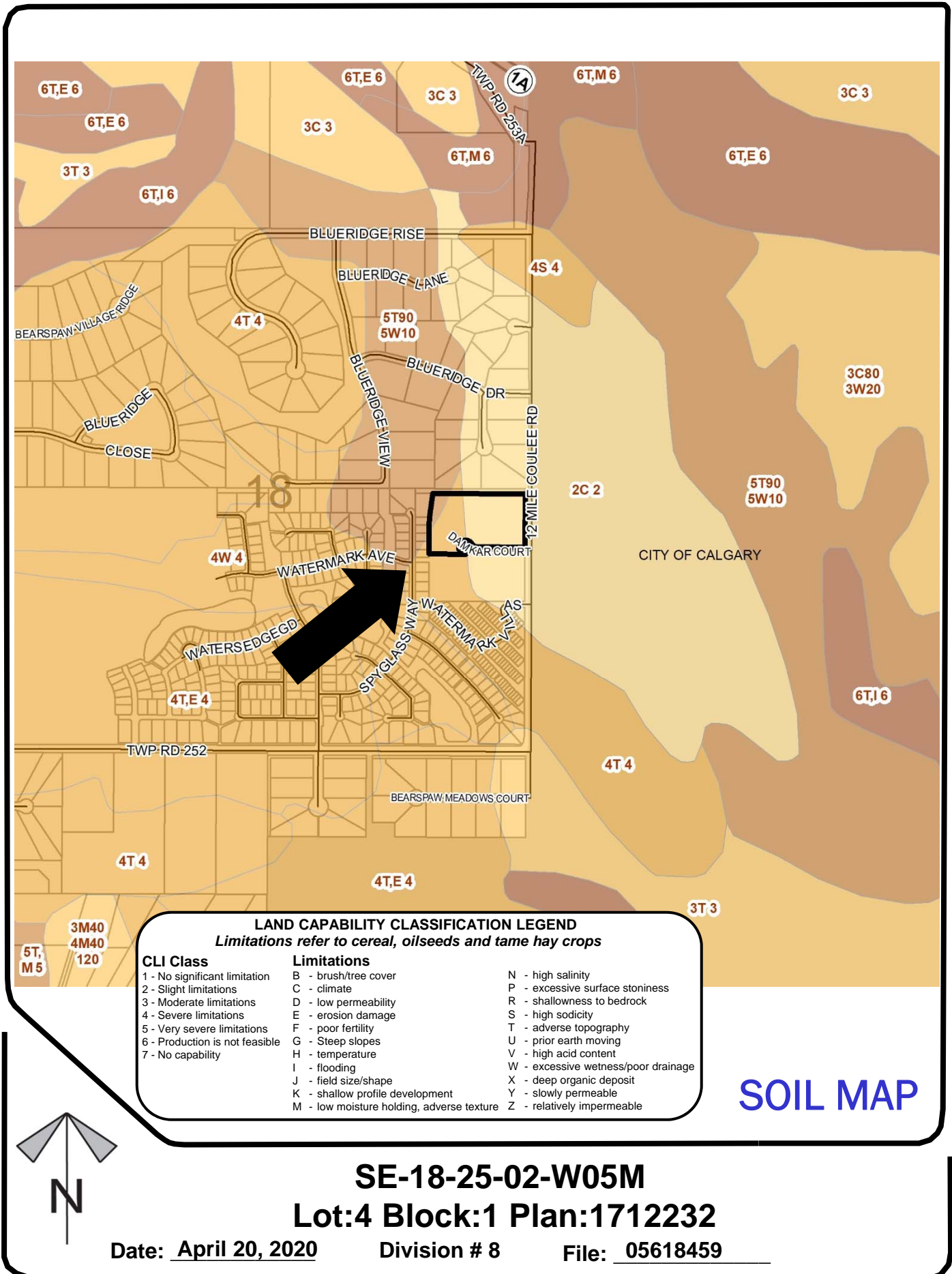
SE-18-25-02-W05M

Lot:4 Block:1 Plan:1712232

Date: April 20, 2020

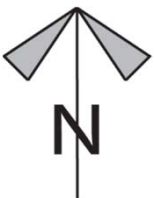
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File: 05618459

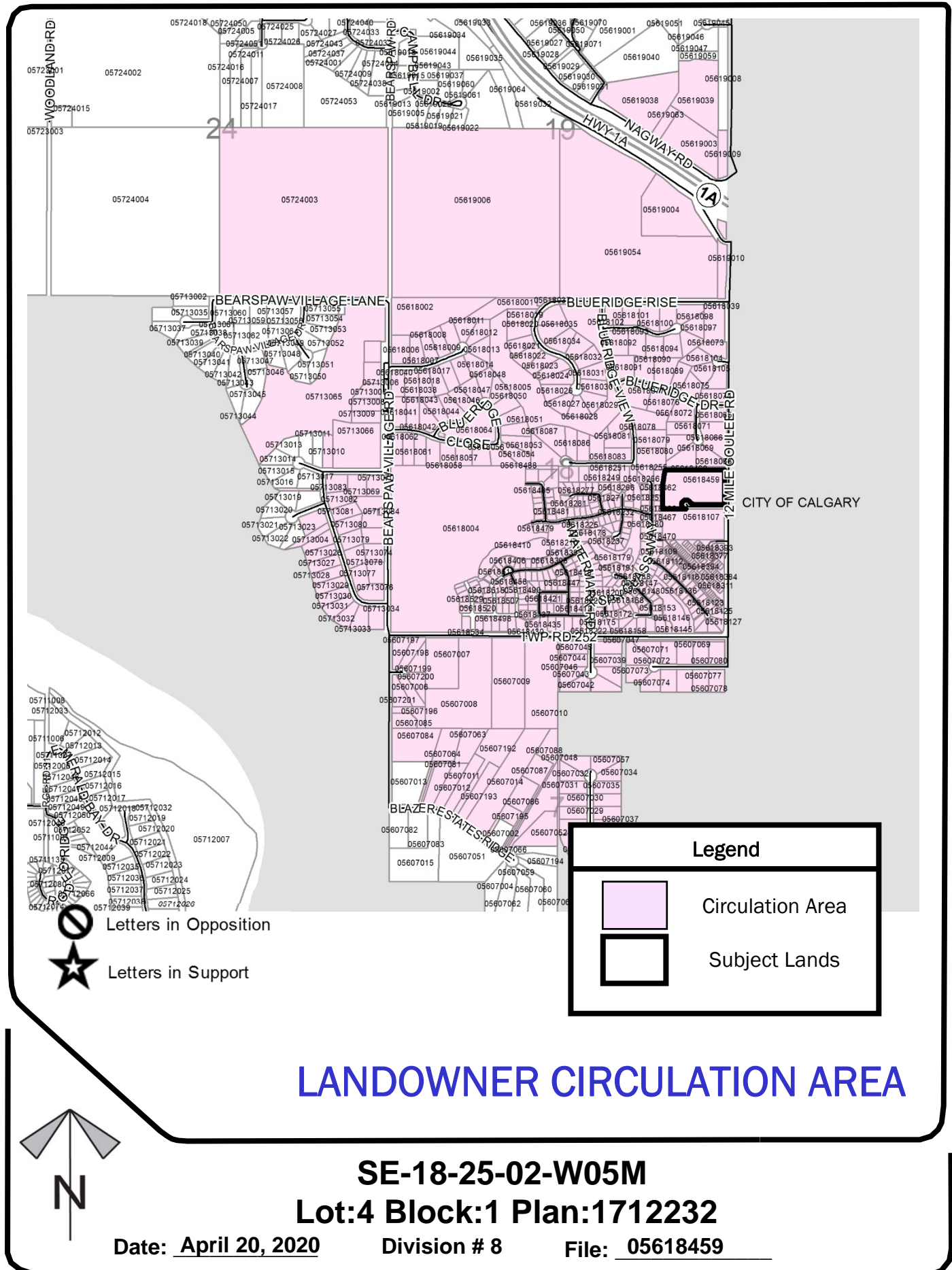




HISTORIC SUBDIVISION MAP



File: 05618459



PLANNING AND DEVELOPMENT SERVICES

TO: Council
DATE: July 14, 2020 **DIVISION:** 8
FILE: 05618459 **APPLICATION:** PL20200050
SUBJECT: First Reading Bylaw – Residential Three District to Direct Control District. To be considered concurrently with Item E-7

PURPOSE: To redesignate the subject lands from Residential Three District to Direct Control District, to allow the development of four multi-family dwelling buildings, up to 500 units total, including a senior's housing facility and private residential dwelling units.
GENERAL LOCATION: Located immediately adjacent to the City of Calgary, approximately 1.2 kilometres (0.75 mile) south of Highway 1A, and on the west side of 12 Mile Coulee Road.
APPLICANT: B & A Planning (Chris Andrew)
AFFECTED AREA: ± 12.29 acres
POLICY DIRECTION: The Interim Growth Plan, the Calgary/Rocky View Intermunicipal Development Plan, the Bearspaw Area Structure Plan, and any other applicable policies.

COUNCIL OPTIONS:

Option #1: THAT Bylaw C-8055-2020 be given first reading.
 Option #2: THAT application PL20200050 be denied.

APPLICATION REQUIREMENTS:

No additional information required at this time.

Respectfully submitted,

Concurrence,

“Theresa Cochran”

“Al Hoggan”

Executive Director
Community Development Services

Chief Administrative Officer

SK/llt

APPENDICES:

APPENDIX ‘A’: Bylaw C-8055-2020 & Schedule A
 APPENDIX ‘B’: Maps

Administration Resources

Stefan Kunz, Planning and Development Services



BYLAW C-8055-2020

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-8055-2020.

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*, unless otherwise defined in this Direct Control Bylaw.

PART 3 – EFFECT OF BYLAW

THAT Part 5, Land Use Map Nos. 56 & 56 South of Bylaw C-4841-97 be amended by redesignating Block 1, Plan 1712232 from Residential Three District to Direct Control District as shown on the attached Schedule 'A' forming part of this Bylaw.

THAT Block 1, Plan 1712232 is hereby redesignated to Direct Control District as shown on the attached Schedule 'A' forming part of this Bylaw.

THAT This Direct Control District shall apply to the portion of the Land Use District Map of Bylaw C-4841-97 identified as DC-(NUMBER).

THAT The Regulations of the Direct Control District comprise:

- 1.0 General Regulations
- 2.0 Use Regulations
- 3.0 Development Regulations
- 4.0 Subdivision Regulations
- 5.0 Definitions
- 6.0 Implementation

1.0 GENERAL REGULATIONS

- 1.1 The policies of the Watermark Conceptual Scheme: Appendix 9 shall apply to all applications for subdivision and Development Permit as provided for by this Bylaw.
- 1.2 Parts 1, 2 and 3 of the Land Use Bylaw C-4841-97 shall apply to all uses contemplated by this Bylaw except where noted as otherwise in this Bylaw
- 1.3 The Development Authority shall be responsible for the issuance of Development Permit(s) for the Lands subject to this Bylaw.

2.0 USE REGULATIONS

2.1 Purpose and Intent:

The purpose and intent of this District is to permit the development of a comprehensively planned, medium-density, multi-dwelling condominium residential housing development, a portion of which will include a dedicated Senior's Community, in accordance with the provisions of Appendix 9 of the Watermark Conceptual Scheme.

**2.2 Uses:**

- 2.2.1 Accessory Buildings
- 2.2.2 Commercial Communications Facilities, *Type A*
- 2.2.3 Care Facility (Seniors)
- 2.2.4 Dwelling, *Multi-Family*
- 2.2.5 Home-Based Business, *Type 1*
- 2.2.6 Recreation, *Private*
- 2.2.7 Residential Care Facility
- 2.2.8 Senior's Community
- 2.2.9 Supportive Living
- 2.2.10 Temporary Sales Centre
- 2.2.11 Vacation Rental

3.0 DEVELOPMENT REGULATIONS

- 3.1.1 Minimum parcel size: 0.5 ha (1.23 ac)
- 3.1.2 Minimum Yard, *Front* for Buildings: 3 m (9.84 ft)
- 3.1.3 Minimum Yard, *Side* for Buildings: 6 m (19.69 ft)
- 3.1.4 Minimum Yard, *Rear* for Buildings: 6 m (19.69 ft)
- 3.1.5 Maximum Height of Buildings: 21 m (68.90 ft)
- 3.1.6 Maximum site coverage (all buildings): 65 %
- 3.1.7 Maximum Density: 100 units per gross developable hectare (40.65 units per gross developable acre)
- 3.1.8 The Development Authority may grant a variance to each site's minimum parcel size by a maximum of 5%.
- 3.1.9 The Development Authority may grant a variance to each site's minimum Yard, Front, Yard, Side and Yard, Rear of 10% if it is determined that such variance will not have a significant negative impact upon the amenity of adjoining parcels.
- 3.1.10 A *building* may be occupied by a combination of one or more uses listed in Section 2.2 and each use shall be considered as a separate use, and each use shall obtain a Development Permit. A Development Permit may include several uses and or units within a building.

4.0 SUBDIVISION REGULATIONS

- 4.1.1 As a condition of subdivision and/or development permit, the owner shall provide:
 - 4.1.1.1 A **Site Development Plan** the details the area to be developed including matters such as, but not limited to, architectural renderings, building sizes & dimensions, signage, access, parking & loading, stormwater management, utility servicing and landscaping provisions.



- 4.1.1.2 A **Traffic Impact Assessment**, prepared by a qualified professional, to the satisfaction of the County and The City of Calgary.
- 4.1.1.3 A **Stormwater Management Plan**, prepared by a qualified professional, to the satisfaction of the County and all relevant Federal & Provincial Authorities.
- 4.1.1.4 A **Utility Servicing Plan**, prepared by a qualified professional, to the satisfaction of the County.
- 4.1.1.5 A **Parking & Loading Plan** that details the configuration of all parking lots, including the location of all parking stalls, access points, loading area and vehicle maneuvering. The plan will outline how all parking facilities will provide an efficient circulation pattern. A Parking Assessment prepared by a qualified professional may be submitted to determine appropriate parking/loading requirements if different than Section 30 -Parking and Loading and Schedule 5 -Parking, Schedule 6 - Loading, of the Land Use Bylaw (C-4841-97) as amended, to the satisfaction of the County. The Parking Assessment shall form part of the Parking and Loading Plan.
- 4.1.1.6 A **Lighting Plan**, prepared by a qualified professional, that addresses the County's Dark Skies Policy and International Dark Sky Association Guidelines, to the satisfaction of the County.
- 4.1.1.7 A **Landscaping Plan** that details specific types & locations of plantings and related pedestrian amenities within the site, prepared by a qualified professional, to the satisfaction of the County.
- 4.1.1.8 **Architectural Controls** that address building form & finish and address the relationship of buildings to each other, adjacent roadways and adjoining parcels and documentation demonstrating resident eligibility and usage of accommodation units within the Senior's Facility.
- 4.1.1.9 A **Construction Management Plan** which details among other items, erosion, dust, weed and noise control measures and stormwater management during construction, to the satisfaction of the County.
- 4.1.1.10 An **Emergency Response Plan** to clarify expectations regarding procedures to be followed for First Responders in the event of and emergency, to the satisfaction of the County.

5.0 DEFINITIONS

- 5.1 **Care Facility (Seniors)** - means a use where accommodation with moderate care provisions for residents in a congregate setting. Residents do not require continuous access to professional services or on-site professional services. Room and board services, light housekeeping services, twenty-four (24) hour availability of assistance and oversight with personal care and social and recreation support may be provided. Typical uses include lodges and senior homes.



ROCKY VIEW COUNTY

- 5.2 Dwelling, *Multi-Family*** - means a residential building with three (3) or more dwelling units and private recreation amenities, developed in a multi-floor, apartment-style format with condominium ownership.
- 5.3 Recreation, *Private*** - means a use where sports or recreation, that is privately owned, occurs within an enclosed Building. Typical uses include private clubs or lodges, health or fitness clubs, or private recreation facilities such as bowling alleys, arcades or racquet courts.
- 5.4 Supportive Living** – means a use that provides residents with an assisted living environment in a home-like setting that maximizes their independence and privacy, provides 24-hour on-site scheduled and unscheduled personal care, and support provided by Licenses Practical Nurses and Health Care Aides. Professional services like nursing, rehabilitation and therapeutic services are provided on a scheduled and unscheduled basis through home care. Use may or may not have a secured environment.
- 5.5 Senior's Community** - means a facility that provides independent and/or semi-assisted living arrangements for mature adults in a multi-family dwelling format. Facilities and uses accessory to the Senior's Community may include offices, eating & drinking establishments, recreation facilities (indoor & outdoor), care facilities (seniors), and a community hall.
- 5.6 Vacation Rental** - means a dwelling unit that is rented online via a hospitality service brokerage company that arranges lodging such as Airbnb, Vrbo, TurnKey, HomeAway etc.

6.0 IMPLEMENTATION

- 6.1** This Bylaw comes into effect upon the date of its third and final reading.

PART 4 – TRANSITIONAL

Bylaw C-8055-2020 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*.

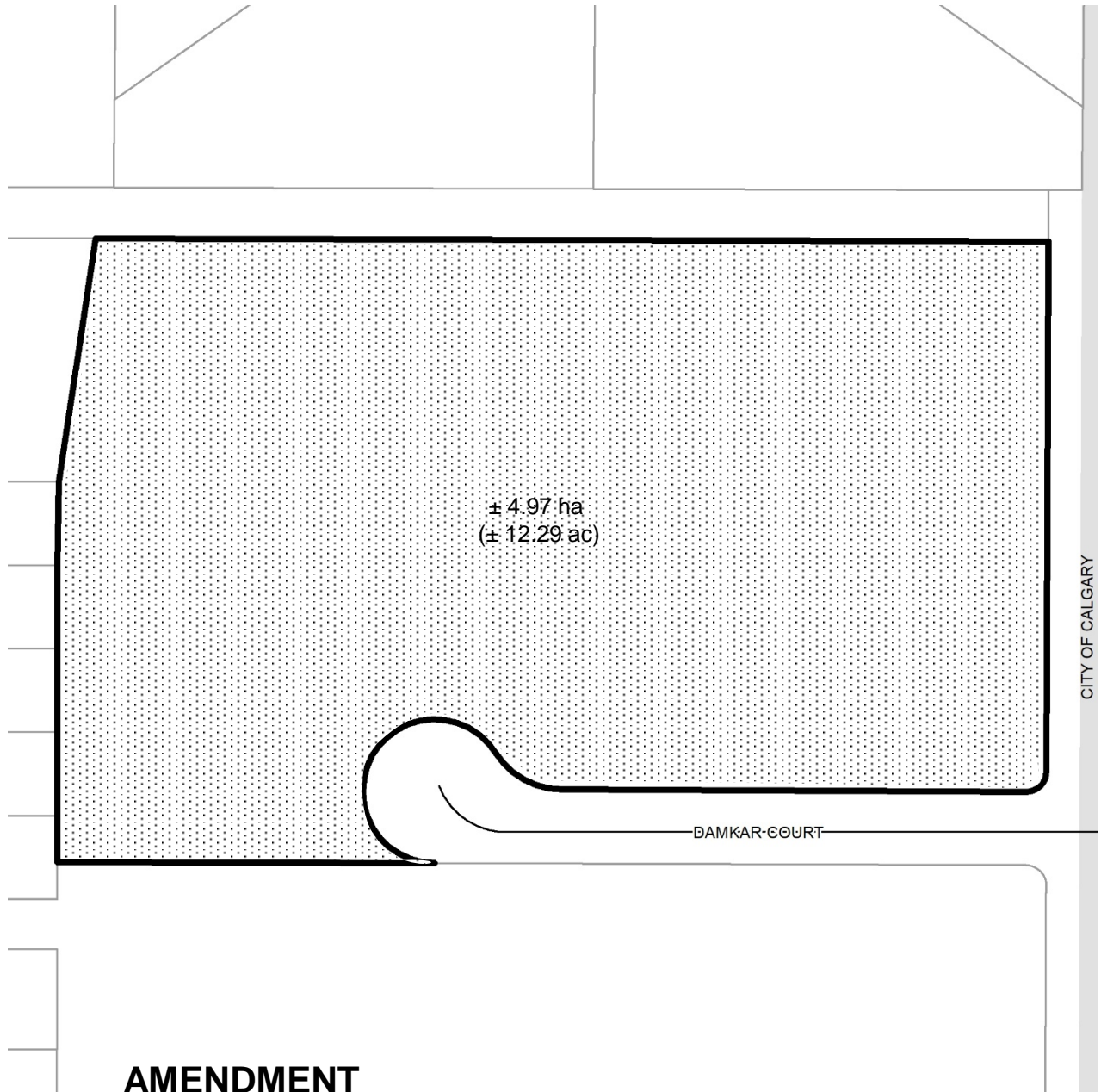
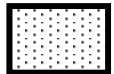
Division: 8
File: 05618459 - PL20200050

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

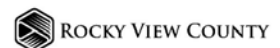
 Reeve

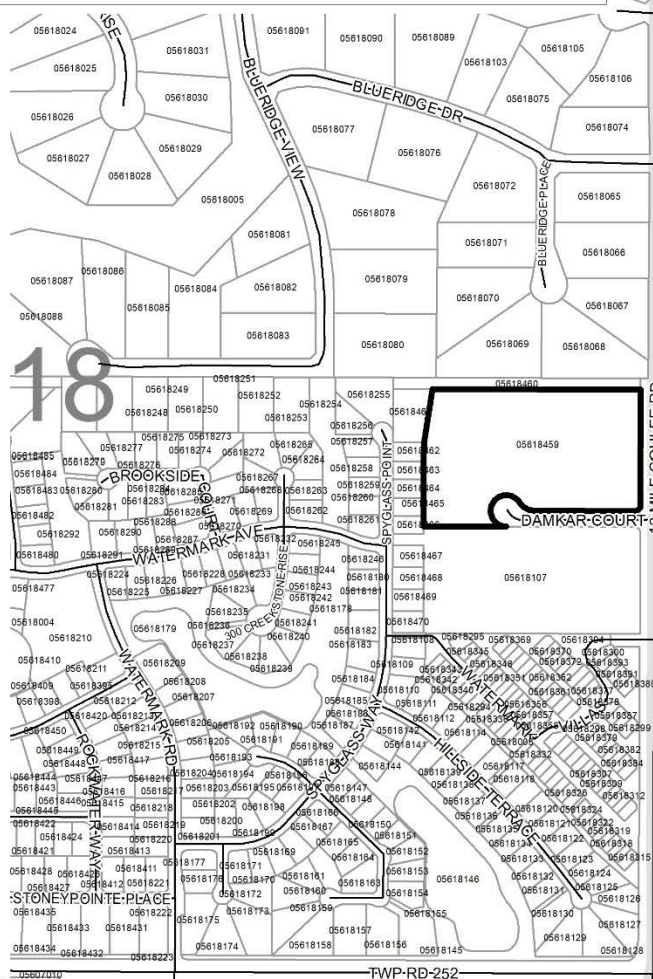
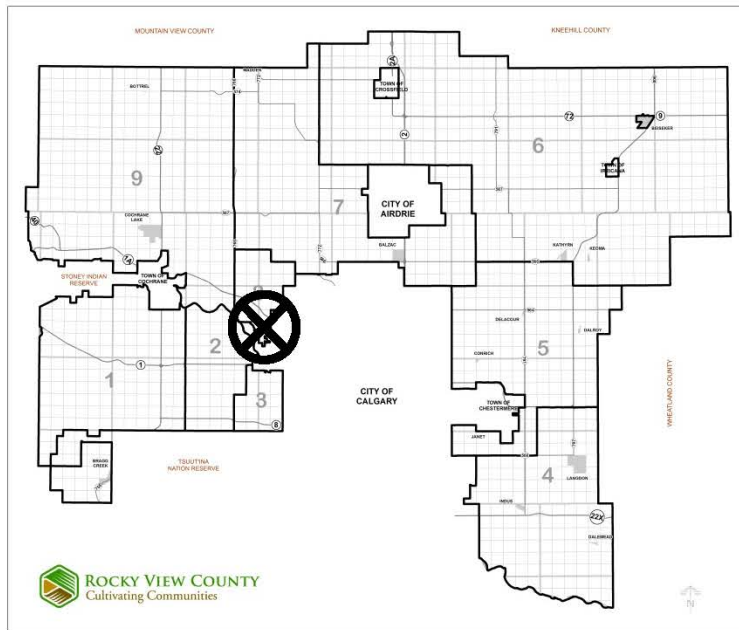
 CAO or Designate

 Date Bylaw Signed

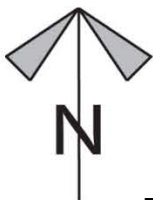
SCHEDULE "A"**BYLAW:** C-8055-2020**AMENDMENT****FROM** Residential Two District **TO** Direct Control District

Subject Land _____

LEGAL DESCRIPTION: Lot 4, Block 1, Plan 1712232
within SE-18-25-2-W5M**FILE:** 05618459 - PL20200050**DIVISION: 8**



LOCATION PLAN



SE-18-25-02-W05M

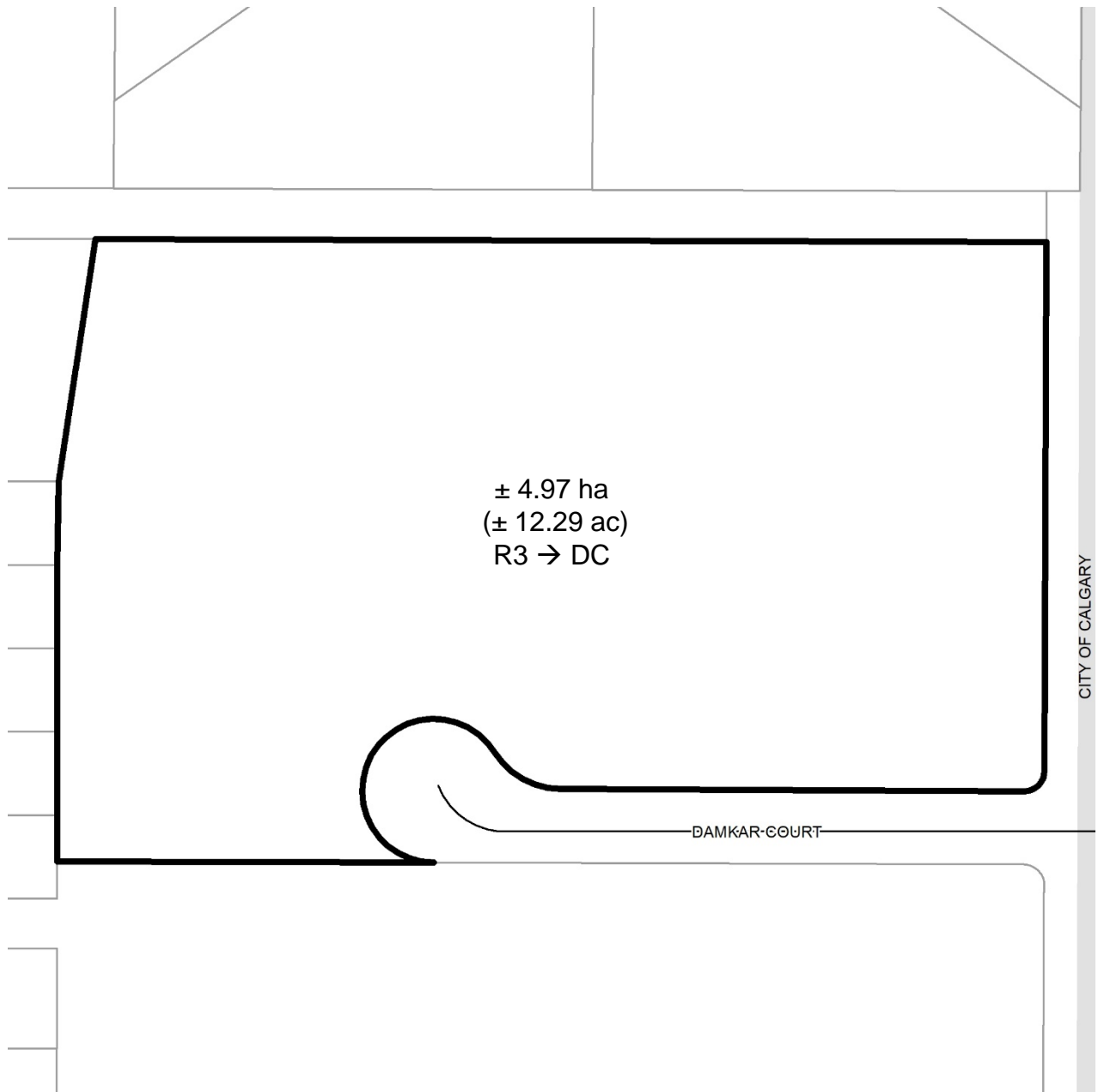
Lot:4 Block:1 Plan:1712232

Date: April 20, 2020

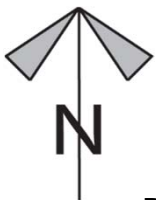
Division # 8

File: 05618459

Redesignation Proposal: To redesignate the subject lands from Residential Three District to Direct Control District, in order to allow the development of four multi-family dwelling buildings, up to 500 units total, including a senior's housing facility and private residential dwelling units.



DEVELOPMENT PROPOSAL



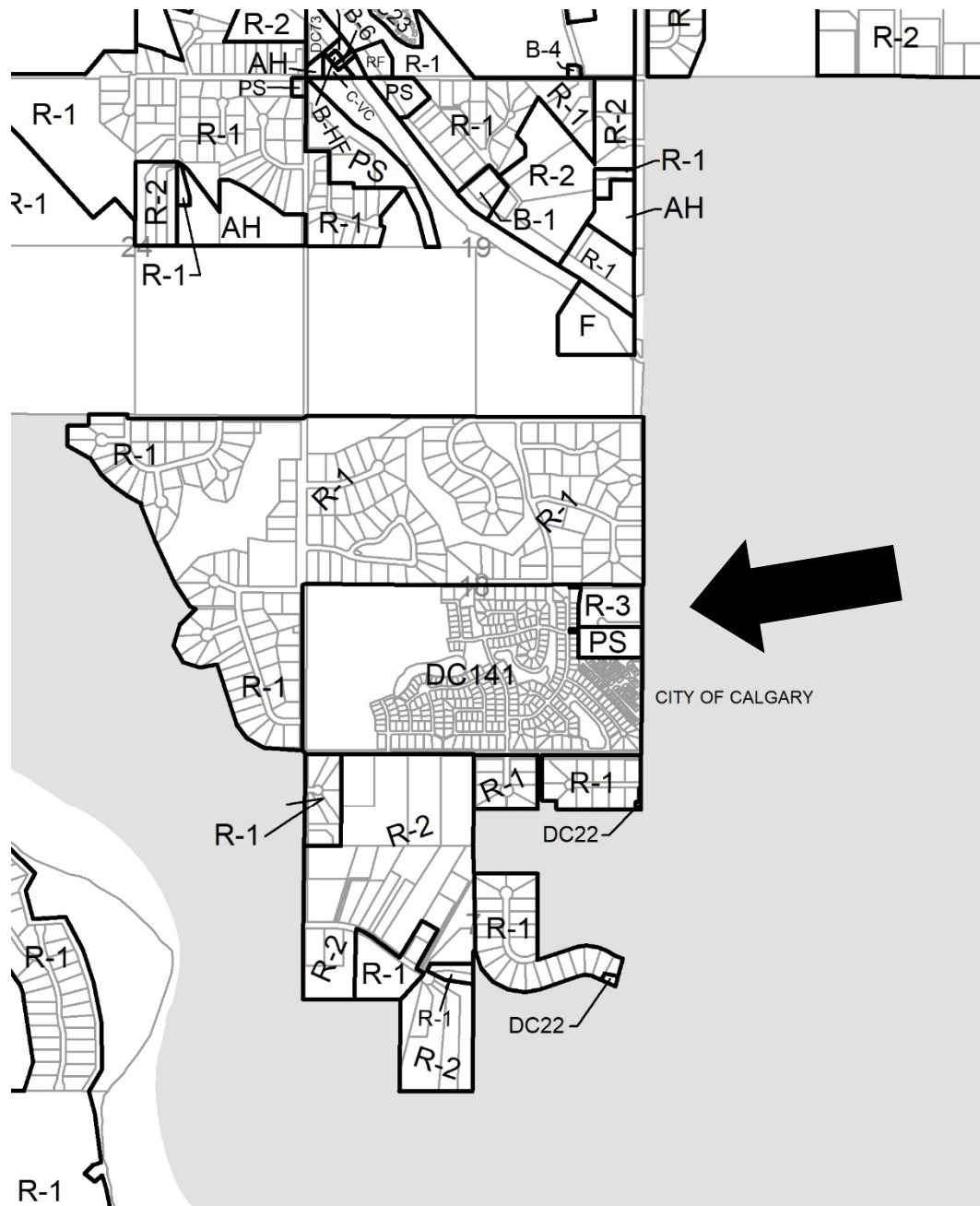
SE-18-25-02-W05M

Lot:4 Block:1 Plan:1712232

Date: April 20, 2020

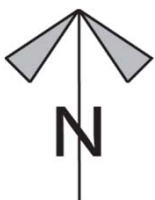
Division # 8

File: 05618459



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



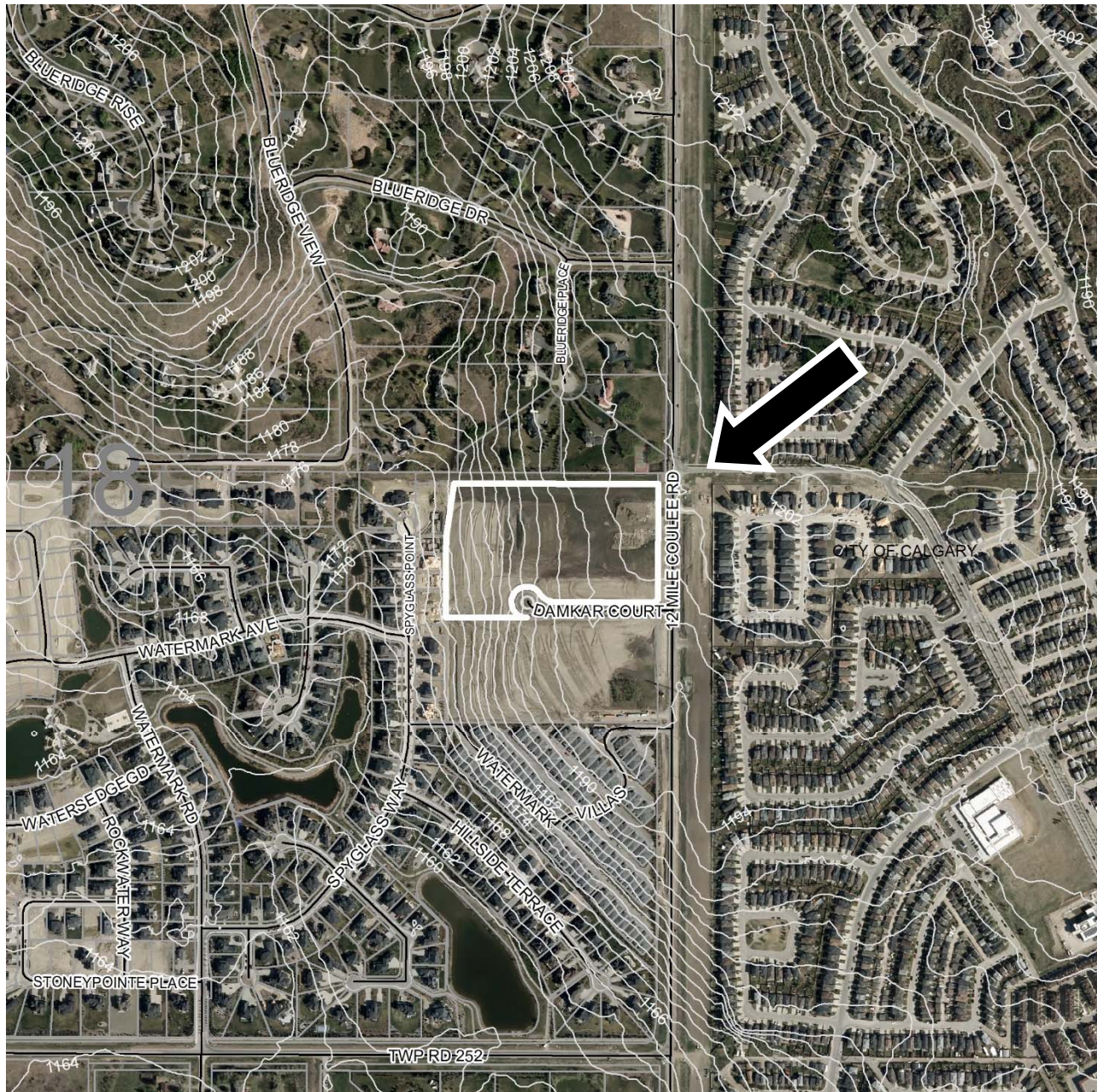
SE-18-25-02-W05M

Lot:4 Block:1 Plan:1712232

Date: April 20, 2020

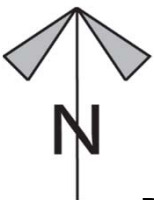
Division # 8

File: 05618459



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

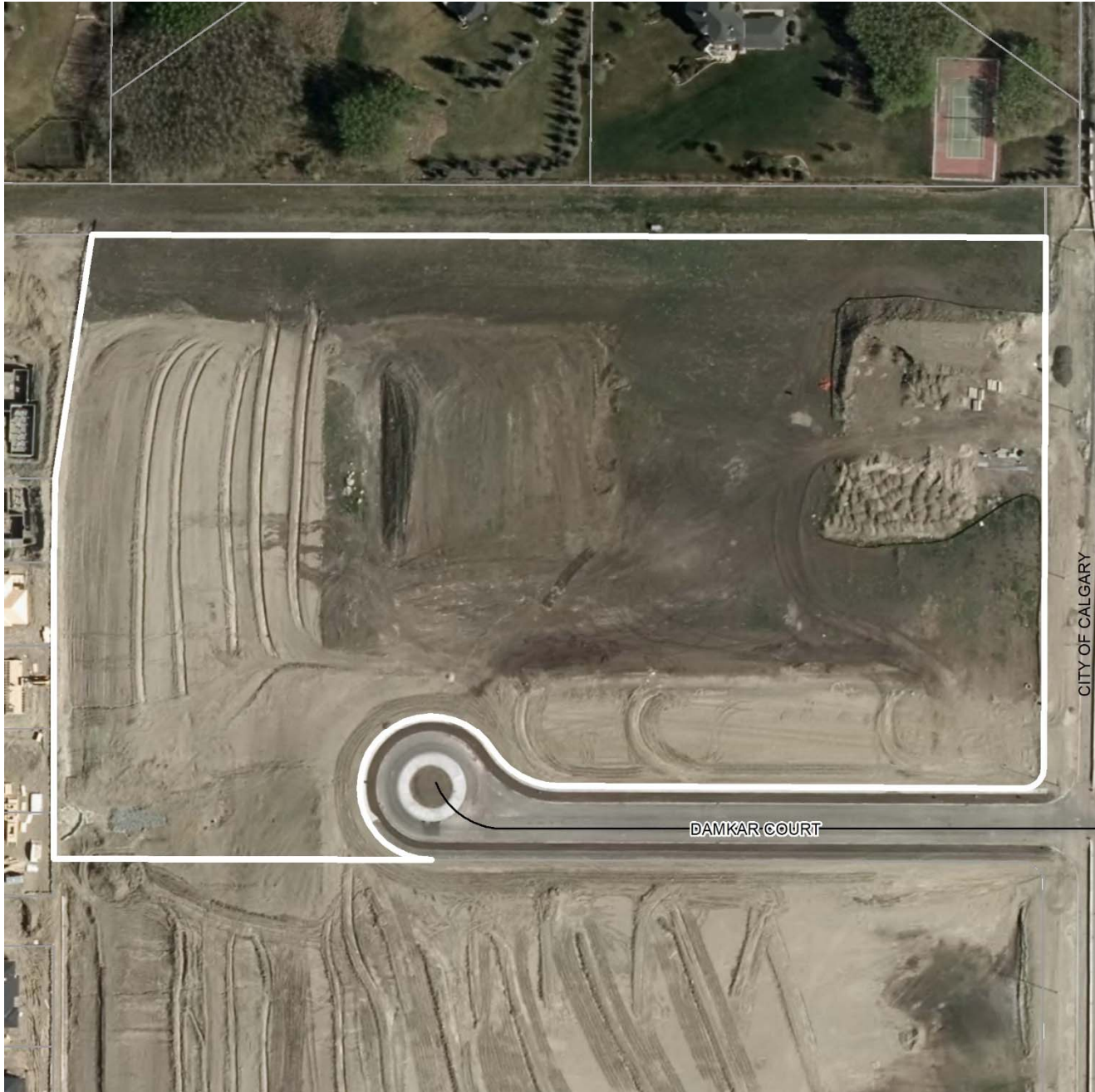


SE-18-25-02-W05M
Lot:4 Block:1 Plan:1712232

Date: April 20, 2020

Division # 8

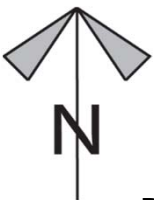
File: 05618459



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

AIR PHOTO

Spring 2018



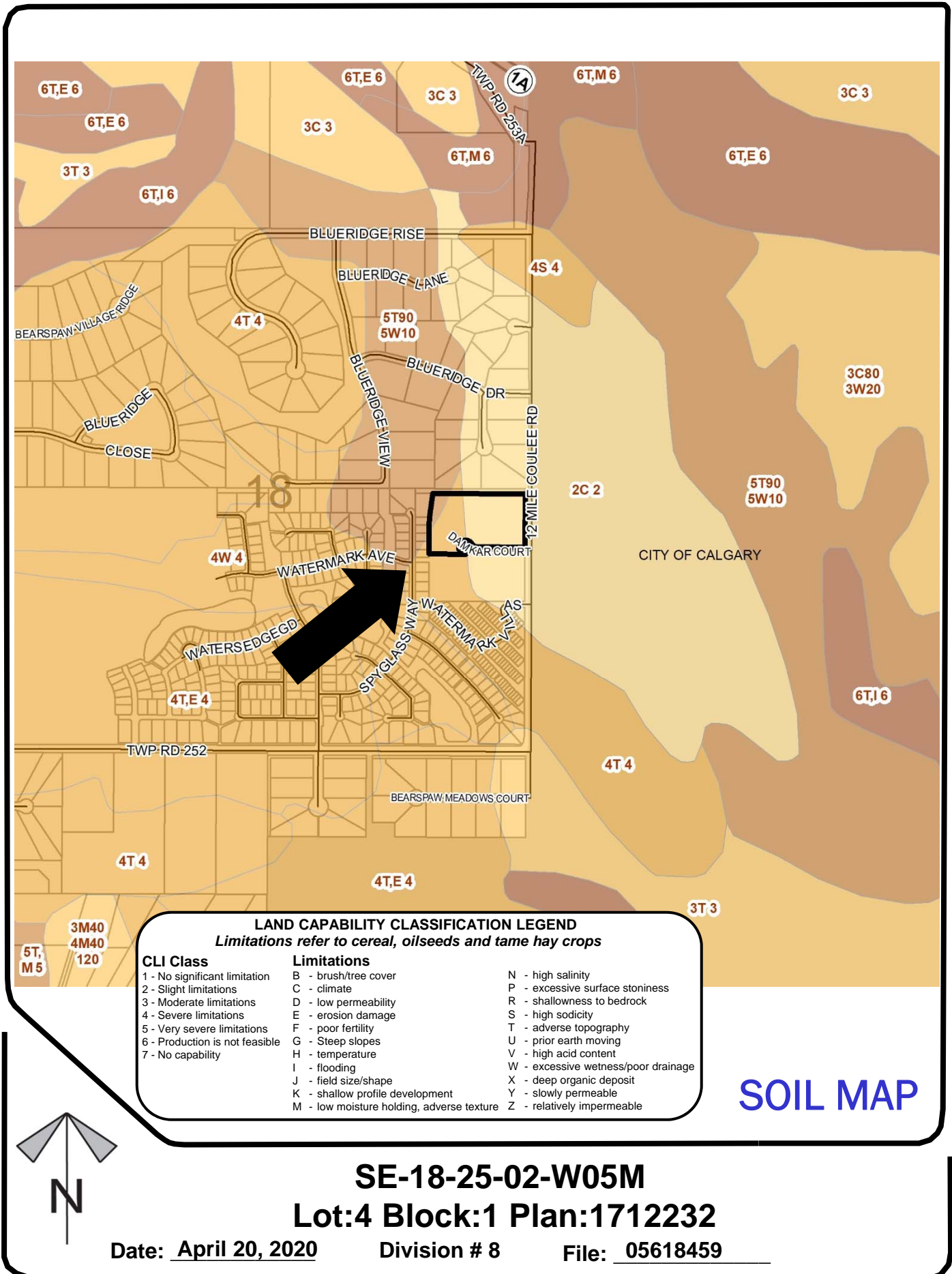
SE-18-25-02-W05M

Lot:4 Block:1 Plan:1712232

Date: April 20, 2020

Division # 8

File: 05618459





File: 05618459



File: 05618459



PLANNING AND DEVELOPMENT SERVICES

TO: Council
DATE: July 14, 2020
FILE: 06606046
SUBJECT: First Reading Bylaw - Residential Redesignation

DIVISION: 8
APPLICATION: PL20200059

PURPOSE: To redesignate the subject lands from Residential Two District (R-2) to Residential One District (R-1), in order to facilitate creation of a 2.2 acre parcel (Lot 1) and 2.2 acre remainder (Lot 2).

GENERAL LOCATION: Located approximately 1.6 km northwest of the city of Calgary; located at the northwest corner of Burma Road and Range Road 25.

APPLICANT: Lindsey Scharf

OWNER: Ilse Scharf

POLICY DIRECTION: The Bearspaw Area Structure Plan, Rocky View/Calgary Intermunicipal Development Plan, and any other applicable policies.

COUNCIL OPTIONS:

Option #1: THAT Bylaw C-8060-2020 be given first reading.
Option #2: THAT application PL20200059 be denied.

APPLICATION REQUIREMENTS:

This application requires standard technical requirements under policy.

Respectfully submitted,

"Theresa Cochran"

Executive Director
Community and Development Services

Concurrence,

"Al Hoggan"

Chief Administrative Officer

ON/lt

APPENDICES:

APPENDIX 'A': Bylaw C-8060-2020 & Schedule A
APPENDIX 'B': Map Set

Administration Resources

Oksana Newmen, Planning and Development Services Department



BYLAW C-8060-2020

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-8060-2020.

PART 2 – DEFINITIONS

Words in this Bylaw have the same meaning as those set out in the *Municipal Government Act* except for the definitions provided below:

- (1) **“Council”** means the duly elected Council of Rocky View County;
- (2) **“Municipal Government Act”** means the *Municipal Government Act*, RSA 2000, c M-26, as amended or replaced from time to time; and
- (3) **“Rocky View County”** means Rocky View County as a municipal corporation and the geographical area within its jurisdictional boundaries, as the context requires.

PART 3 – EFFECT OF BYLAW

THAT Part 5, Land Use Map No. 66-SW of Bylaw C-4841-97 be amended by redesignating a portion of SE-6-26-2-W5M from Residential Two District to Residential One District as shown on the attached Schedule 'A' forming part of this Bylaw.

THAT A portion of SE-6-26-2-W5M is hereby redesignated to Residential One District as shown on the attached Schedule 'A' forming part of this Bylaw.

PART 4 – TRANSITIONAL

Bylaw C-8060-2020 is passed and comes into full force and effect when it receives third reading and is signed in accordance with the *Municipal Government Act*.

Division: 6

File: 06606046 – PL20200059

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

PUBLIC HEARING WAS HELD IN COUNCIL this day of , 2020

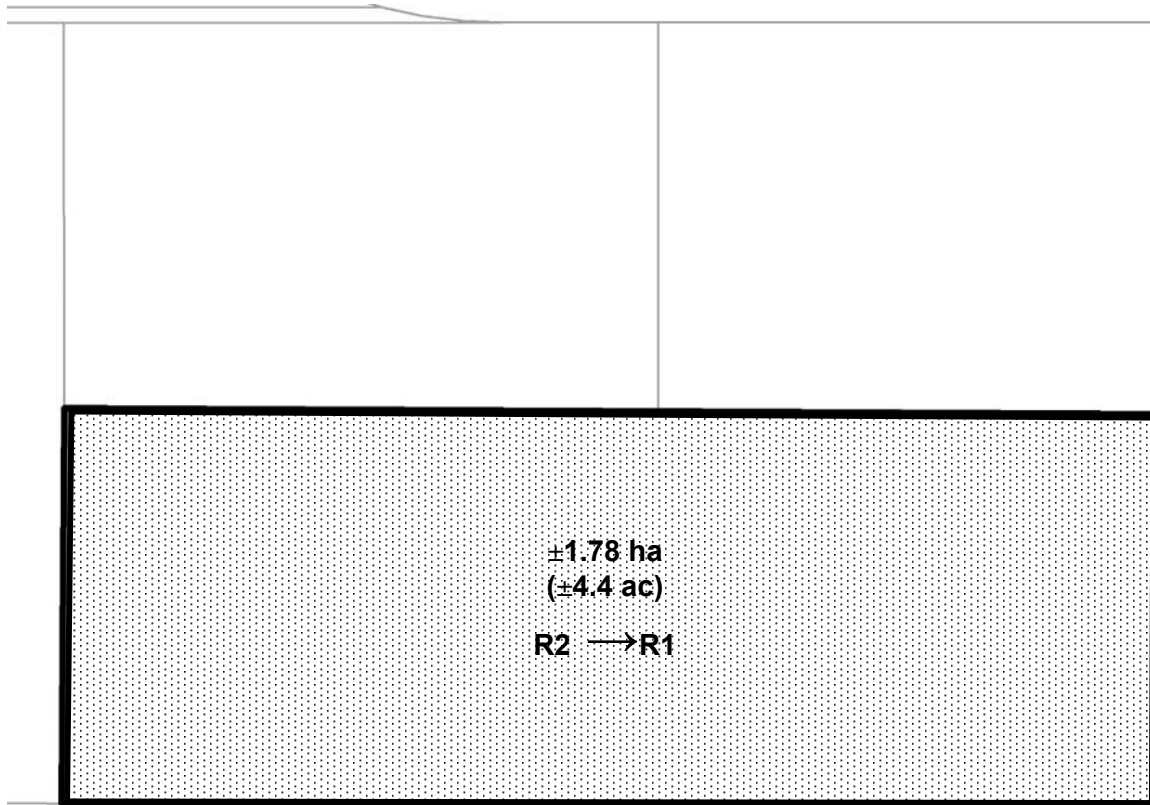
READ A SECOND TIME IN COUNCIL this _____ day of _____, 2020

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

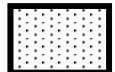
Reeve

CAO or Designate

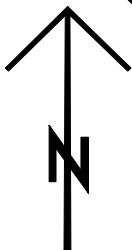
Date Bylaw Signed

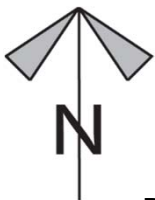
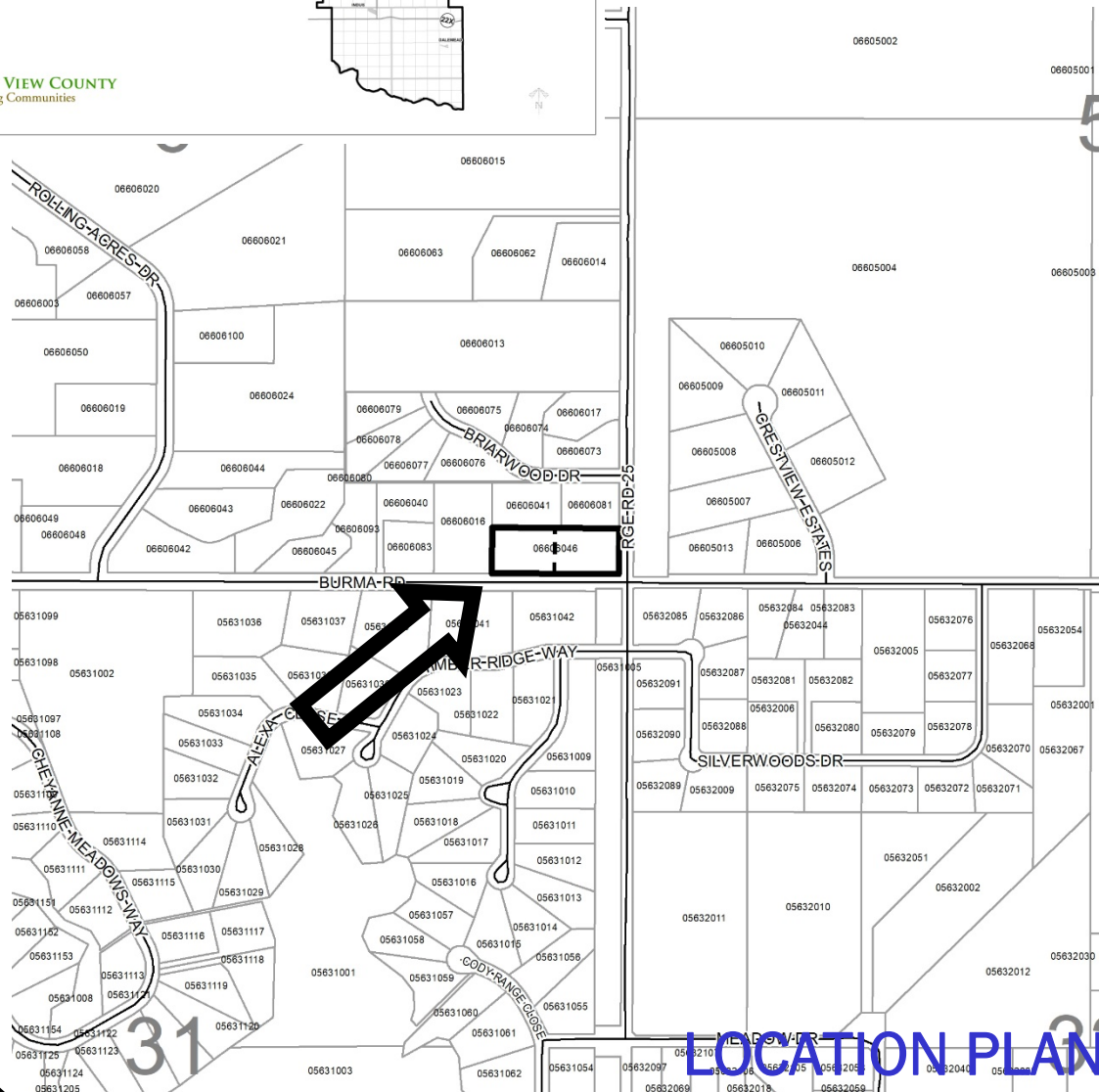
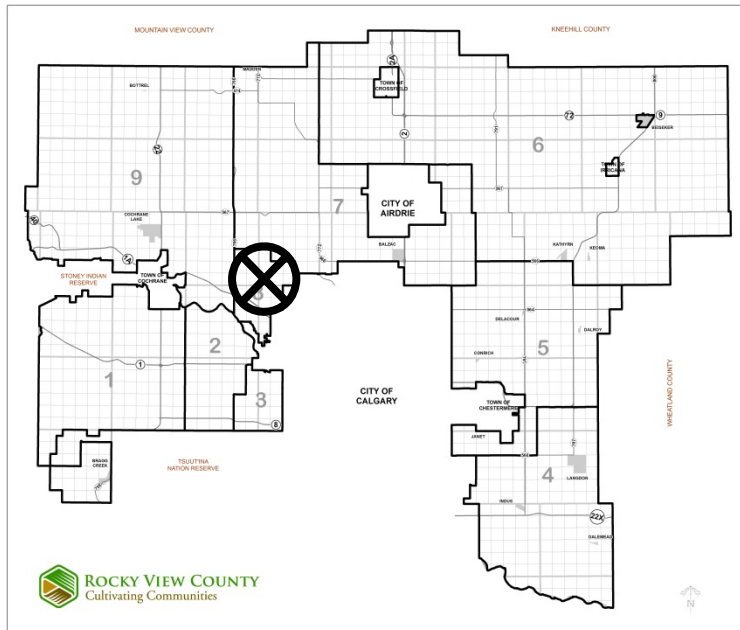
SCHEDULE "A"**BYLAW:** C-8060-2020

BURMA RD

AMENDMENT**FROM** Residential Two District **TO** Residential One District

Subject Land _____

LEGAL DESCRIPTION: SE-6-26-2-W5M**FILE:** 06606046 - PL20200059**DIVISION: 8**



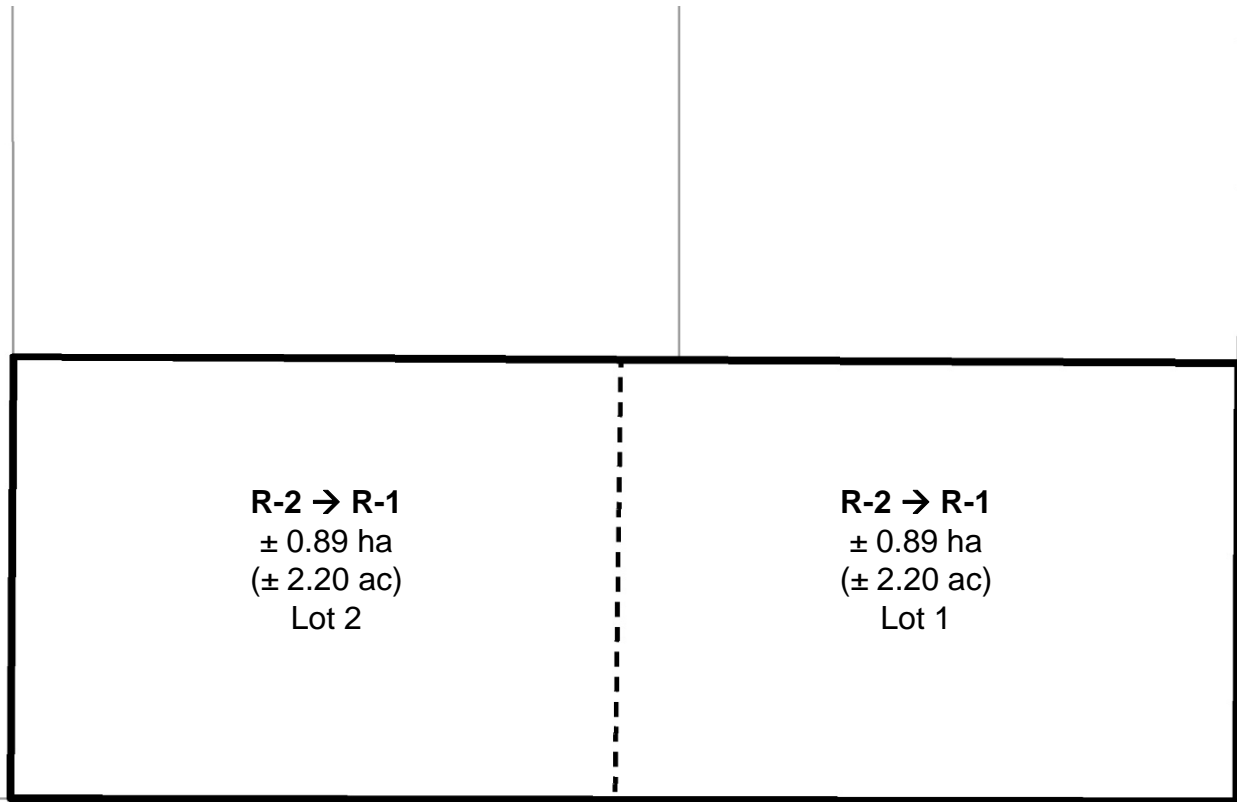
SE-06-26-02-W05M
Lot:9 Block:8 Plan:8711106

Date: May 13, 2020

Division # 8

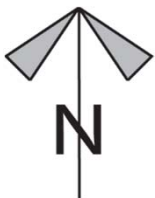
File: 06606046

Development Proposal: To redesignate the subject lands from Residential Two District to Residential One District to facilitate the creation of a 0.89 hectare (2.2 acre) parcel (Lot 1) and 0.89 hectare (2.2 acre) remainder (Lot 2).



BURMA-RD

DEVELOPMENT PROPOSAL

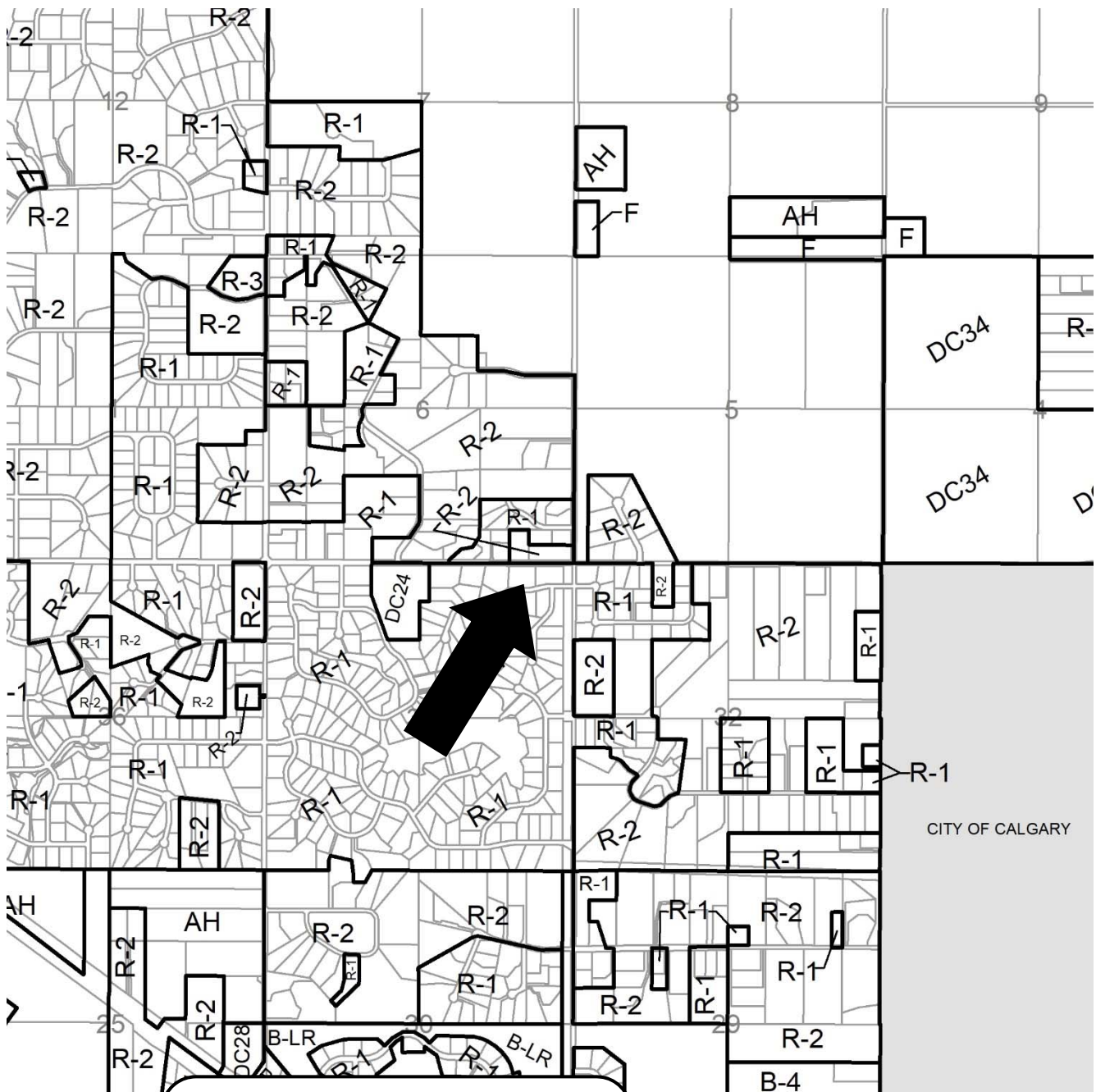


SE-06-26-02-W05M
Lot:9 Block:8 Plan:8711106

Date: May 13, 2020

Division # 8

File: 06606046



Ranch and Farm	B-1	Highway Business
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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

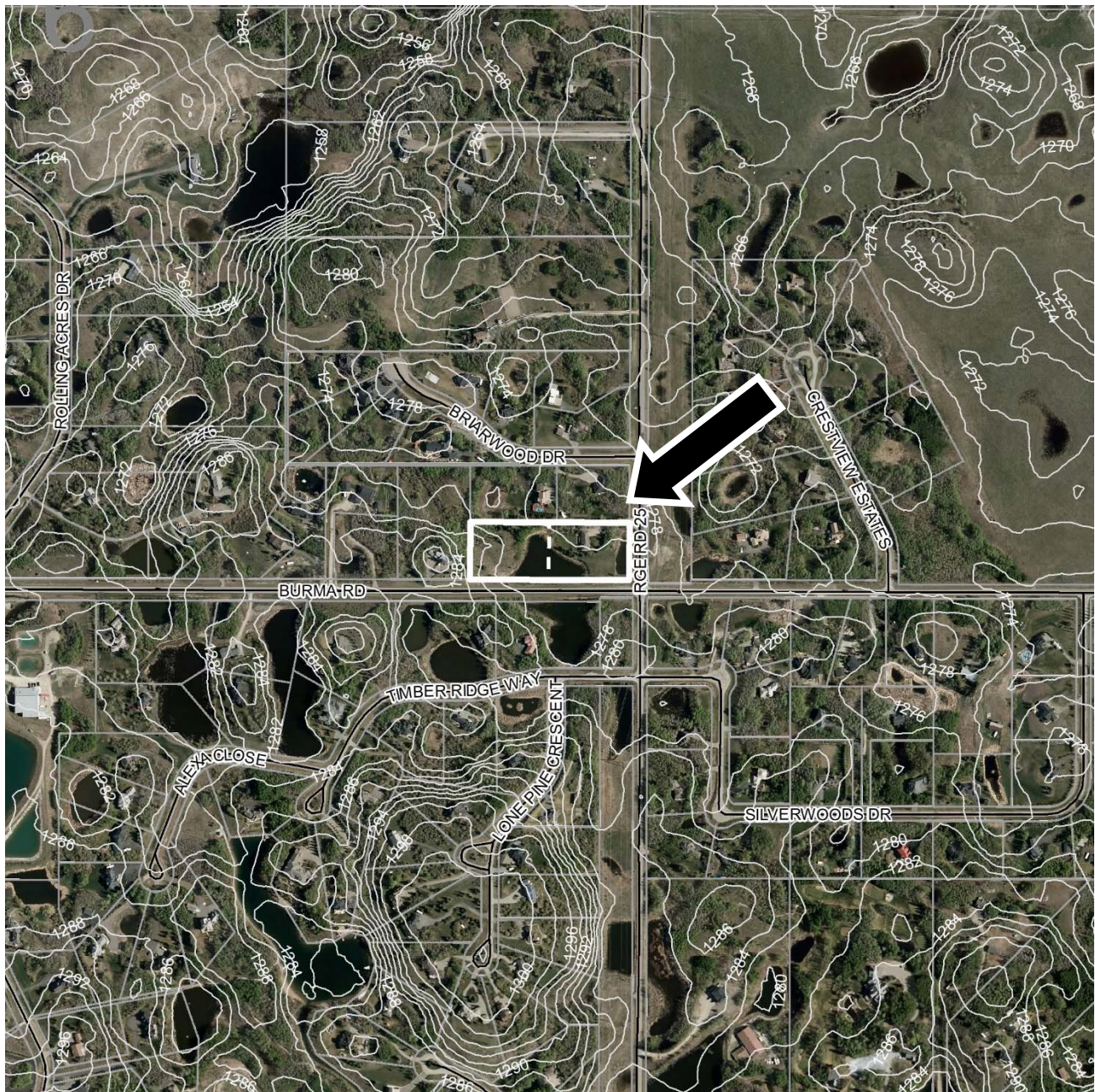
SE-06-26-02-W05M

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Date: May 13, 2020

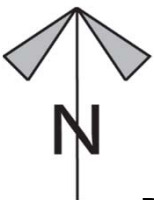
Division # 8

File: 06606046



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

TOPOGRAPHY
Contour Interval 2 M



SE-06-26-02-W05M
Lot:9 Block:8 Plan:8711106

Date: May 13, 2020

Division # 8

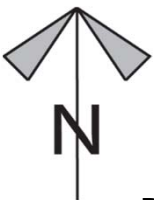
File: 06606046



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

AIR PHOTO

Spring 2018

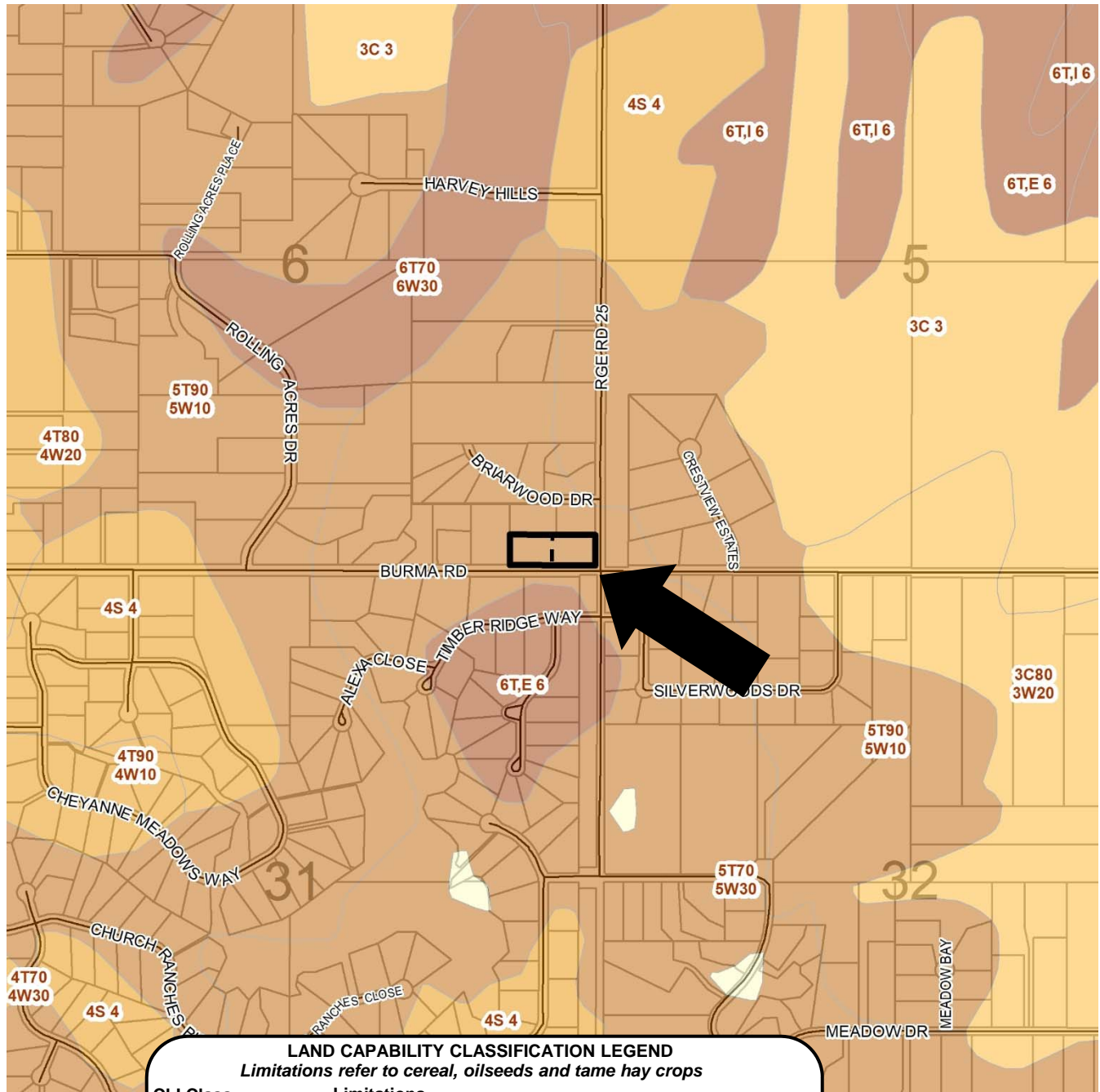


SE-06-26-02-W05M
Lot:9 Block:8 Plan:8711106

Date: May 13, 2020

Division # 8

File: 06606046



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

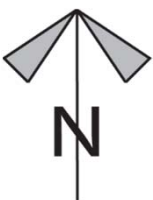
CLI Class

- 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

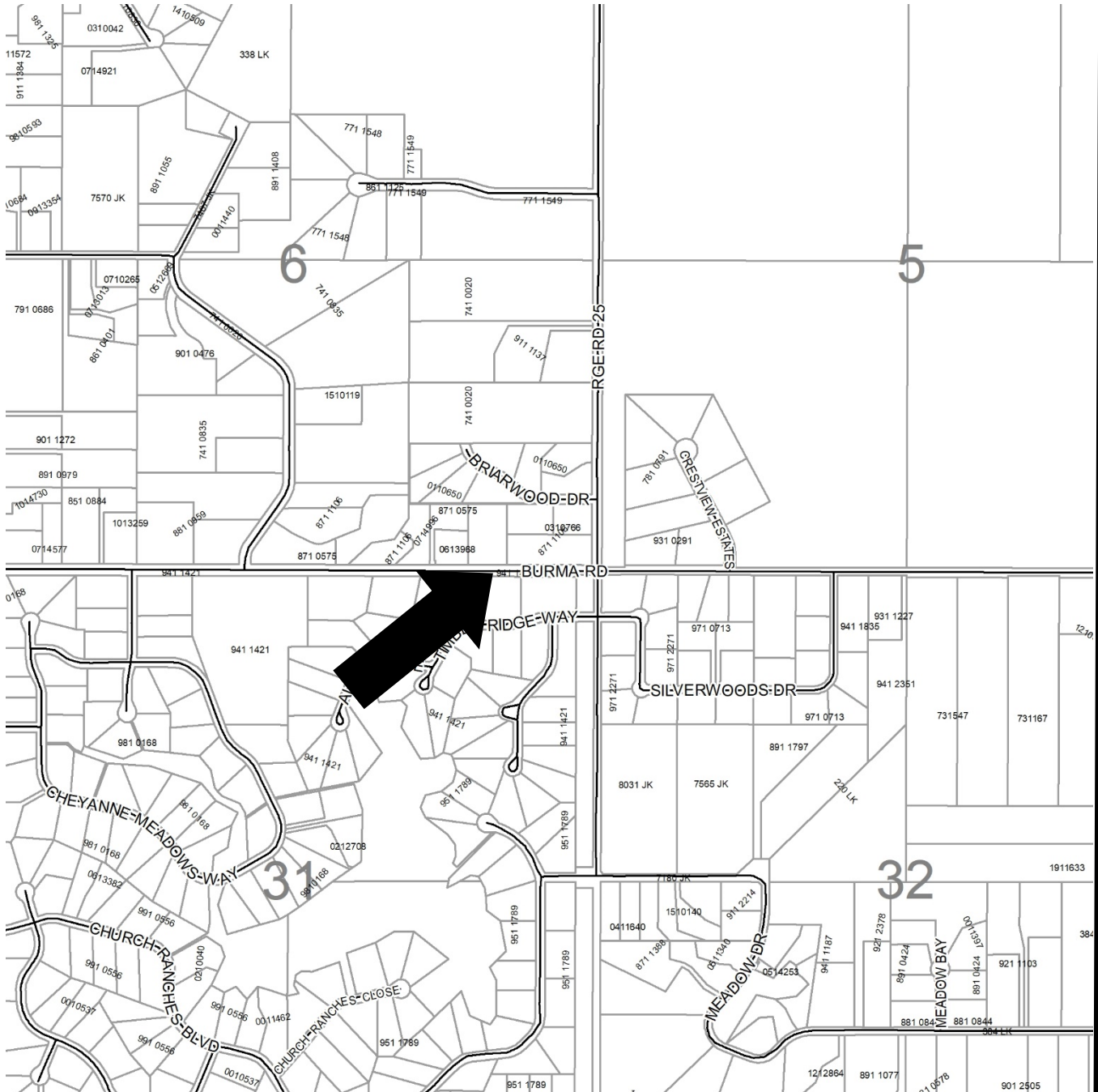


SE-06-26-02-W05M
Lot:9 Block:8 Plan:8711106

Date: May 13, 2020

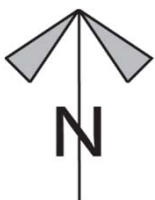
Division # 8

File: 06606046

**Legend – Plan numbers**

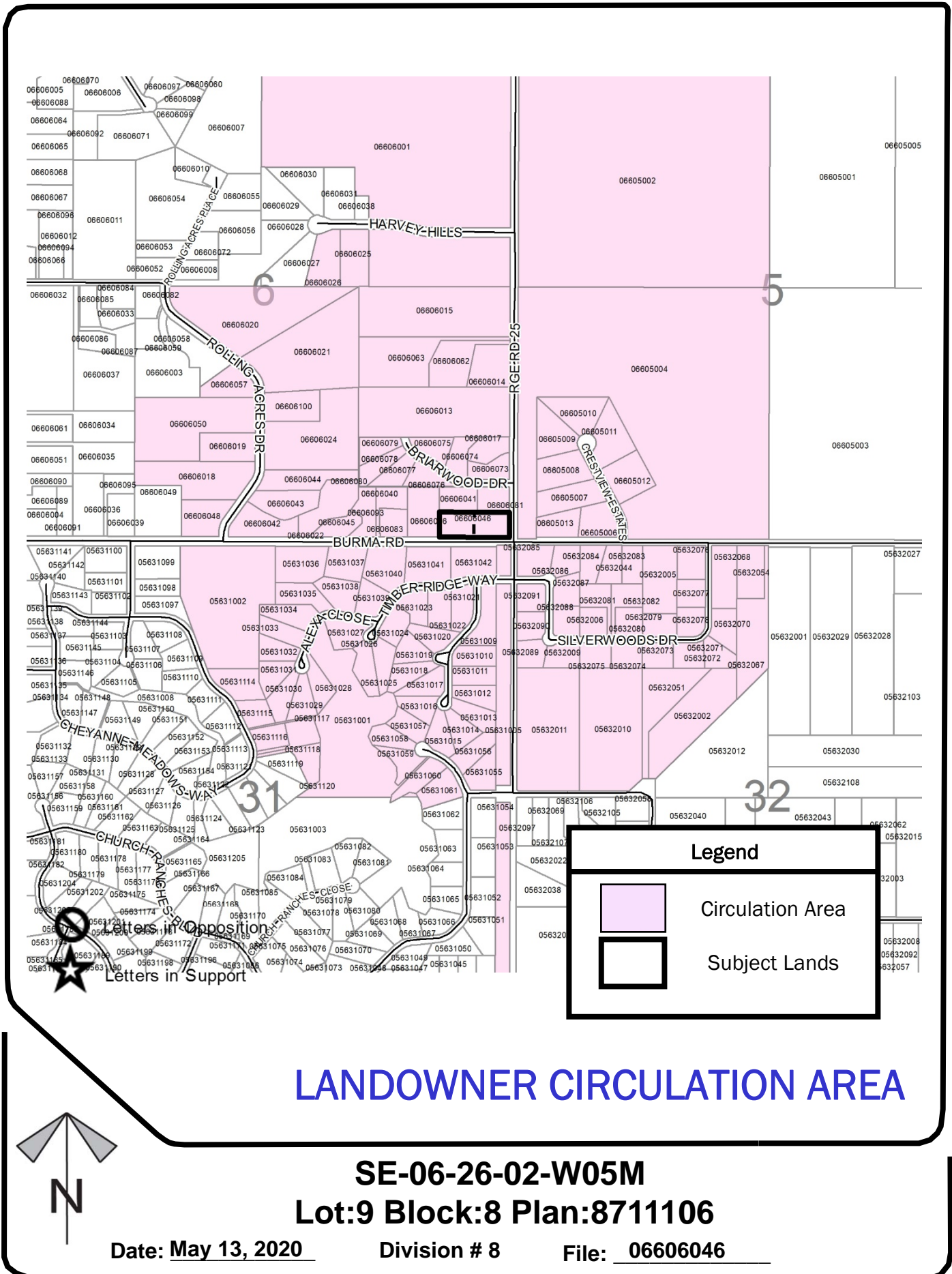
- First two numbers of the Plan Number indicate the year of subdivision registration.
- Plan numbers that include letters were registered before 1973 and do not reference a year

HISTORIC SUBDIVISION MAP



SE-06-26-02-W05M
Lot:9 Block:8 Plan:8711106

Date: May 13, 2020Division # 8File: 06606046



Division	Status	Topic	Description	Date Raised Scheduled	Target Completion Date	Responsible Area
All	Active	Explore Offering Payment of Property Taxes through Credit Cards	<p>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.</p> <p>Administration was further directed at the June 9, 2020 Council meeting to bring an update back to Council by the end of October, 2020.</p>	28-Apr-20	27-Oct-20	Financial Services
All	Active	Specialized Municipality Status	<p>Administration was directed at the March 26, 2019 Council meeting to proceed with an analysis of the benefits of specialized municipality status.</p> <p>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>.</p>	10-Dec-19	14-Jul-20	Intergovernmental Affairs
All	Active	Electoral Boundaries and Governance Review	<p>Administration was directed at the November 22, 2016 Council meeting to prepare a terms of reference for an electoral boundary review.</p> <p>Administration was further directed at the November 22, 2016 Council meeting to develop an electoral boundary review policy.</p> <p>Administration was further directed at the July 9, 2019 Council meeting to prepare a budget adjustment for an electoral boundary and governance review.</p> <p>Administration was further directed at the September 10, 2019 Council meeting to proceed with an RFP with limited public consultation.</p> <p>Council approved the project terms of reference at the January 28, 2020 Council meeting.</p>	26-Nov-19	31-Jul-20	Municipal Clerk's Office
	Active	Board and Committee Remuneration Policy Amendments	Administration was directed at the June 23, 2020 Council meeting to return with recommended amendments to Board and Committee Remuneration Policy C-221.	23-Jun-20	28-Jul-20	Municipal Clerk's Office
All	Active	Report/Options on a Potential Third Council Meeting	<p>Administration was directed at the March 10, 2020 Council meeting to prepare a proposal/options for a third Council meeting each month.</p> <p>Administration was directed at the June 23, 2020 Council meeting to bring a true cost analysis of evening and afternoon meetings for the October, 2020 organizational meeting.</p>	10-Mar-20	27-Oct-20	Municipal Clerk's Office

Division	Status	Topic	Description	Date Raised Scheduled	Target Completion Date	Responsible Area
All	Active	Enforcement of the Traffic Safety Act on Primary Highways	Administration was directed at the April 28, 2020 Council meeting to hold a workshop on the enforcement of the Highway Traffic Safety Act on primary highways.	28-Apr-20	Summer 2020	Municipal Enforcement
All	Active	Feasibility of Cemetery Services	Administration was directed at the November 4, 2019 Council meeting to look at the feasibility of Cemetery Services and investigate potential options for Council's consideration.	4-Nov-19	Fall 2020	Operational Services
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	Fall 2020	Operations Division
All	Active	Transportation Offsite Levy Bylaw Report on Special Levy Areas	Administration was directed at the June 9, 2020 Council meeting to bring a report back by the end of October, 2020 regarding "12.5% impact and change bylaw for provincial infrastructure on where funds could be allocated for best use."	9-Jun-20	27-Oct-20	Operations Division
4 and 5	Active	Joint Highway 1 Corridor Area Structure Plan	<p>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.</p> <p>This item was tabled until the May 12, 2020 Council meeting at the March 10, 2020 Council meeting.</p> <p>This item was further tabled until the end of September, 2020 at the May 26, 2020 Council meeting.</p>	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-Jul-20	Planning and Development Services

Division	Status	Topic	Description	Date Raised Scheduled	Target Completion Date	Responsible Area
All	Active	Conrich Area Structure Plan Amendments	Council tabled this item at the April 28, 2020 Council meeting so that Administration can look into buffer areas on TWP Rd 250 and 284.	28-Apr-20	28-Jul-20	Planning and Development Services
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

Division	Status	Topic	Description	Date Raised Scheduled	Target Completion Date	Responsible Area
All	Hold	Improved Protection of Agricultural Lands	Administration was directed at the July 25, 2017 Council meeting to review current soil importation practices and develop a more comprehensive development permit process, and bring recommendations back to Council.	25-Jul-17	Summer 2020	Planning and Development Services
All	Hold	Beekeeping in Rocky View County	Administration was directed at the December 5, 2017 PPC meeting to bring back a report to Council regarding beekeeping in the County and potential amendments to the Land Use Bylaw.	5-Dec-17	Summer 2020	Planning and Development Services
All	Hold	Recreation and Parks Foundation	Administration was directed at the September 24, 2019 Council meeting to explore the establishment of a Recreation and Parks Foundation to support the buildout and long-term maintenance of recreation and parks amenities and programs in Rocky View County. Administration was directed at the April 28, 2020 Council meeting to cease exploration of the Foundation and revisit its creation within six months of the approval of the Recreation and Parks Master Plan.	24-Sep-19	Spring 2021	Recreation, Parks and Community Support
9	Ongoing	Sale of the Cochrane Gravel Pit Lands	Administration was directed at the February 25, 2020 Council meeting to negotiate a purchase and sale agreement for the sale of the Cochrane Gravel Pit lands. At the June 9, 2020 Council meeting, Council declined a letter of intent received.	25-Feb-20	Ongoing	Legal and Land Administration
All	Ongoing	Sale of the Chestermere Regional Recreation Center	Administration was directed at the September 24, 2019 Council meeting to explore the sale of the land and remediation of the facility. Administration was further directed at the January 28, 2020 Council meeting to review the letter of intent presented by the City of Chestermere and prepare a report for Council's consideration. At the May 12, 2020 Council meeting, Council declined an offer from the City of Chestermere.	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