Council Meeting Agenda

July 28, 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. July 14, 2020 Council Meeting Page 7

2. July 21, 2020 Special Council Meeting Page 16

B FINANCIAL REPORTS
- None

C APPOINTMENTS/PUBLIC HEARINGS

NOTE: In accordance with the *Municipal Government Act and Public Notification Bylaw C-7860-2019,* the public hearings were advertised on June 30, 2020 and July 7, 2020 on the Rocky View County website.

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

1. Division 8 – File: PL20200010 (05724053) – Bylaw C-8037-2020 – Redesignation Item – Agricultural Holdings District to Residential Two District

Staff Report Page 22

2. Division 5 – File: PL20190131 (03332014/03332017) – Bylaw C-7977-2020 – Conceptual Scheme Item – Canna Park Conceptual Scheme

Staff Report Page 45

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

3. Division 1 – File: PL20190205 (04833007) – Bylaw C-8013-2020 – Redesignation Item – Ranch and Farm District to Ranch and Farm Two District

Staff Report Page 99

4. Division 5 – File: PL20190181 (05308013) – Bylaw C-8022-2020 – Redesignation Item – Ranch and Farm District to Ranch and Farm Two District

   Staff Report Page 117

5. Division 4 – File: PL20200053 (03323008) – Bylaw C-8050-2020 – Redesignation Item – Agricultural Holdings District to Live-Work District

   Staff Report Page 133

6. Division 5 – File: PL20200041 (05308015) – Bylaw C-8054-2020 – Redesignation Item – Residential Two District to Live-Work District

   Staff Report Page 150

7. Division 8 – File: PL20190139 (06713007, 06713071, 06713072) – Bylaw C-7954-2019 – Redesignation Item – Residential Two District to Residential One District

   Staff Report Page 168

D GENERAL BUSINESS

1. All Divisions – File: N/A – Request for Council Direction: Specialized Municipality Status

   Staff Report Page 204

2. All Divisions – File: N/A – Additional Named Insured Request

   Staff Report Page 209

3. Division 4 – File: 3330 – Budget Adjustment - Langdon Off Leash Dog Park

   Staff Report Page 217

4. All Divisions – File: 6036-100 – Family and Community Support Services Budget Adjustment Request

   Staff Report Page 223

5. All Divisions – File: 0194 – Local Improvement Tax Petitions for Water System Upgrades – Prince of Peace – Harbour, Manor, and School

Staff Report Page 225

6. All Divisions – File: 0194 – Local Improvement Tax Petition for Water System Upgrades – Prince of Peace - Village

Staff Report Page 230

7. Division 4 – File: 4055-660 – Glenmore Trail and Garden Road Intersection Improvement – Budget Adjustment

Staff Report Page 233

8. Division 1 – File: 1025-700 – Provincial Funding Amendment for Bragg Creek Flood Mitigation

Staff Report Page 238

9. Division 4 – File: N/A – Terms of Reference – Shepard Industrial Area Structure Plan

Staff Report Page 242

10. All Divisions – File: N/A – Customer Service Standards Policy C-108

Staff Report Page 256

11. All Divisions – File: N/A – Board and Committee Renumeration Policy C-221

Staff Report Page 264

E BYLAWS

1. All Divisions – File: N/A – Bylaw C-8071-2020 – Amendments to the *Procedure Bylaw*

Staff Report Page 294

2. All Divisions – File: 1015-565 – Bylaws C-8000-2020, C-7994-2020, C-7995-2020, C-7996-2020, and C-7997-2020 – 2nd Reading, and 3rd Reading – Rocky View County Land Use Bylaw

   Staff Report Page 331

3. Divisions 2 & 3 – File: 1015-550 – Bylaw C-8031-2020 – First Reading Bylaw – North Springbank Area Structure Plan

   Staff Report Page 607

4. Divisions 2 & 3 – File: 1015-550 – Bylaw C-8064-2020 – First Reading Bylaw – South Springbank Area Structure Plan

   Staff Report Page 743

5. Division 5 – File: 1012-370 – Bylaw C-8033-2020 – First Reading Bylaw – Conrich Area Structure Plan Amendments

   Staff Report Page 882

6. Division 5 – File: PL20180106 (04319010/9048/9071/9090/9091/9137/9112/9199) – Bylaw C-8039-2020 – First Reading Bylaw – Direct Control Bylaw Site Specific Amendments

   Staff Report Page 1041

7. Division 6 – File: PL20190030 (08105004) – Bylaw C-8066-2020 – First Reading Bylaw - Industrial Redesignation

   Staff Report Page 1060

8. Division 8 – File: PL20200069 (09502001) – Bylaw C-8069-2020 – First Reading Bylaw - Industrial and Residential Redesignation

   Staff Report Page 1072

9. All Divisions – File: N/A – Bylaw C-8063-2020 – 2020 Master Rates Bylaw – Amendments

   Staff Report Page 1084

F UNFINISHED BUSINESS
- None

G COUNCILLOR REPORTS
- None

H MANAGEMENT REPORTS

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

List Page 1097

I NOTICES OF MOTION

1. Division 7 – File: N/A – Councillor Henn and Deputy Reeve Schule – Amendments to the Balzac East Area Structure Plan

Staff Report Page 1103

J PUBLIC PRESENTATIONS
- None

K CLOSED SESSION

1. RVC2020-24

THAT Council move into closed session to consider the confidential item "Legal Matter Discussion" pursuant to the following sections of the *Freedom of Information and Protection of Privacy Act:*

Section 24 – Advice from officials
Section 27 – Privileged information

2. RVC2020-26

THAT Council move into closed session to consider the confidential item "Policing Cost Commitments & Contract Correction" pursuant to the following sections of the *Freedom of Information and Protection of Privacy Act:*

Section 21 – Disclosure harmful to intergovernmental relations
Section 24 – Advice from officials

3. RVC2020-27

THAT Council move into closed session to consider the confidential item "Blazer Estates – Watermark Water System" pursuant to the following sections of the *Freedom of Information and Protection of Privacy Act:*

Section 16 – Disclosure harmful to business interests of a third party
Section 24 – Advice from officials
Section 25 – Dislosure harmful to the economic or other interests of a public body

ADJOURN THE MEETING

ROCKY VIEW COUNTY
COUNCIL MEETING MINUTES
July 14, 2020

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 July 14, 2020 commencing at 9:00 a.m.

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

Also Present:
A. Hoggan, Chief Administrative Officer
K. Robinson, Executive Director, Corporate Services
B. Riemann, Executive Director, Operations
G. Kaiser, Executive Director, Community and Business
T. Cochran, Executive Director, Community Development Services
C. Satink, Municipal Clerk, Municipal Clerk's Office
D. Kalinchuk, Manager, Economic 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
A. Pare, Lead Cemetery Sales/Admin, Operational Services
N. Mirza, Municipal Engineer, Planning and Development Services
S. Altena, Road Operations Technologist, Transportation Services
J. Anderson, Senior Planner, Planning and Development Services
S. Khouri, Planner, Planning and Develoment Services
C. Lombardo, Planner, Planning and Development Services
J. Targett, Development Officer, Planning and Development Services
S. Vishwakarma, Development Officer, Planning and Development Services

Call to Order

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

2020-07-14-01
Updates/Acceptance of Agenda

MOVED by Councillor McKylor that the July 14, 2020 Council meeting agenda be amended as follows:

- Add Emergent item D-7 Council Direction – Subdivision Application Conditions

Carried

MOVED by Councillor McKylor that the July 14, 2020 Council meeting agenda be approved as amended.

Carried

2020-07-14-02
Approval of Minutes

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

MOVED by Councillor Henn that the June 25, 2020 special Council meeting minutes be approved as presented.
Carried

2020-07-14-14 (E-2)
Division 5 – Bylaw C-7957-2019 – Conceptual Scheme Amendment – South Conrich Conceptual Scheme – Revisions and Appendix to South Conrich Conceptual Scheme
File: PL20190153 (04329003)

2020-07-14-15 (E-3)
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)

Councillor Kamachi left the meeting at 9:02 a.m.

MOVED by Councillor Gautreau that Bylaw C-7957-2019 be given second reading.
Carried
Absent: Councillor Kamachi

MOVED by Councillor Gautreau that Bylaw C-7957-2019 be given third and final reading.
Carried
Absent: Councillor Kamachi

MOVED by Councillor Gautreau that Bylaw C-7959-2019 be given second reading.
Carried
Absent: Councillor Kamachi

MOVED by Councillor Gautreau that Bylaw C-7959-2019 be given third and final reading.
Carried
Absent: Councillor Kamachi

Councillor Kamachi returned to the meeting at 9:16 a.m.

2020-07-14-03 (J-1)
All Divisions – Calgary Economic Development – Film and Television Industry: 2020 And Beyond
File: N/A

Presenter: Luke Azevedo, Calgary Economic Development

MOVED by Deputy Reeve Schule that the Film and Television Industry: 2020 And Beyond presentation by Calgary Economic Development be received as information.
Carried

The Chair called for a recess at 9:53 a.m. and called the meeting back to order at 10:03 a.m. with all previously mentioned present.

2020-07-14-04 (C-1)
All Divisions – Bylaw C-8048-2020 – Amendments to the Land Use Bylaw (Bylaw C-4841-97)
File: 1013-825

MOVED by Councillor McKylor that the public hearing for item C-1 be opened at 10:03 a.m.

Carried

Person(s) who presented: Sandra Khouri, Planner, Planning and Development Services

Person(s) who spoke in favour: None

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

Person(s) who spoke in rebuttal: None

MOVED by Deputy Reeve Schule that the public hearing for item C-1 be closed at 10:25 a.m.

Carried

MOVED by Councillor Gautreau that section 13.1 in Schedule 'A' of Bylaw C-8048-2020 be amended as follows:

> "All decisions on Development Permit applications shall be given in writing to the applicant the same day the decision is ~~made~~ written"

Carried

MOVED by Councillor Gautreau that Bylaw C-8048-2020 be given second reading as amended.

Carried

MOVED by Councillor Gautreau that Bylaw C-8048-2020 be given third and final reading as amended.

Carried

2020-07-14-05 (C-2)
Division 7 – Bylaw C-8042-2020 – Business Development – From PS to I-IA and from I-IA to PS – Balzac East High Plains Industrial Park
File: PL20200038 (06401017/06412003)

MOVED by Councillor Henn that the public hearing for item C-2 be opened at 10:29 a.m.

Carried

Person(s) who presented: Elvin Karpovich, IBI Group (Applicant)

Person(s) who spoke in favour: None

Person(s) who spoke in opposition: None

Person(s) who spoke in rebuttal: None

MOVED by Councillor Henn that the public hearing for item C-2 be closed at 10:37 a.m.

Carried

MOVED by Councillor Henn that Bylaw C-8042-2020 be given second reading.

Carried

MOVED by Councillor Henn that Bylaw C-8042-2020 be given third and final reading.

Carried

2020-07-14-07 (D-1)
All Divisions – MPC Recommendation to Amend Land Use Bylaw C-4841-97
File: N/A

MOVED by Councillor Hanson that this report be received as information.

Carried

2020-07-14-08 (D-2)
Division 5 – Council Direction – Development Permit Conditions
File: PRDP20193547 (03330027)

MOVED by Councillor Gautreau that the Stormwater Offsite Levy be deferred for Development Permit PRDP20193547 until Phase 2.

Defeated

2020-07-14-09 (D-3)
Division 6 – Development Permit Renewal
File: PRDP20184012 (08201001)

Reeve Boehlke vacated the Chair as the renewal of Development Permit PRDP20180142 was located in Division 6 and he wished to participate in the discussion and voting on the item. Deputy Reeve Schule assumed the Chair.

MOVED by Reeve Boelhke that Development Permit No. PRD20184012 be approved with the conditions noted in Attachment A.

Carried

Deputy Reeve Schule vacated the Chair and Reeve Boehlke reassumed the Chair.

2020-07-14-10 (D-4)
Divisions 4 & 5 – Terms of Reference – East Highway 1 Area Structure Plan
File: N/A

The Chair called for a recess at 11:01 a.m. and called the meeting back to order at 11:12 a.m. with all previously mentioned present.

MOVED by Councillor Gautreau 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'.

Carried

2020-07-14-12 (D-6)
Division 1 – Bragg Creek Satellite Library Project
File: N/A

MOVED by Councillor Kamachi that the Bragg Creek Satellite Library Proposal be approved.

Carried

MOVED by Councillor Kamachi that the budget adjustment of $90,000 plus GST from the Library Reserve Fund be approved as per Appendix 'A'.

Carried

MOVED by Councillor Kamachi 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.

Carried

2020-07-14-22 (D-7)
Division 7 – Council Direction – Subdivision Application Conditions
File: PL20150130 (06726009)

MOVED by Councillor Henn that the applicant be allowed to speak on this item.

Carried

Robert Fonnyadt proceeded to address Council on the request for a deferral on the Transportation Offsite Levy condition in Municipal Government Board Order 001/17.

Deputy Reeve Schule declared a pecuniary interest and abstained from further discussion and voting on the item. Deputy Reeve Schule proceeded to leave the meeting at 11:48 a.m.

The Chair called for a recess at 11:53 a.m. and called the meeting back to order at 12:13 p.m. with all previously mentioned present with the the exception of Deputy Reeve Schule.

MOVED by Councillor Henn that Administration be directed to request that the Municipal Government Board vary its decision by deferring the Transportation Offsite Levy [Condition 13] as per the owner's request under Municipal Government Board Order 001/17.

Carried
Abstained: Deputy Reeve Schule

The Chair called for a recess at 12:15 p.m.

Deputy Reeve Schule returned to the meeting at 12:15 p.m. during the recess.

The Chair called the meeting back to order at 1:30 p.m. with all previously mentioned members present.

2020-07-14-06 (C-3)
Division 2 – Bylaw C-8010-2020 – Redesignation Item – Commercial Redesignation
File: PL20190173 (04734003)

MOVED by Councillor McKylor that the public hearing for item C-3 be opened at 1:31 p.m.

Carried

Person(s) who presented: Ron Renauld, Rencor Developments Inc.
Ken Venner, B&A Planning (Applicant)
David Baker, Aplin Martin

Person(s) who spoke in favour: George Mylonas
Ian Galbraith
Jessica Eren
Christopher Berry
Art Price
John Fitzsimmons
Bob Williams, on behalf of Calaway Park
Allen Clayton
Birol Fisecki, on behalf of Harmony Developments
Duncan MacLean

The Chair called for a recess at 2:52 p.m. and called the meeting back to order at 3:00 p.m. with all previously mentioned members present.

Person(s) who spoke in favour: David Sermon (by video presentation)

Person(s) who spoke in opposition: None

Person(s) who spoke in rebuttal: None

MOVED by Councillor McKylor that the public hearing for item C-3 be closed at 3:05 p.m.

Carried

MOVED by Councillor McKylor that Bylaw C-8010-2020 be given second reading.

Carried

MOVED by Councillor McKylor that Bylaw C-8010-2020 be given third and final reading.

Carried

2020-07-14-11 (D-5)
Division 2 – Bingham Crossing Phase 2 Master Site Development Plan
File: PL20190172 (04734003)

MOVED by Deputy Reeve Schule that the owner be allowed to address Council on this item.

Carried

Ron Renauld proceeded to address Council on the Bingham Crossing Master Site Development Plan.

MOVED by Councillor McKylor that the Bingham Crossing Master Site Development Plan be adopted in accordance with Appendix 'B'.

Carried

The Chair called for a recess at 3:22 p.m. and called the meeting back to order at 3:30 p.m. with all previously mentioned members present.

MOTION ARISING:
MOVED by Councillor McKylor that Administration be directed to enter into discussions with the developer to dedicate a small parcel of land suitable for the development of a community use building and report back to Council at the October 6, 2020 Council meeting.

Carried

2020-07-14-16 (E-4)
Division 2 – Bylaw C-7825-2018 – Second/Third Readings for Road Closure Bylaw
File: PL20180074 (04710007)

MOVED by Councillor McKylor that Bylaw C-7825-2018 be given second reading.

Carried

MOVED by Councillor McKylor that Bylaw C-7825-2018 be given third and final reading.

Carried

MOVED by Councillor McKylor that the 0.54 acres of land be transferred to the applicants Eric & Sheri Herget subject to:

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.

AND THAT the 0.10 acres of land be transferred to the Applicant Mountain River Estates Ltd. at no additional cost.

Carried

2020-07-14-17 (E-5)
Division 9 – Bylaw C-7902-2019 – Second/Third Reading Road Closure Bylaw
File: PL20190039 (08802003)

MOVED by Councillor Kissel that Bylaw C-7902-2019 be amended as shown in Attachment 'A'.

Carried

MOVED by Councillor Kissel that Bylaw C-7902-2019 be given second reading, as amended.

Carried

MOVED by Councillor Kissel that Bylaw C-7902-2019 be given third reading, as amended.

Carried

MOVED by Councillor Kissel 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.

Carried

2020-07-14-18 (E-6)
Division 8 – Bylaw C-7966-2019 – Second/Third Readings for Road Closure Bylaw
File: PL20190120 (05723001)

MOVED by Councillor Wright that Bylaw C-7966-2019 be given second reading.

Carried

MOVED by Councillor Wright that Bylaw C-7966-2019 be given third reading.

Carried

MOVED by Councillor Wright 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
b) The terms of the sales agreement shall be completed within one year after Bylaw C-7966-2019 receives Third and final reading.

Carried

2020-07-14-13 (E-1)
All Divisions – Bylaw C-8065-2020 – Road Use Agreement Bylaw
File: 4055-660

MOVED by Councillor Gautreau that Bylaw C-8065-2020 be given first reading.

Carried

MOVED by Councillor Hanson that Bylaw C-8065-2020 be given second reading.

Carried

MOVED by Councillor Kissel that Bylaw C-8065-2020 be considered for third reading.

Carried

MOVED by Councillor Gautreau that Bylaw C-8065-2020 be given third and final reading.

Carried

2020-07-14-19 (E-7)
Division 8 – First Reading Bylaw – Bylaw C-8056-2020 – Conceptual Scheme amendment, to allow for multi-family dwelling buildings and a seniors facility
File: PL20200051 (05618459)

MOVED by Councillor Wright that first reading of Bylaw C-8056-2020 be held back pending completion of the Bearspaw Area Structure Plan review.

Defeated

MOVED by Councillor Wright that the public hearing circulation area for Bylaw C-8056-2020 be expanded to include all of Bearspaw Village, Blazer Estates, and Bearspaw Meadow.

Defeated

MOVED by Councillor Gautreau that Bylaw C-8056-2020 be given first reading.

Carried

2020-07-14-19 (E-8)
Division 8 – First Reading Bylaw – Bylaw C-8055-2020 – Residential Three District to Direct Control District
File: PL20200050 (05618459)

MOVED by Councillor Gautreau that Bylaw C-8055-2020 be given first reading.

Carried

2020-07-14-20 (E-9)
Division 1 – First Reading Bylaw – Bylaw C-8060-2020 – Residential Redesignation
File: PL20200059 (06606046)

MOVED by Councillor Wright that Bylaw C-8060-2020 be given first reading.

Carried

The Chair called for a recess at 4:23 p.m. and called the meeting back to order at 4:31 p.m. with all previously mentioned members present.

MOTION ARISING/MAIN MOTION:
MOVED by Deputy Reeve Schule that Administration be directed to provide no more than three pages in first reading staff reports which will include:

- What is being proposed;
- The location and map; and
- Which division the application is located in

TABLING MOTION:
MOVED by Councillor Gautreau that the main motion be tabled until the July 28, 2020 Council meeting.

Carried

2020-07-14-21 (H-1)
All Divisions – 2020 Council Priorities and Significant Issues List
File: N/A

The 2020 Council Priorities and Significant Issues List for July 14, 2020 was provided as information.

Adjournment

MOVED by Deputy Reeve Schule that the July 14, 2020 Council meeting be adjourned at 4:37 p.m.

Carried

_____
Reeve or Deputy Reeve

_____
Chief Administrative Officer or Designate

ROCKY VIEW COUNTY
SPECIAL COUNCIL MEETING MINUTES
July 21, 2020

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 July 21, 2020 commencing at 9:00 a.m.

Present:	Division 6	Reeve G. Boehlke
	Division 4	Deputy Reeve A. Schule
	Division 2	Councillor K. McKylor (participated electronically)
	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 (participated electronically)
Absent:	Division 1	Councillor M. Kamachi

Also Present:
A. Hoggan, Chief Administrative Officer
B. Riemann, Executive Director, Operations
G. Kaiser, Executive Director, Community and Business
T. Cochran, Executive Director, Community Development Services
C. Satink, Municipal Clerk, Municipal Clerk's Office
T. Andreasen, Deputy Municipal Clerk, Municipal Clerk's Office
S. MacLean, Planning and Development Supervisor, Planning and Development Services
N. Mirza, Municipal Engineer, Planning and Development Services
A. Pare, Lead Cemetery Sales/Admin, Operational Services
S. Kunz, Senior Planner, Planning and Development Services
J. Anderson, Senior Planner, Planning and Development Services
C. Lombardo, Planner, Planning and Development Services
O. Newmen, Planner, Planning and Develoment Services

Call to Order

The Chair called the meeting to order at 9:00 a.m. with all members present, with the exception of Councillor Kamachi, and with Councillor McKylor and Councillor Kissel participating electronically by video conference.

2020-07-21-01
Updates/Acceptance of Agenda

MOVED by Councillor Henn that the July 21, 2020 special Council meeting agenda be approved as presented.
Carried

2020-07-21-02 (C-1)
Division 6 – Bylaw C-8057-2020 – Road Closure Bylaw
File: PL20200036 (08515002)

Reeve Boehlke vacated the Chair as the road closure application was located in Division 6 and he wished to participate in the discussion and voting on the item. Deputy Reeve Schule assumed the Chair.

MOVED by Reeve Boehlke that the public hearing for item C-1 be opened at 9:04 a.m.

Carried

Person(s) who presented: Cody Creelman (Applicant)

Person(s) who spoke in favour: David Cumming

Person(s) who spoke in opposition: Laura Van Der Stoop, on behalf of Jamie Griffith

The Chair called for a recess at 9:34 a.m. and called the meeting back to order at 9:36 a.m. with all previously mentioned members present.

Person(s) who spoke in rebuttal: None

MOVED by Reeve Boehlke that the public hearing for item C-1 be closed at 9:39 a.m.

Carried

MOVED by Reeve Boehlke that Bylaw C-8057-2020 be refused.

Carried

2020-07-21-03 (C-2)
Division 6 – Bylaw C-7906-2019 – Redesignation Item – Agricultural Holdings District to Residential Two District
File: PL20190006 (08501007)

MOVED by Reeve Boehlke that the public hearing for item C-2 be opened at 9:45 a.m.

Carried

Person(s) who presented: Katie and Dan Smith (Applicants)

Person(s) who spoke in favour: Carolyn Thomas (Owner)

Person(s) who spoke in opposition: None

Person(s) who spoke in rebuttal: None

MOVED by Reeve Boehlke that the public hearing for item C-2 be closed at 10:06 a.m.

Carried

MOVED by Reeve Boehlke that Bylaw C-7906-2019 be given second reading.

Carried

MOVED by Reeve Boehlke that Bylaw C-7906-2019 be given third and second reading.

Carried

The Chair called for a recess 10:09 a.m. and called the meeting back to order at 10:20 a.m. with all previously mentioned members present.

2020-07-21-04 (C-3)
Division 9 – Bylaw C-7989-2019 – Redesignation Item – Ranch and Farm District to Residential Two District
File: PL20190186 (06732004)

MOVED by Councillor Kissel that the public hearing for item C-3 be opened at 10:20 a.m.

Carried

Person(s) who presented: Paul Jacobs, Stormwater Solutions (Applicant)
Karen and Fernando Peris (Owner)

Person(s) who spoke in favour: None

Person(s) who spoke in opposition: None

Person(s) who spoke in rebuttal: None

MOVED by Councillor Kissel that the public hearing for item C-3 be closed at 10:36 a.m.

Carried

MOVED by Councillor Kissel that Bylaw C-7989-2019 be given second reading.

Carried

TABLING MOTION:
MOVED by Councillor Kissel that consideration of third reading of Bylaw C-7989-2019 be tabled *sine die* pending the completion of technical studies that were indicated to be required by Administration at subdivision by the applicant.

Carried

2020-07-21-05 (C-4)
Division 6 – Bylaw C-7976-2019 – Redesignation Item – Ranch and Farm District to Agricultural Holdings District
File: PL20190163 (08101002)

MOVED by Reeve Boehlke that the public hearing for item C-4 be opened at 10:53 a.m.

Carried

Person(s) who presented: John Bushfield (Applicant)
Bernie Seaford

Person(s) who spoke in favour: None

Person(s) who spoke in opposition: None

Person(s) who spoke in rebuttal: None

MOVED by Reeve Boehlke that the public hearing for item C-4 be closed at 11:08 a.m.

Carried

MOVED by Reeve Boehlke that Bylaw C-7976-2019 be given second reading.

Carried

MOVED by Reeve Boehlke that Bylaw C-7976-2019 be given third and final reading.

Carried

Deputy Reeve Schule vacated the Chair and Reeve Boehlke reassumed the Chair.

2020-07-21-06 (C-5)
Division 7 – Bylaw C-7980-2019 – Redesignation Item – Agricultural Holdings District to Residential Two District; located on Range Road 285 South of Highway 567
File: PL20190175 (07308013)

MOVED by Councillor Henn that the public hearing for item C-5 be opened at 11:10 a.m.

Carried

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

Person(s) who spoke in favour: None

Person(s) who spoke in opposition: None

Person(s) who spoke in rebuttal: None

MOVED by Councillor Henn that the public hearing for item C-5 be closed at 11:16 a.m.

Carried

MOVED by Councillor Henn that Bylaw C-7980-2019 be given second reading.

Carried

MOVED by Councillor Henn that Bylaw C-7980-2019 be given third and final reading.

Carried

The Chair called for a recess at 11:18 a.m. and called the meeting back to order at 1:30 p.m. with all previously mentioned members present.

2020-07-21-07 (C-6)
Division 7 – Bylaw C-7999-2019 – Redesignation Item – Agricultural Holdings District to Live-Work District; located on Range Road 285 South of Highway 567
File: PL20190194 (07308003)

MOVED by Councillor Henn that the public hearing for item C-6 be opened at 1:30 p.m.

Carried

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

Person(s) who spoke in favour: None

Person(s) who spoke in opposition: None

Person(s) who spoke in rebuttal: None

MOVED by Councillor Henn that the public hearing for item C-6 be closed at xx:xx p.m.

Carried

MOVED by Councillor Henn that Bylaw C-7999-2020 be given second reading.

Carried

MOVED by Councillor Henn that Bylaw C-7999-2020 be given third and final reading.

Carried

2020-07-21-08 (C-7)
Division 5 – Bylaw C-7988-2019 – Redesignation Item – Agricultural Holdings District to Live-Work District
File: PL20190182 (04330009)

MOVED by Councillor Gautreau that the public hearing for item C-7 be opened at 1:41 p.m.

Carried

Person(s) who presented: Steve Grande, Terradigm Development Consultants Inc. (Applicant)

Person(s) who spoke in favour: None

Person(s) who spoke in opposition: None

Person(s) who spoke in rebuttal: Steve Grande, Terradigm Development Consultants Inc. (Applicant)

MOVED by Councillor Gautreau that the public hearing for item C-7 be closed at 2:10 p.m.

Carried

MOVED by Councillor Gautreau that Bylaw C-7988-2019 be given second reading.

Defeated

2020-07-21-09 (C-8)
Division 4 – Bylaw C-7958-2019 – Redesignation Item – Amendment to Direct Control Bylaw (DC-2)
File: PL20190150 (03223798)

MOVED by Deputy Reeve Schule that the public hearing for item C-8 be opened at 2:14 p.m.

Carried

Person(s) who presented: Jaspal and Jaswinderf Lall (Applicants/Owners)

Person(s) who spoke in favour: None

Person(s) who spoke in opposition: None

Person(s) who spoke in rebuttal: Jaspal and Jaswinderf Lall (Applicants/Owners)

MOVED by Deputy Reeve Schule that the public hearing for item C-8 be closed at 2:37 p.m.

Carried

MOVED by Deputy Reeve Schule that Bylaw C-7958-2019 be given second reading.

Carried

MOVED by Deputy Reeve Schule that Bylaw C-7958-2019 be given third and final reading.

Carried

Adjournment

MOVED by Deputy Reeve Schule that the July 21, 2020 special Council meeting be adjourned at 2:50 p.m.

Carried

_____
Reeve or Deputy Reeve

_____
Chief Administrative Officer or Designate

ROCKY VIEW COUNTY

PLANNING AND DEVELOPMENT SERVICES

TO:	Council		
DATE:	July 28, 2020	**DIVISION:**	8
TIME:	Morning Appointment		
FILE:	05724053	**APPLICATION:**	PL20200010
SUBJECT:	Redesignation Item – Agricultural Holdings District to Residential Two District		

POLICY DIRECTION:

The Rocky View County/City of Calgary Intermunicipal Development Plan, County Plan and Bearspaw Area Structure Plan.

EXECUTIVE SUMMARY:

The purpose of this application is to redesignate the subject lands from Agricultural Holdings District to Residential Two District and Public Services District to facilitate the future subdivision of four lots ranging from ±4.02 to ± 5.95 acres in size, with the additional provision of a ±0.618 acre public utility lot (PUL).

Council gave first reading to Bylaw C-8037-2020 on April 28, 2020.

One letter in support was received in response to 126 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; responses are available in Appendix 'A'.

The following is a summary of the application assessment:

- The application is inconsistent with the Bearspaw Area Structure Plan; policies within the Area Structure Plan allow the creation of parcels less than four acres, subject to a conceptual scheme being submitted in support of an application. The Applicant has declined to provide a conceptual scheme. In this case, the subject lands and adjacent parcels to the west and south would benefit from comprehensive planning.
- No technical studies were provided as part of the application to demonstrate the feasibility of development on the subject lands or its impacts upon the surrounding area. Environmental features including riparian areas and slopes over 15% are of particular concern and require further assessment to ensure that the lands are developable. Furthermore, no information the proposal with respect to water and wastewater has been undertaken; therefore, Administration cannot assess serviced in accordance with the County's Servicing Standards.

ADMINISTRATION RECOMMENDATION:

Administration recommends tabling in accordance with Option #1

DATE APPLICATION RECEIVED:	January 23, 2020
DATE DEEMED COMPLETE:	January 23, 2020
PROPOSAL:	To redesignate the subject lands from Agricultural Holdings District to Residential Two District and Public Services District to facilitate the future subdivision of four lots ranging from ±4.02 to ± 5.95 acres in size, with the

Administration Resources
Oksana Newmen (Planning) and Milan Patel (Engineering), Planning and Development Services

ROCKY VIEW COUNTY

	additional provision of a ±0.618 acre public utility lot (PUL).
LEGAL DESCRIPTION:	Lot 24, Block 7, Plan 1910932 NE-24-25-3-W5M
GENERAL LOCATION:	Located 1.6 km (1 mile) west of the City of Calgary; located on the west side of Bearspaw Road, approximately 1.0 km (2/3 mile) south of Highway 1A.
APPLICANT:	Tronnes Geomatics Inc. (Larry Tronnes)
OWNERS:	David Dyrholm
EXISTING LAND USE DESIGNATION:	Agricultural Holdings District (AH)
PROPOSED LAND USE DESIGNATION:	Residential Two District (R-2) and Public Services District (PS)
GROSS AREA:	± 22.36 acres
SOILS (C.L.I. from A.R.C.):	**Class 6 T,E 6** – Production is not feasible due to adverse topography and erosion damage.

HISTORY:

May 6, 2019	Subdivision Plan 191 0932 was registered at Land Titles to create a ± 2.07 acre parcel, ± 2.00 acre parcel, and a ± 22.47 acre remainder; the remainder is the subject property. Municipal Reserves were deferred for future dedication on the lands, and technical studies prepared did not include the remainder (subject) parcel.
March 7, 1997	Plan 9813169 was registered to adjust the boundaries between a ± 26 acre parcel and a ± 3 acre parcel in order to create a ± 2 acre parcel and a ± 27 acre parcel. File no. 97-RV-034
November 16, 1998	Plan 9813169 was registered creating two (2) lots including the subject 10.74 hectare (26.54 acre) parcel.
January 18, 1994	The Bearspaw Area Structure Plan (Bylaw C-4129-1993) was adopted by Council.

POLICY ANALYSIS:

Rocky View County/City of Calgary Intermunicipal Development Plan

As required by Policy 15.1.3 of the IDP, the application was circulated to the City of Calgary for review. The City submitted comments requesting additional technical studies to evaluate the application, in addition to noting their opposition to the proposed project.

County Plan

Section 5 of the County Plan supports the development of existing country residential communities in accordance with their area structure plan; consequently, the application has principally been assessed against the Bearspaw ASP.

Bearspaw Area Structure Plan

Policy 8.1.9 and Figure 3 of the ASP require submission of a conceptual scheme to provide a planning framework for country residential subdivision and to address associated technical matters. As there is further subdivision potential both within the subject lands and the surrounding parcels, the area would

ROCKY VIEW COUNTY

benefit from comprehensive planning on items such as road layout, stormwater management and architectural controls.

In the absence of a conceptual scheme, several technical items have not been assessed within the proposal. Section 8.6 of the ASP notes that where environmental features are present within a site, relevant technical studies shall be submitted; as no information has been provided on the proposal's impact on the riparian areas that cross the subjects lands, this application is in conflict with this ASP policy requirement.

Section 8.6 also highlights the need to submit a geotechnical study if slopes over 15% are evident within a site. The subject lands fall significantly from the northern boundary to the southern boundary, with several areas showing over a 15% gradient. A slope stability and geotechnical study are therefore required to comply with policy and demonstrate that there is sufficient developable area for each proposed lot.

With respect to servicing and the requirements of Section 8.9 of the ASP, during consideration of a subdivision in 2019 of two R-1 parcels to the north, separated from this parcel, the Applicant deferred technical studies on the subject lands for future consideration. No information has been provided within this application to address water and wastewater provision for the proposed lot.

Little information regarding the purpose or use of the proposed 0.618 public utility lot was submitted, only noting that Rocky View Water Coop was a party to the proposed use.

An existing water line exists in proximity to the subject lands, and would be the most appropriate method of service. If a connection were unable to be achieved, preparation of a Level 1 servicing study would be required to assess any potential impacts as a result of installation of four wells. For wastewater, a Private Sewage Treatment System report has not been submitted to determine if there is sufficient appropriate land area to support sanitary facilities. Finally, a site-specific stormwater implementation plan has not been submitted to ensure satisfactory management of drainage within the site.

Taking the above matters into account, this proposal is inconsistent with several policies of the Bearspaw ASP; furthermore, Administration cannot fully assess the feasibility of the proposed development or its compliance with the County's Servicing Standards due to the lack of technical studies submitted with this redesignation application.

<u>Land Use Bylaw (C-4841-97)</u>

The proposed lot sizes would meet the minimum parcel size and the intent of the Residential Two district, and the application is consistent with the Land Use Bylaw.

OPTIONS:

Option #1:	Motion #1	THAT the application be tabled *Sine Die*, to allow the applicant to prepare a conceptual scheme, supported by required technical studies.
Option # 2:	Motion #1	THAT the requirement for the preparation of a Conceptual Scheme, as set out in the Bearspaw Area Structure Plan, be waived.
	Motion #2	THAT Bylaw C-8037-2020 be given second reading.
	Motion #3	THAT Bylaw C-8037-2020 be given third and final reading.
Option # 3:	That application PL20200010 be refused.	

ROCKY VIEW COUNTY

Respectfully submitted,

"Theresa Cochran"

Executive Director
Community Development Services

Concurrence,

"Al Hoggan"

Chief Administrative Officer

ON/llt

APPENDICES:
APPENDIX 'A': Application Referrals
APPENDIX 'B': Bylaw C-8037-2020 and Schedule A
APPENDIX 'C': Map Set
APPENDIX 'D': Landowner Comments

ROCKY VIEW COUNTY

APPENDIX A: APPLICATION REFERRALS

AGENCY	COMMENTS
Province of Alberta	
Alberta Transportation	This will acknowledge receipt of your circulation memorandum regarding the above noted proposal, which must meet the requirements of Section 14 of the Subdivision and Development Regulation, due to the proximity of Highway 1A. Presently, the application does not appear to comply with any category of Section 14 of the Regulation. The department recognizes that the land involved in this application is removed from the provincial highway system, and relies on the municipal road network for access. It appears that the additional lots being created by this application should not have a significant impact on the provincial highway system. Alberta Transportation has no objection to this proposal and is prepared to grant an unconditional variance of Section 14 of the Subdivision and Development Regulation, at the time of subdivision application.
Adjacent Municipality	
The City of Calgary	The City of Calgary has reviewed the above noted application in reference to the Rocky View County/City of Calgary Intermunicipal Development Plan (IDP) and other applicable policies. The City of Calgary Administration does not support the application and has the following comments for your consideration. 1) The application is incomplete given the lack of technical detail on wastewater, water supply, or stormwater management. Without this information the City is unable to provide comment. Also, The City has concerns with the negative cumulative impact this and other similar developments could have to the source watershed. 2) The City is requesting that a storm water management plan and a servicing plan be provided to The City for review. At this time, The City is unable to provide full comments and it is difficult to understand the impacts of the application. 3) An MSA exists for servicing the Bearspaw School, this servicing would not be extended to any nearby developments. Source Water: The proposed application falls within the City of Calgary source watershed within an area of high and very high vulnerability, as identified by the City of Calgary Source Watershed Vulnerability Index. • Areas with a high rating: Contaminants likely to be mobilized and transported downstream during most runoff-producing precipitation or snowmelt events. The time for runoff to reach the Bow River or Elbow River is short, requiring prompt action to be effective. Spills and other accidental releases would likely enter watercourses or connected aquifers if not contained within a few hours.

ROCKY VIEW COUNTY

AGENCY	COMMENTS
	• Areas with a very high rating (in this case the result of an existing stream in the area that connects directly to the Bow River: Contaminants likely to be mobilized and transported downstream during most runoff producing precipitation or snowmelt events. The time for runoff to reach the rivers is potentially very short, making response to an event difficult. Spills and other accidental releases would likely enter watercourses or connected aquifers if not contained immediately. In summary, The City of Calgary does not support the proposed application as it may have detrimental impact on source water for The City of Calgary and at this time it is difficult to understand the impacts of the application.
Internal Departments	
Planning and Development Services – Engineering Review	**General** • The review of this file is based upon the application submitted. These conditions/recommendations may be subjected to change to ensure best practices and procedures. **Geotechnical** - Section 300.0 requirements: • As per County's GIS, the site contains slopes in excess of 15% and greater than 2 m in vertical height. • At the time of future subdivision, the applicant will be required to provide a slope stability assessment in accordance with County's servicing standards for the locations on the subject lands which exceed 15% slope. The slope stability assessment shall give clear and concise recommendations on the suitability of slopes for the intended use and on any setback distances if required and address the post development conditions recommending means and methods of mitigating any potential problems. • At the time of future subdivision, the Owner shall provide a Geotechnical Developable Area Assessment to prove there is a minimum of one contiguous developable acre (1.0 acre) of land within all lots. Land with slopes in excess of 15% may only be considered as part of the developable area if a Geotechnical Engineer can certify the stability of the slopes prior to, during and after development. • Engineering has no requirements at this time. **Transportation** - Section 400.0 requirements: • As per the submitted site plan, proposed access to subdivided lots will be through an access right-of-way. Based on this, proposed lot 1, 2 and 3 will not have a physical road access to local road network. As both legal and physical access is required in accordance with Municipal Government Act and County Plan,

ROCKY VIEW COUNTY

AGENCY	COMMENTS
	Engineering recommends to have a physical access by a construction of internal road off Bearspaw Road. • As a condition of future subdivision, the applicant will be responsible for entering into a Development Agreement with the County for the construction of a Country Residential Road in accordance with the County Servicing Standards for the following: a) Construction of a new internal road system from Bearspaw Road west to the subject lands to a Country Residential (400.4) standard complete with cul-de-sac bulb, all necessary signage and approaches to each lot, in accordance with the County Servicing Standards; b) Appropriate tie-in of the new internal road to Bearspaw Road; c) Submission of the geotechnical report for the construction of County Residential road and implementation of the recommendations of the geotechnical report d) Submission of ESC Plan for the construction of County Residential road and implementation of the recommendations of the ESC Plan e) Submission of the Construction Management Plan for the construction of County Residential road and implementation of the recommendations of the Construction Management Plan f) Submission of Stormwater Management Plan for the construction of County Residential road and implementation of stormwater improvements, in accordance with the recommendations of the approved Stormwater Management Plan g) Registration of necessary easements, right-of-ways and/or restrictive covenants to the satisfaction of the County; h) Appropriate onsite grading (if required) to facilitate drainage in accordance with the requirements of the approved Stormwater Management Plan • No information was provided with regards to access to proposed lot 4. If the applicant chooses to provide access to lot 4 through Bearspaw road, as a condition of future subdivision, the applicant will be required to construct a new paved approach for the proposed Lot 4 off Bearspaw Road in accordance with the County Servicing Standards. • As a condition of future subdivision, the applicant will be required to provide payment of the Transportation Offsite Levy in accordance with applicable levy at time of Subdivision and/or Development Permit approval, as amended, for the total gross acreage of the lands proposed to be developed or subdivided.

ROCKY VIEW COUNTY

AGENCY	COMMENTS
	• Engineering has no requirements at this time. **Sanitary/Waste Water** - Section 500.0 requirements: • No information was provided. • At the time of future subdivision, the applicant shall submit a Level 4 PSTS Assessment for proposed lot 1, 2, 3 and 4, prepared by a qualified professional as indicated in the Model process Reference Document, to the satisfaction of the County. a) If the recommendations of the PSTS assessment indicate improvements are required, as a condition of a future subdivision, the Owner shall enter into a Site Improvements/Services Agreement with the County. • As a condition of future subdivision, the applicant is required to enter into a Deferred Services Agreement with the County for connection of the proposed lots to a regional or decentralized wastewater system once available. • Engineering has no requirements at this time. **Water Supply And Waterworks** - Section 600.0 & 800.0 requirements: • No information was provided. • As per County GIS, piped water supply is present in the area. • At this time, applicant shall provide a confirmation from a County approved piped water supplier that capacity has been reserved for proposed development. Or • If water is to be supplied by an individual well on all lots. At this time, applicant shall provide a Phase 1 groundwater supply evaluation in accordance with County's servicing standards. The phase 1 groundwater supply evaluation shall provide information pertaining to whether aquifers underlying the proposed development can supply groundwater for household purposes to each proposed lot during peak demand periods and over the long term without adversely impacting any existing licensed or domestic groundwater users in the area. **Storm Water Management** – Section 700.0 requirements: • No information was provided. • At the time of subdivision, applicant shall provide a site-specific stormwater implementation plan, prepared by a qualified professional, providing the onsite stormwater management strategy for the proposed subdivision in accordance with County's Servicing Standards. Should any improvements be recommended in the site-specific Storm water implementation Plan, as a condition of future subdivision, the applicant/Owner will be required enter into a

ROCKY VIEW COUNTY

AGENCY	COMMENTS
	Development Agreement (Site Improvement/Servicing Agreement) for the construction of such improvements. • As a condition of subdivision, the applicant is required to enter into Deferred Services Agreement with County requiring the owner to tie into municipal services when they become available. • Engineering has no requirements at this time. **Environmental** – Section 900.0 requirements: • Based on the review of County GIS, Intermittent drain and stream pass through proposed development. The extent of riparian area for the drain and stream is 30 m which covers some of proposed lot 1, 2 and 3. • The on-site riparian area should be taken into the consideration for the geotechnical developable area assessment required at the time of subdivision. Should the area of the riparian area need to be adjusted, applicant is required to submit a stormwater management analysis including a riparian setback assessment which will determine an appropriate riparian setback for the intermittent drain and stream. The new setback shall be determined in accordance with the Province of Alberta's "Stepping Back from the Water Guidelines: A Beneficial Management Practices Guide for New Development near Water Bodies in Alberta's Settled Region." • In accordance with Policy # 419, the County will rely on science-based standards to develop setback requirements for riparian lands adjacent to watercourses and water bodies. • Applicant shall be responsible for obtaining approval from AEP under the Water Act for the disturbance/loss of watercourses. • Engineering has no requirements at this time.

Circulation Period: March 26 to April 29, 2020

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

ROCKY VIEW COUNTY

BYLAW C-8037-2020

A Bylaw of Rocky View County, in the Province of Alberta, to amend Rocky View County Bylaw C-4841-97, being the *Land Use Bylaw.*

The Council of Rocky View County enacts as follows:

Title

1 This Bylaw may be cited as *Bylaw C-8037-2020*.

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 THAT Part 5, Land Use Map No. 56 and 56-North of Bylaw C-4841-97 be amended by redesignating a portion of NE-24-25-03-W5M from Agricultural Holdings District to Residential Two District and Public Services District as shown on the attached Schedule 'A' forming part of this Bylaw.

4 THAT A portion of NE-24-25-03-W5M is hereby redesignated to Residential Two District as shown on the attached Schedule 'A' forming part of this Bylaw.

Severability

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

Effective Date

6 Bylaw C-8037-2020 is passed and comes into full force and effect when it receives third reading and is signed in accordance with the *Municipal Government Act*.

ROCKY VIEW COUNTY

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

PUBLIC HEARING HELD ON this_____day of_____, 2020

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

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

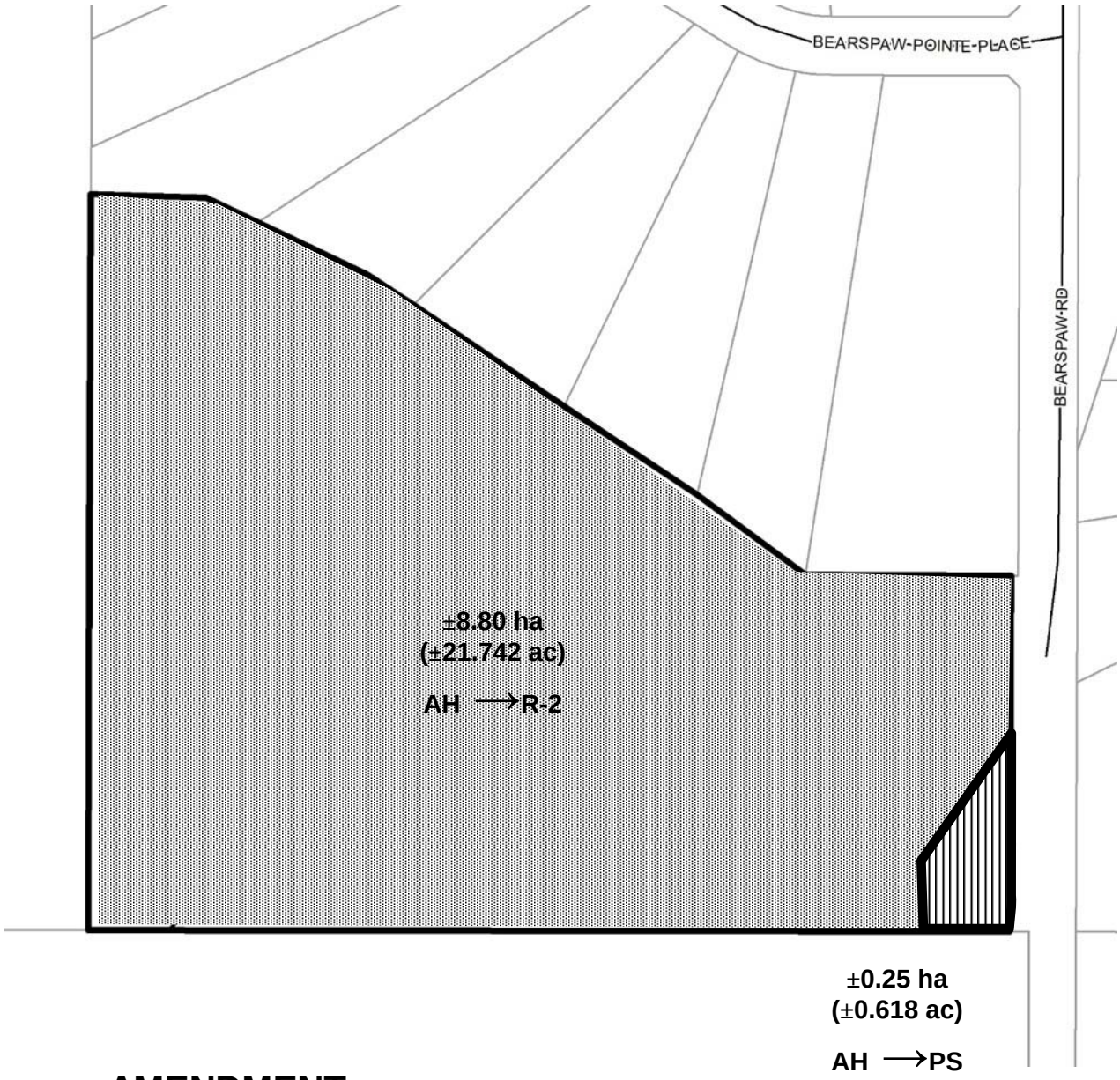
_____
Reeve

_____
Chief Administrative Officer or Designate

_____
Date Bylaw Signed

SCHEDULE "A"

BYLAW: C-8037-2020



AMENDMENT

FROM Agricultural Holdings District **TO** Residential Two District

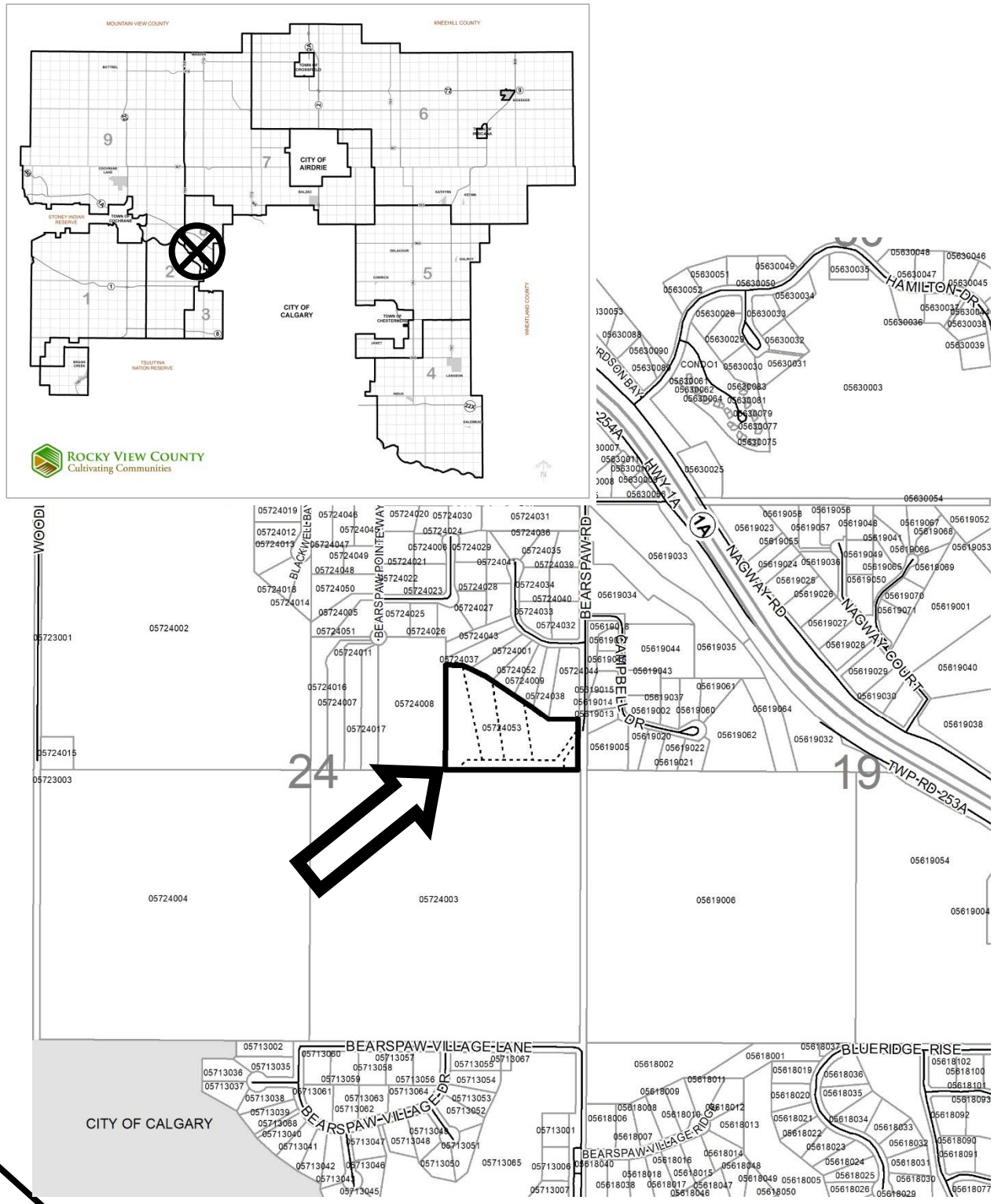
FROM Agricultural Holdings District **TO** Public Services District

Subject Land

LEGAL DESCRIPTION: NE-24-25-03-W5M
Lot: 24 Block: 7 Plan: 1910932

ROCKY VIEW COUNTY

FILE: 05724053 **DIVISION: 8**



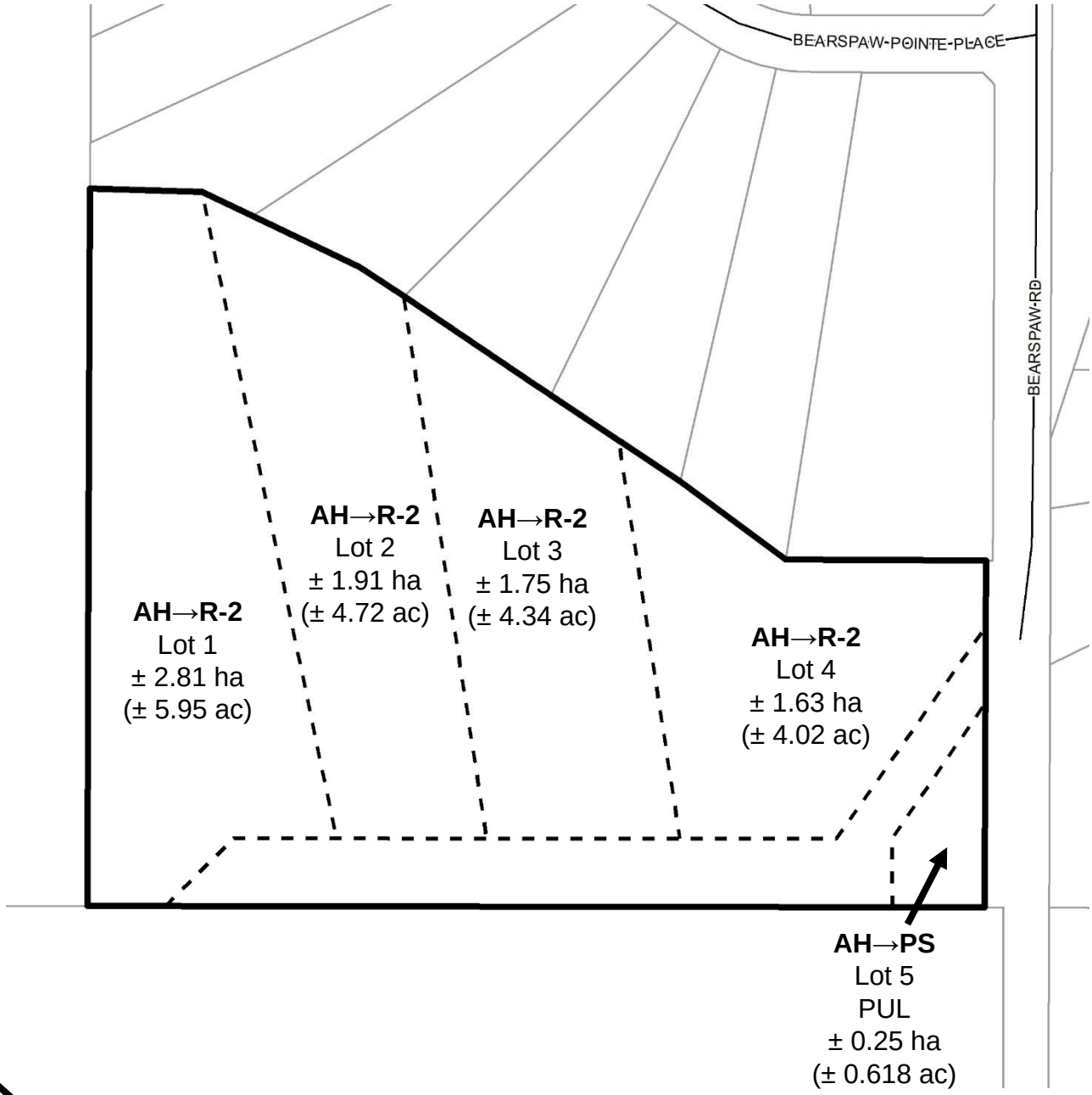
LOCATION PLAN

N

NE-24-25-03-W05M
Lot:24 Block:7 Plan:1910932

Date: Jan 24, 2020 **Division # 8** **File:** 05724053

Development Proposal: To redesignate the subject lands from Agricultural Holdings District to Residential Two District and Public Services District in order to facilitate the future subdivision of a ± 2.81 hectare (± 5.95 acre) parcel (Lot 1); ± 1.91 hectare (± 4.72 acre) parcel (Lot 2).; ±1.75 ha (±4.34 acre) parcel (Lot 3); ±1.63 ha (±4.02 acre) parcel (Lot 4); and ±0.25 ha (±0.618 acre) public utility lot (PUL) (Lot 5).

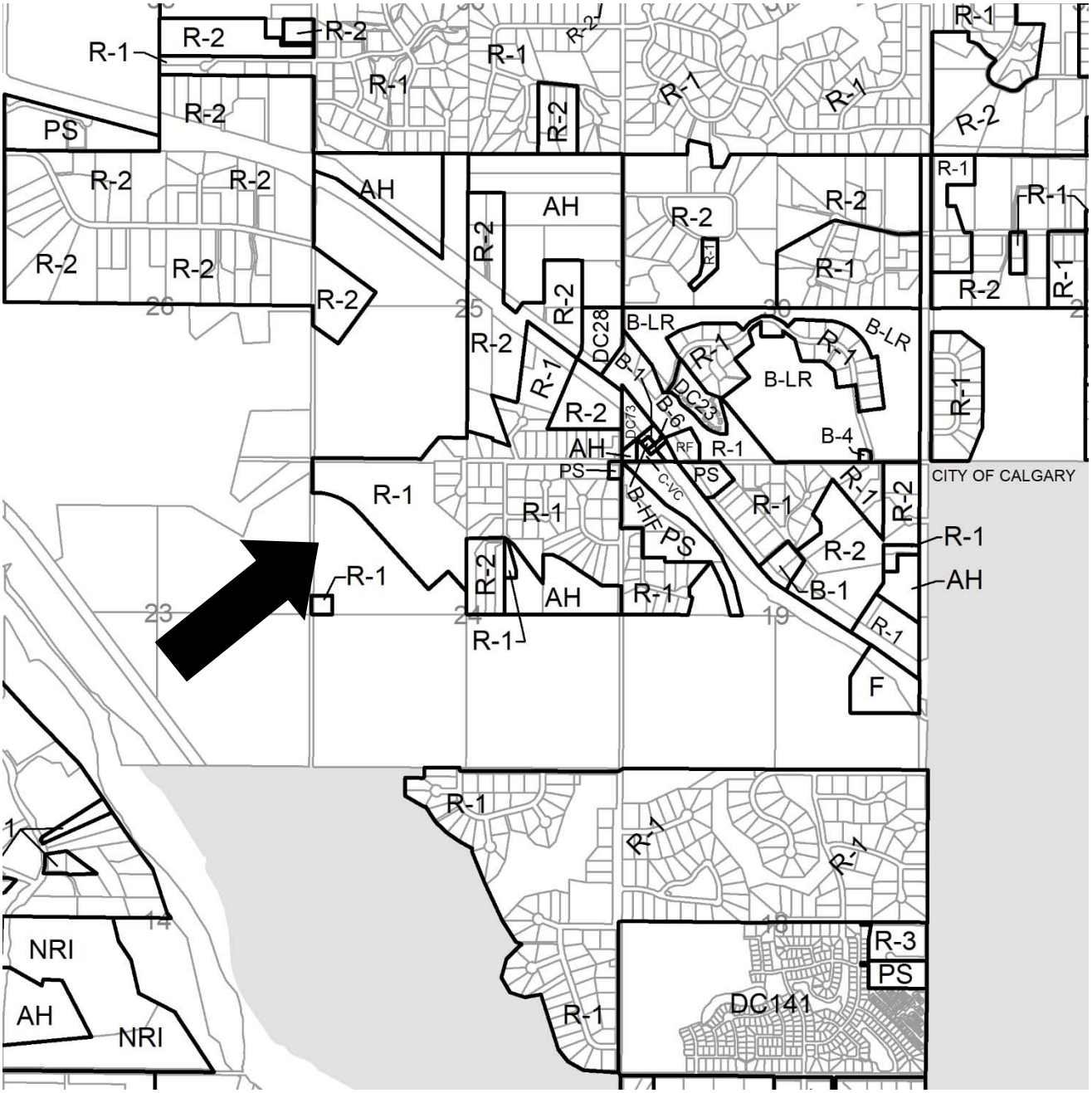


DEVELOPMENT PROPOSAL

N

NE-24-25-03-W05M
Lot:24 Block:7 Plan:1910932

Date: Jan 24, 2020 **Division # 8** **File:** 05724053



	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

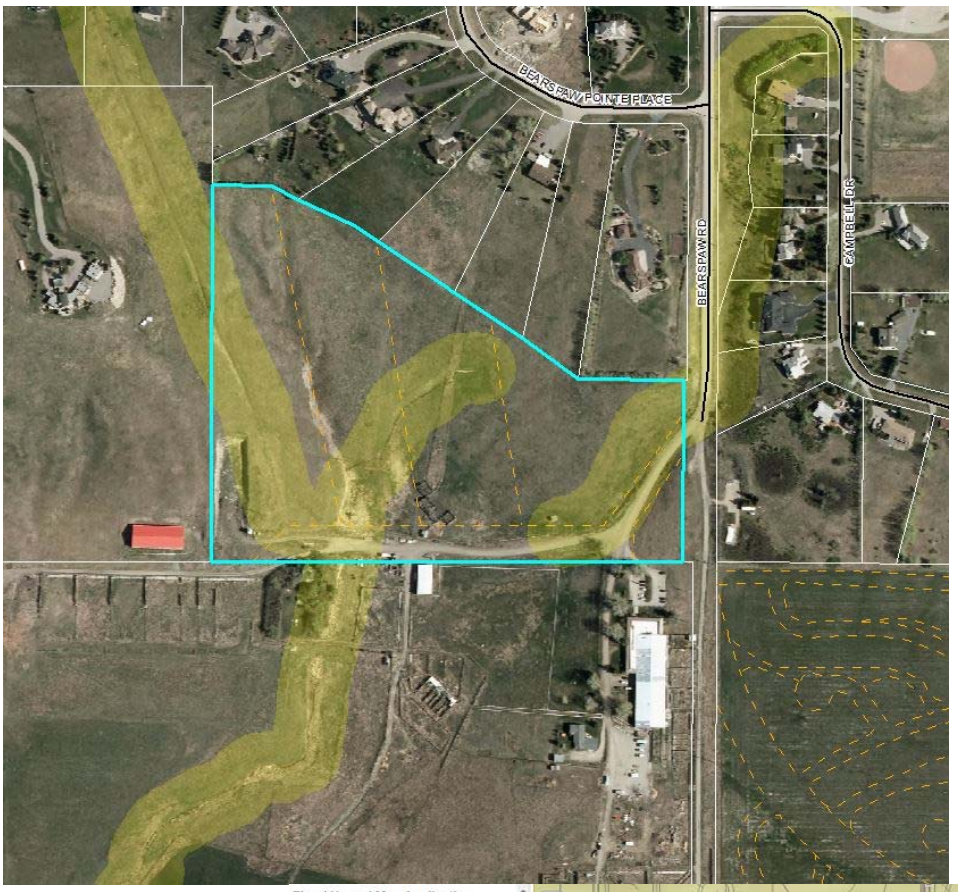
LAND USE MAP

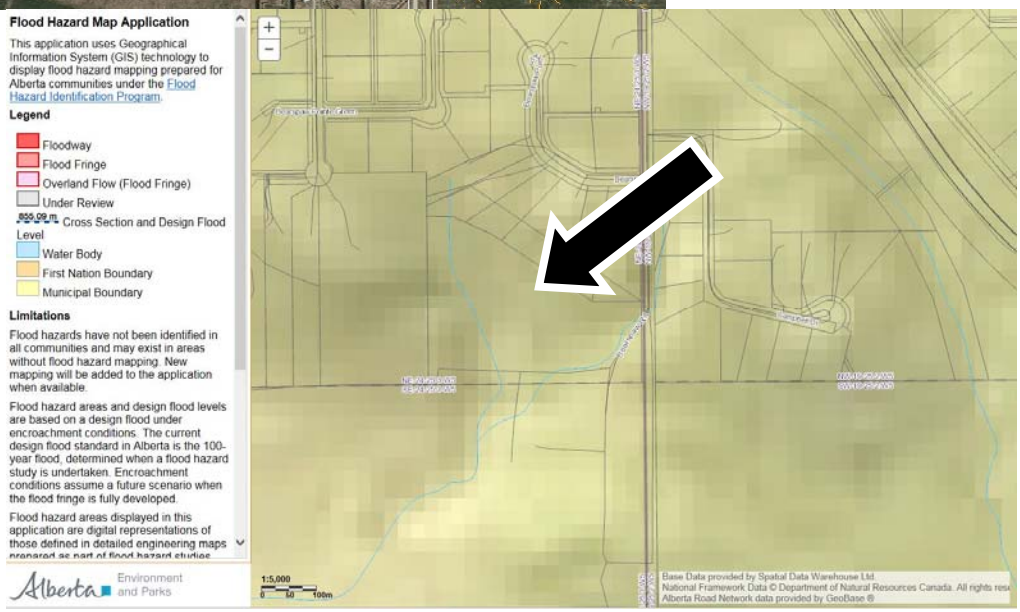
N

NE-24-25-03-W05M

Lot:24 Block:7 Plan:1910932

Date: Jan 24, 2020 **Division # 8** **File:** 05724053





RIPARIAN SETBACKS and WETLANDS

N

NE-24-25-03-W05M
Lot:24 Block:7 Plan:1910932

Date: Jan 24, 2020 **Division # 8** **File:** 05724053

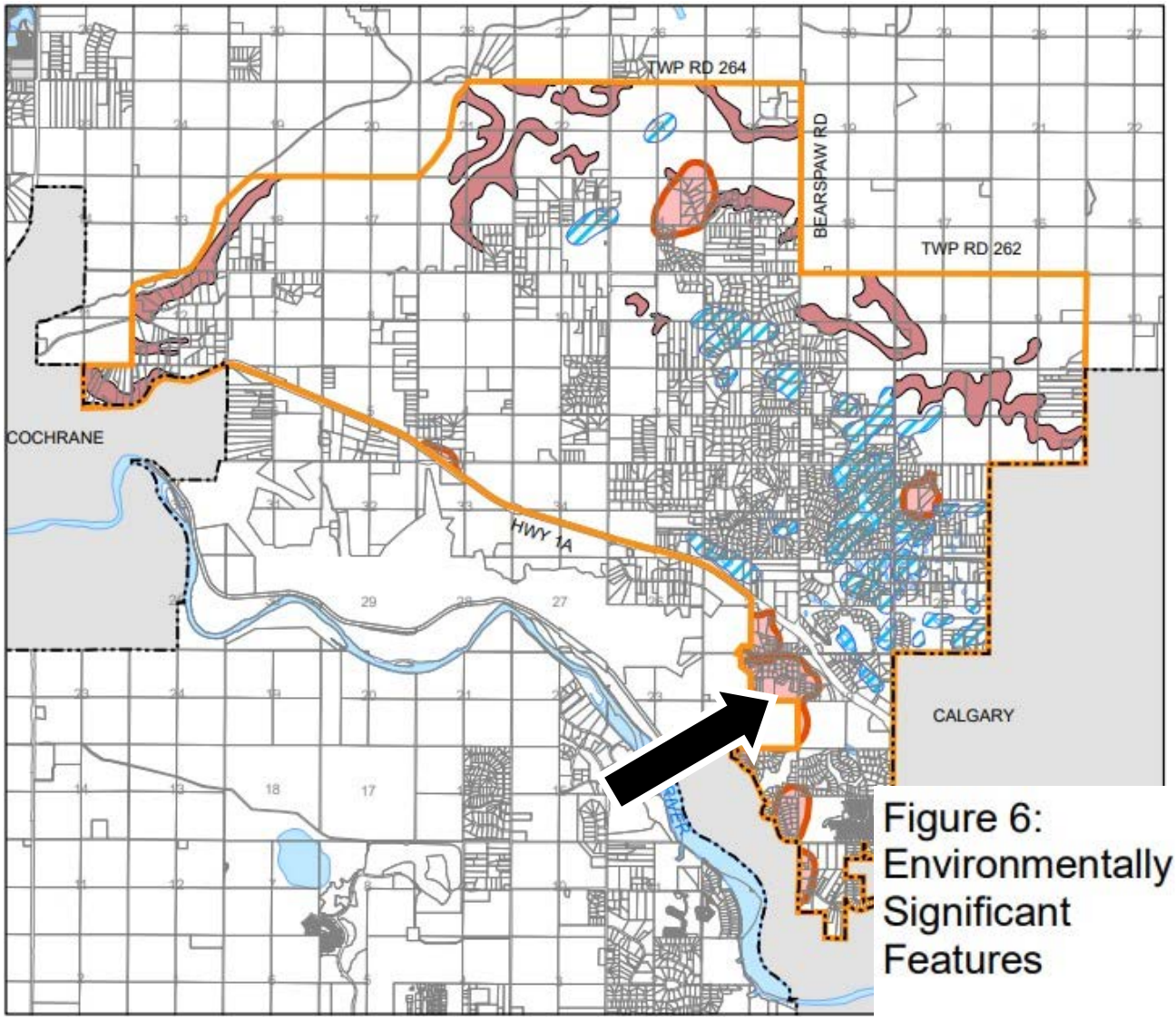


Figure 6: Environmentally Significant Features

ASP Area

Potential High Water Table Areas

Potential Steep Slope Areas (greater than 15%)

Known areas of potential archaelogical,historical and / or cultural significance

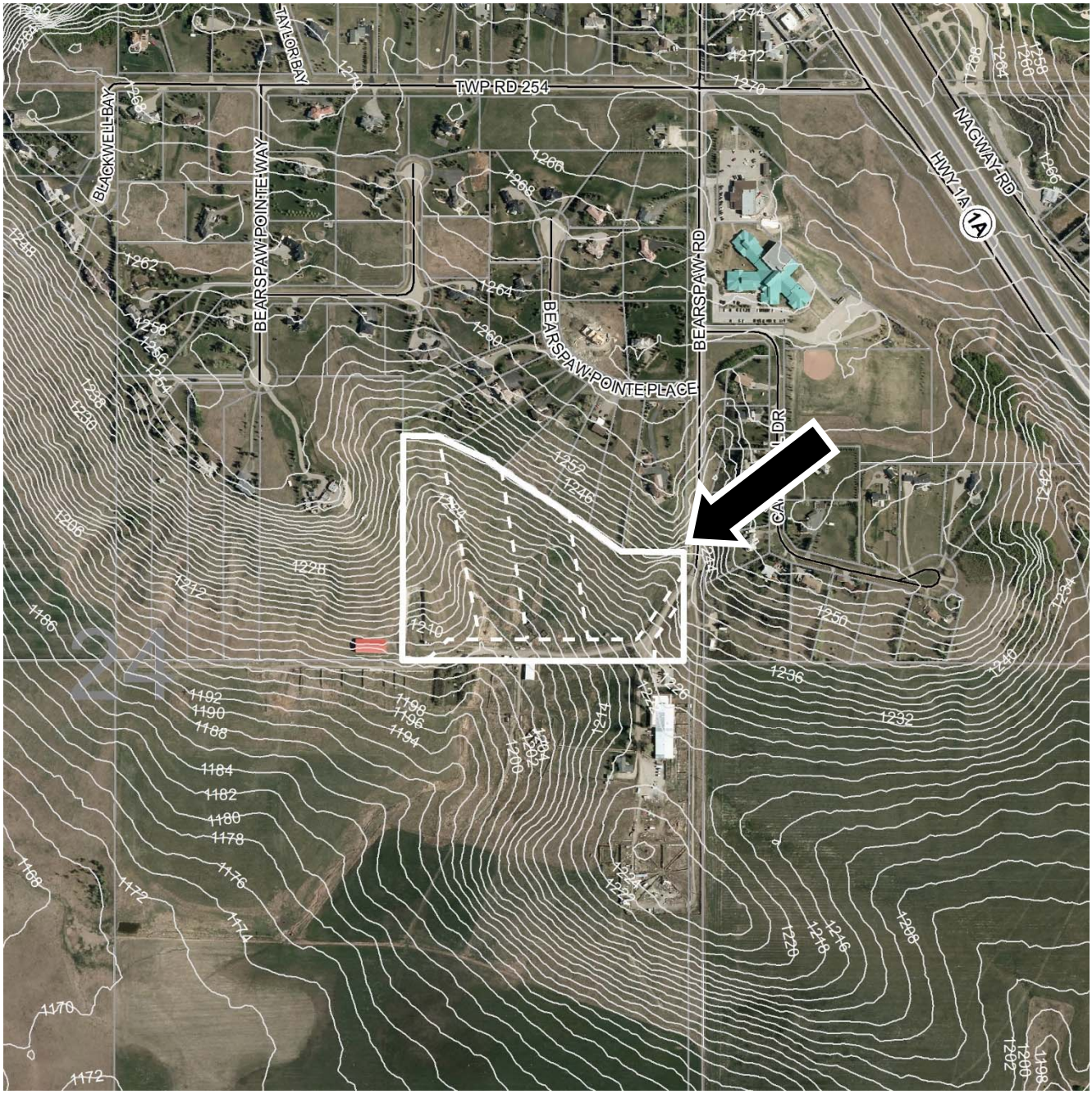
Environmentally Significant Features

N

NE-24-25-03-W05M

Lot:24 Block:7 Plan:1910932

Date: Jan 24, 2020 **Division # 8** **File:** 05724053



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.

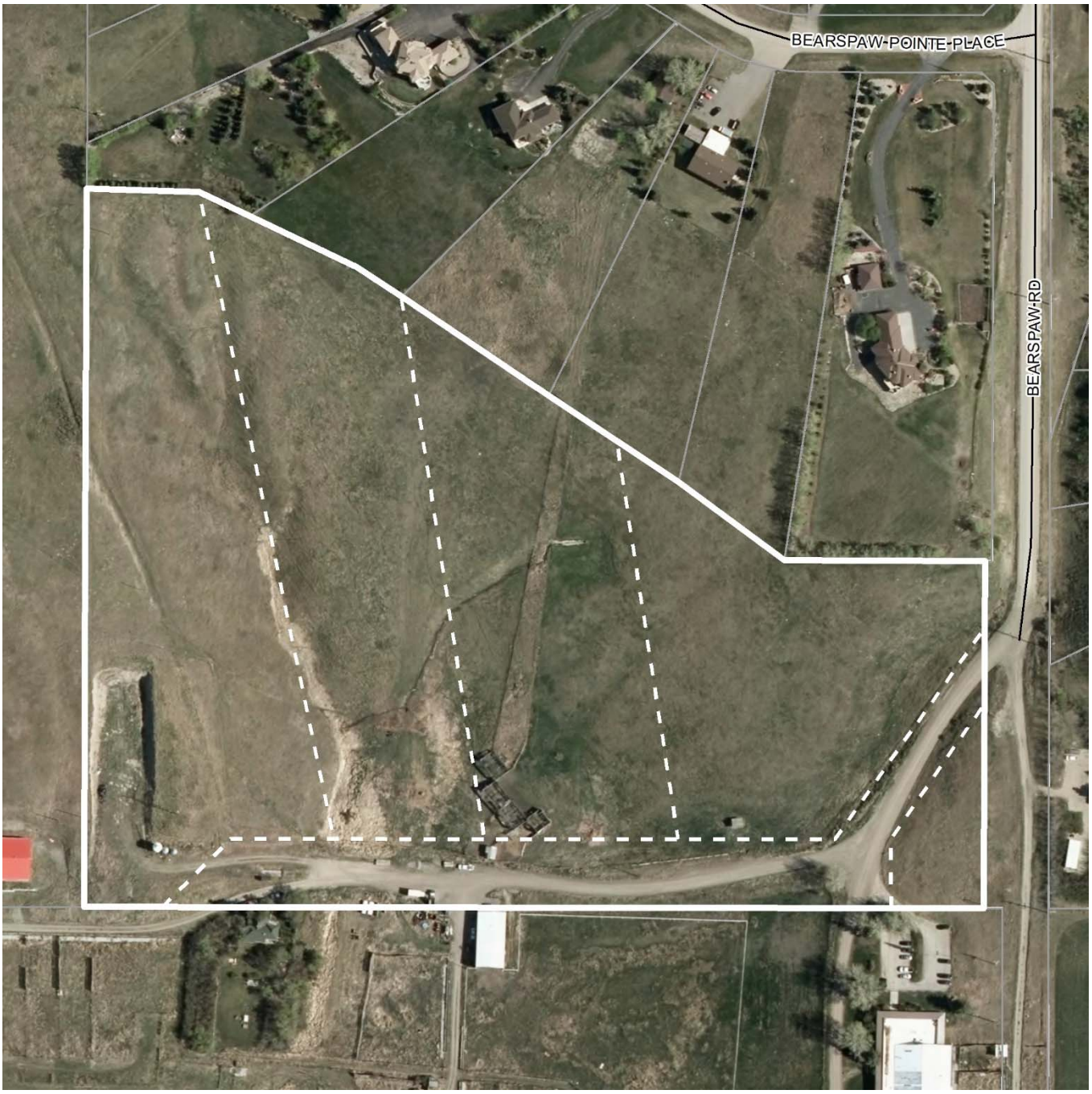
TOPOGRAPHY

Contour Interval 2 M

N

NE-24-25-03-W05M
Lot:24 Block:7 Plan:1910932

Date: Jan 24, 2020 **Division # 8** **File:** 05724053



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

AIR PHOTO

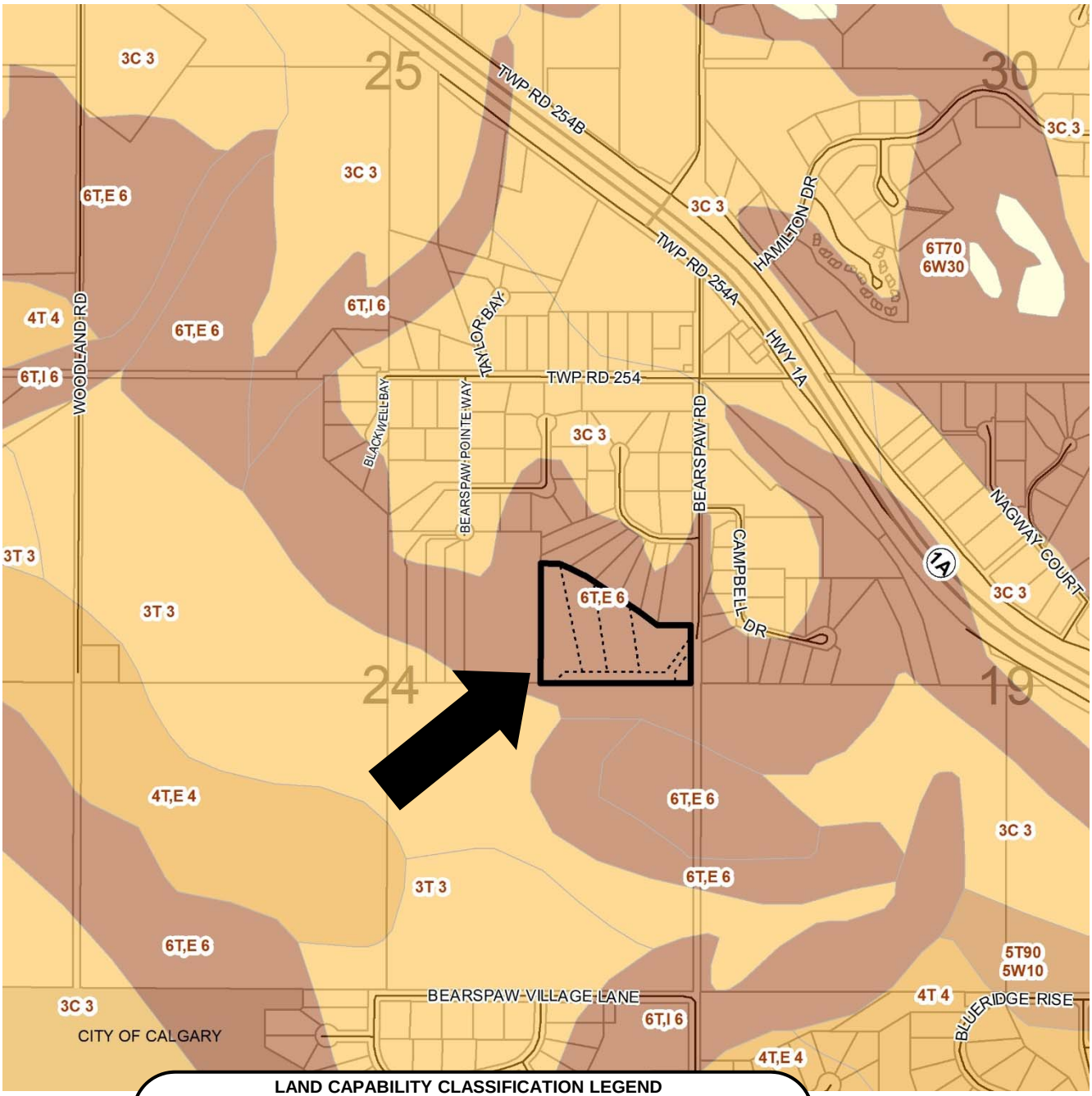
Spring 2018

N

NE-24-25-03-W05M

Lot:24 Block:7 Plan:1910932

Date: Jan 24, 2020 **Division # 8** **File:** 05724053



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

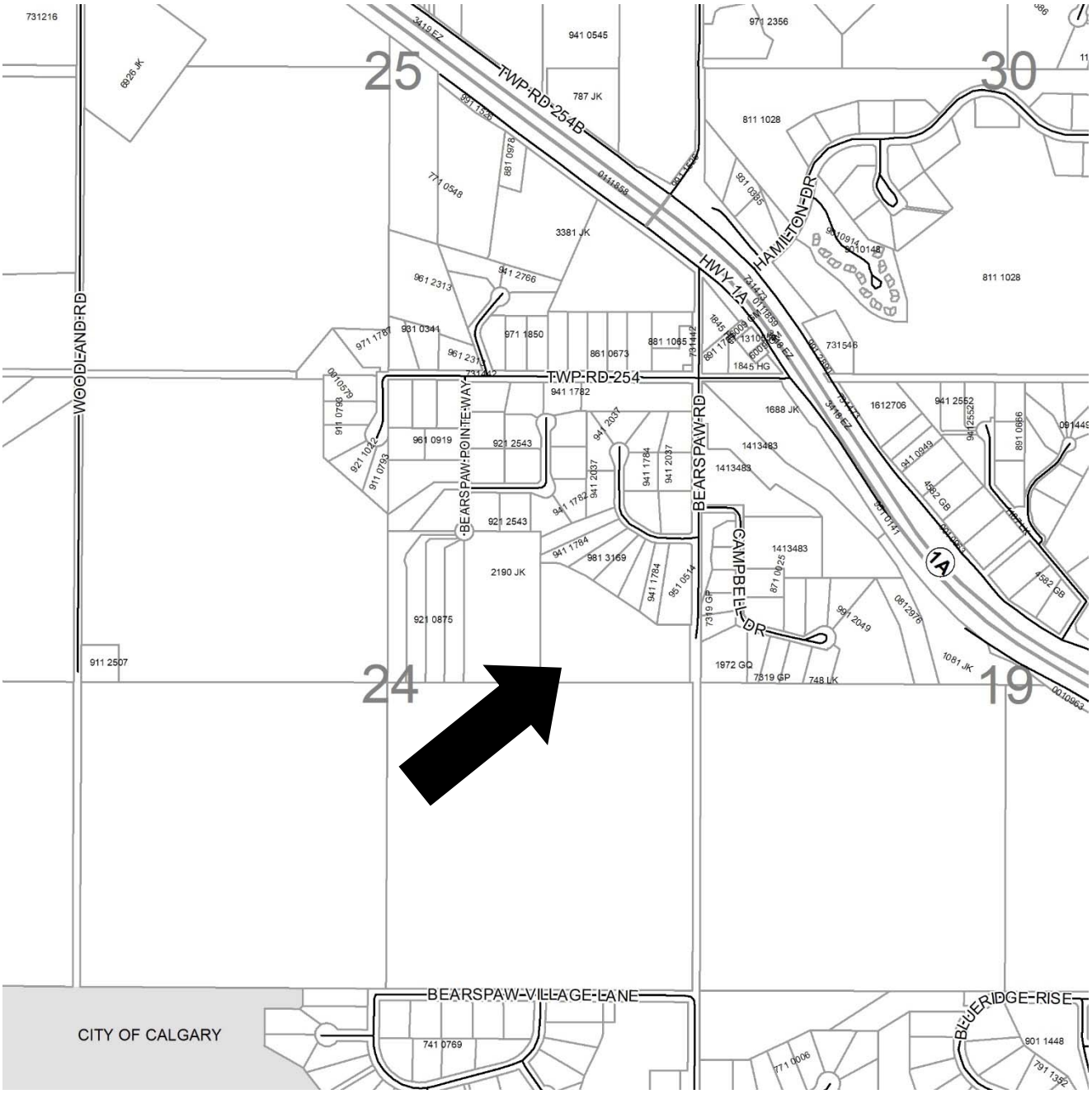
B - brush/tree cover
C - climate
D - low permeability
E - erosion damage
F - poor fertility
G - Steep slopes
H - temperature
I - flooding
J - field size/shape
K - shallow profile development
M - low moisture holding, adverse texture
N - high salinity
P - excessive surface stoniness
R - shallowness to 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

N

NE-24-25-03-W05M
Lot:24 Block:7 Plan:1910932

Date: Jan 24, 2020 **Division # 8** **File:** 05724053



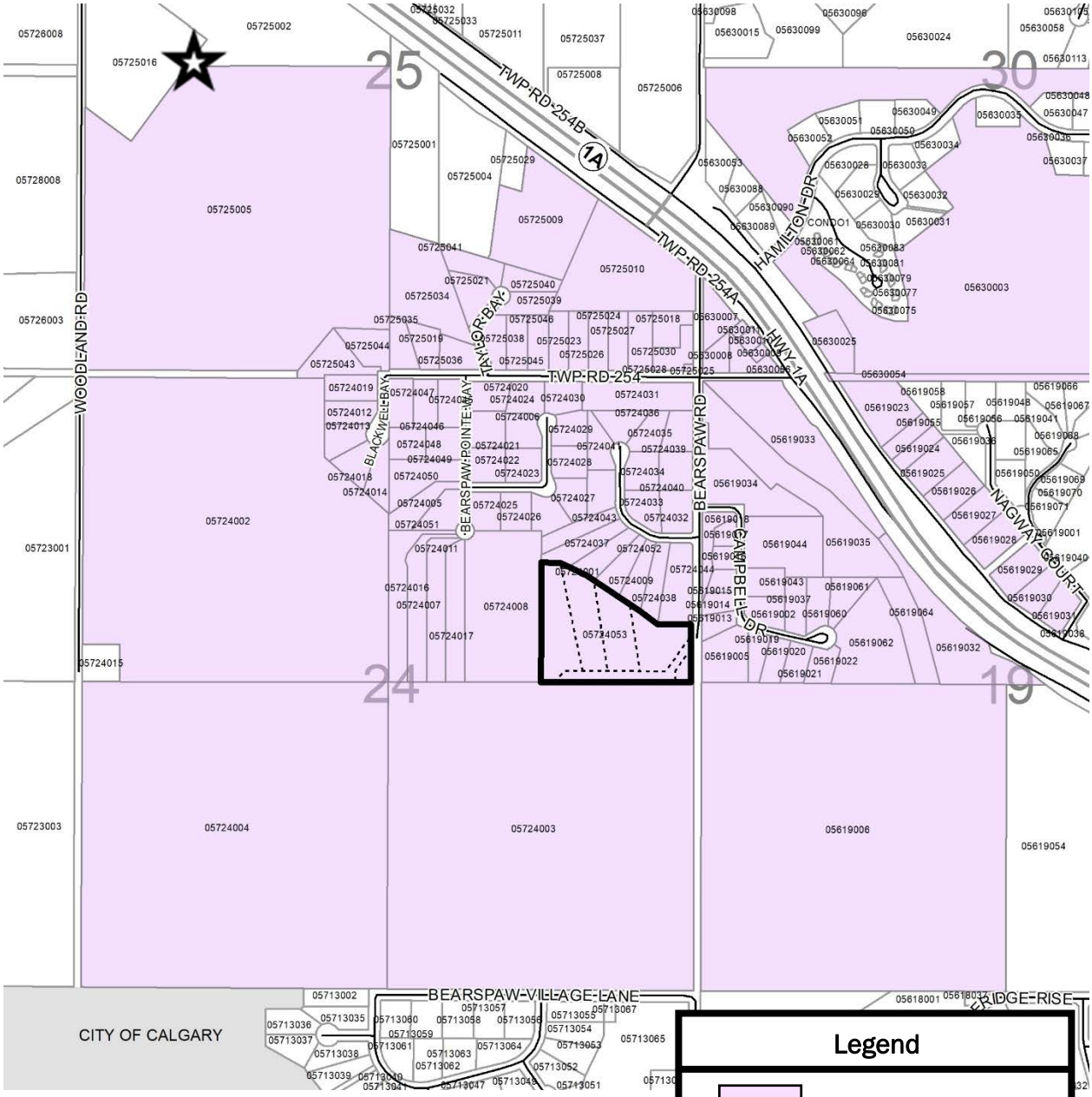
Legend – Plan numbers
- First two numbers of the Plan Number indicate the year of subdivision registration.
- Plan numbers that include letters were registered before 1973 and do not reference a year

HISTORIC SUBDIVISION MAP

N

NE-24-25-03-W05M
Lot:24 Block:7 Plan:1910932

Date: Jan 24, 2020 **Division # 8** **File:** 05724053



LANDOWNER CIRCULATION AREA

N

NE-24-25-03-W05M
Lot:24 Block:7 Plan:1910932

Date: Jan 24, 2020 **Division # 8** **File:** 05724053

Oksana Newmen

From: Art Johnston [redacted]
Sent: Monday, July 06, 2020 10:11 AM
To: Oksana Newmen
Subject: [EXTERNAL] - attn:Oksana Newmen

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

July 6 , 2020.

to O Newmen,

attn: Planning Services Department ,
Rocky View County

re: File Number 05724053
Application Number :PL20200010

The above re-designation from Agriculture Holdings District to Residential Two District and Public Services District is compatible with the other uses in our neighbourhood.

Yours truly,

Violet Johnston
(phone [redacted]

ROCKY VIEW COUNTY

PLANNING AND DEVELOPMENT SERVICES

TO:	Council		
DATE:	July 28, 2020	**DIVISION:**	5
TIME:	Morning Appointment		
FILE:	03332014/03332017	**APPLICATION:**	PL20190131
SUBJECT:	Conceptual Scheme Item – Canna Park Conceptual Scheme		

POLICY DIRECTION:

The Rocky View County/City of Calgary Intermunicipal Development Plan and Janet Area Structure Plan.

EXECUTIVE SUMMARY:

The purpose of this application is to adopt the Canna Park Conceptual Scheme, which would provide a policy framework to evaluate future industrial development. The subject lands hold the appropriate land use designation (Industrial – Industrial Activity) to support business development.

Council gave first reading to Bylaw C-7977-2020 on January 14, 2020.

The application was circulated to 189 adjacent landowners and 2 letters of opposition were received (see Appendix 'D'). The application was also circulated to a number of internal and external agencies; those responses are available in Appendix 'A'.

The following is a summary of the application assessment:

- The application is inconsistent with the policies of the Janet Area Structure Plan;
- The conceptual scheme has not addressed the requirements of a Local Plan, nor has it provided sufficient information to guide future development proposals.

ADMINISTRATION RECOMMENDATION:

Administration recommends tabling of the application in accordance with Option #2.

DATE APPLICATION RECEIVED:	September 18, 2019
DATE DEEMED COMPLETE:	Deemed incomplete
PROPOSAL:	To adopt the Canna Park Conceptual Scheme to provide a policy framework to evaluate future industrial development within SE 1/4 32-23-28 W4M and Lot 1, Plan 0111882 including Appendix 1 of the Conceptual Scheme to guide the future development within Lot 3, Block 2, Plan 9210992 and Block 3, Plan 7410673
LEGAL DESCRIPTION:	Lot 3, Block 2, Plan 9210992 and Block 3, Plan 7410673 within SE-32-23-28-W4M
GENERAL LOCATION:	Located approximately 1 mile north of Highway 560 (Glenmore Trail) and on the west side of Range Road 284.
APPLICANT:	ARJ Consulting
OWNERS:	Rocco Terrigno, Jaroc Holdings

Administration Resources
Andrea Bryden & Nathan Madigan, Planning and Development Services

ROCKY VIEW COUNTY

EXISTING LAND USE DESIGNATION:	Industrial – Industrial Activity (I-IA)
GROSS AREA:	± 10.18 ha (25.15 acres)
SOILS (C.L.I. from A.R.C.):	**Class 2,H,A & 5N, W5** - Slight limitations due to temperature limiting factor and very severe limitations due to high salinity and excessive wetness/poor drainage.

HISTORY:

April 30, 2019	Council approved Bylaw C-7866-2019 redesignating the subject property from Residential Two District to Industrial – Industrial Activity District.

POLICY ANALYSIS:

Janet Area Structure Plan

The application was reviewed in accordance with the Janet Area Structure Plan. The proposal does not meet the policies of the area structure plan including the requirements of a local plan and does not provide sufficient information to guide future development proposals.

Conceptual Scheme requirements

The Janet Area Structure Plan sets out the following conceptual scheme requirements. The proposal has not addressed, or has inadequately addressed, the following:

1) A strategy to mitigate offsite impacts;
2) Agricultural Interface policies;
3) Address the County's Commercial and Industrial Design Guidelines;
4) Provide a high quality development through landscaping, lot, and building design'
5) Open space details;
6) Classification of wetlands in the Plan area boundary;
7) A reserve analysis;
8) Fire and protective services;
9) Local transportation network design and details;
10) Utility servicing details;
11) Sub-catchment master drainage plan;
12) Solid waste management details;
13) Oil and gas details;
14) Rationale detailing consistency with the vision and policies of the Janet Area Structure Plan;

Plan Layout and Details

The overall structure of the proposed conceptual scheme is not conducive to clear interpretation at future subdivision and development permit stages. Where there are multiple landowners within a conceptual scheme boundary, typically a conceptual scheme will have overarching policies to guide development within the plan boundary, and then appendices for individual development cells, which would provide specific policies to guide development proposals. The subject proposal appears to blend cell-specific policies with general policies. Furthermore, the conceptual scheme does not provide comprehensive

ROCKY VIEW COUNTY

pre-ambles to support or guide the plan policies, and in most cases does not provide a clear policy framework for future development applications.

The plans and accompanying annotations within the conceptual scheme also do not offer sufficient clarity and may cause interpretation issues with respect to the division of cells and lands in the plan area. Finally, the document includes incorrect references to supporting documents, inclusion of incorrect information, spelling, and grammatical errors.

CONCLUSION:

OPTIONS:

Option #1: Motion #1 THAT Bylaw C-7977-2020 be given second reading.

Motion #2 THAT Bylaw C-7977-2020 be given third and final reading.

Option #2: That consideration of application PL20190131 be tabled *Sine Die* to allow the Canna Park Conceptual Scheme to be revised in accordance with the requirements of the Janet Area Structure Plan and County Plan.

Option #3: That application PL20190131 be refused.

Respectfully submitted,

"Theresa Cochran"

Executive Director
Community Development Services

Concurrence,

"Al Hoggan"

Chief Administrative Officer

AB/llt

APPENDICES:
APPENDIX 'A': Application Referrals
APPENDIX 'B': Bylaw C-7977-2020 and Schedule A
APPENDIX 'C': Map Set
APPENDIX 'D': Landowner Comments

ROCKY VIEW COUNTY

APPENDIX A: APPLICATION REFERRALS

AGENCY	COMMENTS
School Authority	
Calgary Catholic School District	CCSD does note that the Janet ASP does not currently indicate any potential residential population growth. However if the residential transition aera covered by this Conceptual Scheme (PL20190131) were to see residential development CCSD would look forward to further discussions with the county and/or municipality on how best to support the educational needs of these residents, as well as public open space planning, through municipal reserve (MR) dedication. Further, please note that Calgary Catholic School District (CCSD) has no objections specific to the re-designation application or conceptual scheme (PL20190131).
Province of Alberta	
Alberta Transportation	This property is outside of the Alberta Transportation's control limits as set out in the Subdivision and Development Regulation as it is located greater than 1600 metres from Highway 560. Any proposed future development does not fall within the control distance of a provincial highway as outlined in the Highways Development and Protection Act/Regulation, and will not require a roadside development permit from Alberta Transportation. However, the department does expect that the municipality will mitigate the impacts of traffic generated by developments approved on the local road connection to the highway system, pursuant to Policy 7 of the Provincial Land Use Policies and Section 648(2)(c.2) of the Municipal Government Act.
Alberta Health Services	The application indicates potable water will be supplied via water well/cistern and that a storage tank or septic field will be employed to handle sewage. AHS-EPH supports connection to existing Alberta Environment and Parks approved municipal or regional water and wastewater systems wherever possible. AHS-EPH would appreciate being notified if changes are made to this plan during future development states. AHS-EPH understands that currently there are existing residential land uses in proximity to the proposed industrial area. We would welcome the opportunity to review and comment on building permit applications for businesses which may be storing hazardous chemicals onsite and/or which might partake in activities that create emissions, odors, noise, or other conditions that could impact adjacent properties and/or which otherwise constitute a public health nuisance. If there are plans to construct any public facilities on the subject lands in the future, AHS-EPH would like an opportunity to review and comment on

ROCKY VIEW COUNTY

AGENCY	COMMENTS
	these development and building permit applications (e.g. food establishments, swimming facilities, daycares, child or adult care facilities, personal service establishments, etc.). Forwarding applications and building plans for these facilities to our department for review before the building permit is granted helps to ensure that the proposed facilities will meet the requirements of the Public Health Act and its regulations.
Adjacent Municipality	
The City of Calgary	The images attached to the application are of low quality and make it difficult to evaluate. Could new images be submitted and circulated for review. (Exhibit 13.3) The circulation indicates that a stormwater management plan has been provided as a part of the application. The circulation does not seem to include the document. Could the master drainage plan, stormwater management plan and attendant grading plan be circulated to the City of Calgary. Servicing of the area, with the exception of Cell B, is unclear. Is there contemplation of comprehensive servicing?
Internal Departments	
Recreation, Parks and Community Support	**General:** All documents exhibits – maps and figures are difficult to read due to poor print quality. All exhibits are difficult to discern what information is being presented due to a lack of titles, legends and descriptions. Overall document is not on par with other Conceptual Schemes submitted in terms of general format, layout, inclusion of figures and overall readability. Document would benefit from inclusion of comprehensive supporting information to support stated policies. Inclusion of detailed site maps supporting Development Cells A-D is recommended. Application is urged to review the Parks and Opens Space Master Plan and the Active Transportation Plan: South County to help inform development of the Conceptual Scheme. **Policy 3.3.1:** • Please note, the proper name of the municipality is 'Rocky View County'. Suggest the document is revised reflective of use of the proper name.

ROCKY VIEW COUNTY

AGENCY	COMMENTS
	Policy 6.0.5 Municipal Reserve: • Although the policy indicates reserve dedication will be in accordance with the terms of the MGA; it is recommended that a preamble be added to the policy which describes in greater detail the intended assignment of MR lands for each development cell. **Policy 6.0.6 Pedestrian Pathways** • Recommend use of "Active Transportation Network" instead of Pathways as this term includes provision for pathways, trail, walkway, sidewalks. **Policy 7.0.5** • More explanation regarding why accommodation for pathways located within the road right of way is required. • The County has many successful examples of pathways being integrated into the road right of way. • Please review the Active Transportation Plan: South County for examples of acceptable facilities to be considered to provide connectivity throughout the regional active transportation network. **Page 26 – Phase 1, Development Cell – Municipal Reserve** • Statement is vague. Request whether proponent is considering dedication of reserves, provision for cash in lieu of reserve dedication or a combination of reserve dedication and cash in lieu.
Planning and Development Services - Engineering	**General:** • The review of this file is based upon the application submitted. These conditions/recommendations may be subject to change to ensure best practices and procedures. **Geotechnical:** • Engineering does not have any concerns at this time. The applicant will be required to submit a geotechnical evaluation at time of DP in accordance with the County Servicing Standards. **Transportation:** • The applicant provided an updated Traffic Impact Assessment (TIA) for cell B of the conceptual scheme prepared by JCB Engineering dated October 25, 2019. The TIA considered offsite impacts to the road network and key intersections and determined that no upgrades to the offsite networks will be required at this time. • The TIA suggest that two accesses will be built into cell B of the conceptual scheme, while the exisiting north access will be used for future phases of the development. The north access will not be required until phase 2 or 3 of cell B and will only be used to access the west residential property at the moment. The middle access is

ROCKY VIEW COUNTY

AGENCY	COMMENTS
	proposed to be all movements while the south access is proposed to be right in/right out only. Engineering has reviewed the access plan and has no further comments at this time. The TIA recommends that a new TIA will be required when the second phase of cell B is built. • The TIA did not address access to the other cells within the conceptual scheme. Future updates to the conceptual scheme should address this. • 61st Avenue is part of the Janet Area Structure Plan where it is to be extended south of the subject lands of the conceptual scheme and have a future connection to Range Road 284. As 61st Avenue is not adjacent to cell B, future updates to the conceptual scheme should address this. • As a condition of future subdivision or DP, the applicant will be required to construct the middle and south accesses to an Industrial Standard in accordance with the County Servicing Standard. No upgrade to the north access will be required for phase 1 of cell B. • As a permanent condition, the north access must only provide access to the west residential property as indicated in the TIA. • As a condition of future subdivision or DP, the applicant is required to dedicate 8m along the entire east boundary of the subject site for future road widening in accordance with the requirements of the SE Industrial Growth Study. Five (5) meters shall be dedicated by Plan of Survey with the remaining three (3) meters to be dedicated by caveat. • As a condition of future subdivision or DP, the applicant will be required to provide payment of the Transportation Offsite Levy in accordance with the applicable by-law at time of approval. **Sanitary/Waste Water:** • The applicant proposes using a PSTS system on the subject site. The Janet ASP policy 22.8 states that new business development should provide wastewater treatment by the use of pump out tanks or other acceptable methods, in accordance with County Policy and Provincial regulation. County Standards only support PSTS systems for normal domestic sewage and requires sewage holding tanks for all industrial and commercial uses. Engineering does not support the use of a PSTS for this development. • As a permanent condition of future DP, sanitary sewage shall be contained in pump out tanks and transported off-site to an approved wastewater receiving facility for disposal. **Water Supply And Waterworks:** • The applicant has proposed to use a water well to fill a potable water tank and to use cisterns to service the proposed development, which does not align with the policies of the Janet

ROCKY VIEW COUNTY

AGENCY	COMMENTS
	ASP. As per Policies 22.5 of the Janet ASP, water cisterns or alternative systems consistent with County policy should service all new development. Water wells located on individual subdivision lots should not be supported. • Engineering recommends the use of potable water cisterns to service the proposed development in accordance with County Policy and the Janet ASP. **Storm Water Management**: • The applicant provided a conceptual stormwater management plan for cell B of the conceptual scheme prepared by Storm Water Solutions Inc. dated July 2018 which proposes the use of an onsite evaporation pond to service the proposed development. • The stormwater management plan did not address the other cells within the conceptual scheme. Future updates to the conceptual scheme should address this. • As a condition of future subdivision or DP, the applicant will be required to submit a site-specific stormwater management plan, prepared by a qualified professional, assessing the post development site stormwater management to identify any stormwater management measures that are required to be implemented to service cell B. • The proposed subdivision is within the Janet Master Drainage Plan. Any stormwater management plan submitted will have to align with the recommendations in this plan. • As a condition of future subdivision or DP, the applicant will be required by dedication by caveat a 12m right of way along the entire southern boundary of cell B to allow for a future regional conveyance for the CSMI system. This dedication is consistent with dedication provided by the CARMEK Business Park immediately west of the subject lands. • As a condition of future subdivision or DP, the applicant will be required to provide verification of AEP approvals and registration (EPEA) for the stormwater system. • As a condition of future subdivision or DP, the applicant will be required to provide payment of the Stormwater Offsite Levy in accordance with the applicable bylaw at time of approval. **Environmental**: • The applicant provided a Desktop Environmental Assessment for cell B of the conceptual scheme prepared by Ghostpine Environmental Services Ltd. dated June 22, 2018. The assessment provided a summary of the potential environmental concerns associated with the proposed development based on published information. The assessment took into consideration the significance of the onsite soils, vegetation, wildlife, historical

ROCKY VIEW COUNTY

AGENCY	COMMENTS
	resources and wetlands and concludes that further field study is needed to verify the findings of the assessment. • The applicant provided a Wetland Impact Assessment for cell B of the conceptual scheme prepared by Omnia Ecological Services dated July 19, 2019. The assessment provided a Historical Precipitation and Aerial Photography review to determine if any of the three wetlands within cell B are permanent and fall under the Water Act. • The Environmental Assessment/Wetland Impact Assessment plan did not address the other cells within the conceptual scheme. Future updates to the conceptual scheme should address this. • The Assessment determined that one of the three wetlands one is semi-permanent and will require approval under the Water Act for any proposed modifications. • As a condition of future subdivision or DP, the applicant will be required to obtain all necessary approvals under the Water Act for impacts to identified wetlands due to the proposed development.
Agricultural & Environmental Services	Because this parcel falls within the Janet Area Structure Plan Agricultural Services has no concerns. The application of the Agricultural Boundary Design Guidelines may be beneficial in buffering the residential land use from the agricultural land. The guidelines would help mitigate areas of concern including trespass, litter, pets, noise, providing a visual barrier and concern over fertilizers, dust & normal agricultural practices.

Circulation Period: Adjacency: September 27, 2019 – October 21, 2020

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

ROCKY VIEW COUNTY

BYLAW C-7977-2020

A Bylaw of Rocky View County, in the Province of Alberta, to adopt the Canna Park Conceptual Scheme.

The Council of Rocky View County enacts as follows:

Title

1 This Bylaw may be cited as *Bylaw C-7977-2020*.

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 THAT Bylaw C-7977-2020, being the "Canna Park Conceptual Scheme," affecting SE-32-23-28-W04M, be adopted as defined in Schedule 'A', which is attached to, and forms part of this Bylaw.

Transitional

4 Bylaw C-7977-2020 is passed and comes into full force and effect when it receives third reading and is signed in accordance with the *Municipal Government Act*.

ROCKY VIEW COUNTY

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

PUBLIC HEARING HELD this _____ day of _____, 20XX

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

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

_____
Reeve

_____
Chief Administrative Officer or Designate

_____
Date Bylaw Signed

ROCKY VIEW COUNTY

SCHEDULE 'A'

FORMING PART OF BYLAW C-7977-2020

A Conceptual Scheme affecting SE-32-23-28-W04M, herein referred to as the Canna Park Conceptual Scheme.

Conceptual Scheme

Part of SE 1/4 Sec. 32-23-28-W4M

Canna Park Development

Prepared at the request and as a requirement of:
Rocky View County
262075 Rocky View Point
Rocky View County, Ab. T4A 0X2

Sept.13 , 2019

Submitted to Rocky View County by:

ARJ Consulting
124 Maitland Pl. NE
Calgary, Ab. T2A 5V5

on behalf of

Jaroc Holdings Ltd
213-10a Street NW
Calgary, AB T2N 1W6

Part One
Conceptual Scheme - Part of SE 1/4 Sec. 32-23-28-W4M

Table of Contents **Page**

1.0 Introduction **5**

2.0 Conceptual Scheme Purpose and Objectives **5**

3.0 Conceptual Scheme Planning Area **5**
3.1 Municipal Location 5
3.2 Planning Area 5
3.3 Planning Area - Development Cells 6
3.4 Planning Area - Community Context and Land Use 6
3.5 Planning Area - Physical Characteristics 7

4.0 Conformity to the Janet Area Structure Plan **9**

5.0 Future Land Use **9**

6.0 Subdivision and Development Concept **9**

7.0 Road System **12**

8.0 Utility Servicing Strategy **13**

9.0 Development Concept **14**
9.1 Suitability of the Concept to Accommodate Development 14
9.2 Architectural and Site Development Standards 14
14

10.0 Community Considerations **15**

11.0 Subdivision and Development Phasing **15**

12.0 Conceptual Scheme Implementation **16**

13.0 Exhibits

13.1 Planning Area
13.2 Development Cells
13.3 Subdivision and Development Concept
13.4 Proposed ingress/egress Plan

List of Tables

Table 1 – Development Cells within the Planning Area
Table 2 – Land Use Designations within the Planning Area by Development Cell

Part Two - Development Cells

Development Cell B (Phase 1) - Portion of the SE ¼ Sec. 32-23-28-W4M

Detailed planning for subsequent phases of Development in Cell B and Development of Cells A,C and D Portion of the SE ¼ Sec. 32-23-28-W4M to be completed and appended to this Conceptual Scheme at a future date:

Development Cell A-

Subdivision and Development in this Cell is not referred to in this Concept Scheme and will have to be appended to this plan prior to Land Use Change or Development Permit

Development Cell C -

Subdivision and Development in this Cell is not referred to in this Concept Scheme and will have to be appended to this plan prior to Land Use Change or Development Permit

Development Cell D -

Subdivision and Development in this Cell is not referred to in this Concept Scheme and will have to be appended to this plan prior to Land Use Change or Development Permit

1.0 Introduction

This Conceptual Scheme was prepared at the request and as a requirement of Rocky View County. This Conceptual Scheme is characterized by the Municipality as a "Limited-Scope Conceptual Scheme" and applies to lands within a portion of the SE 1/4 Sec. 32-23-28-W4M. These lands are collectively referred to in this Conceptual Scheme as the Planning Area in Cell B.

2.0 Conceptual Scheme Purpose and Objectives

This Conceptual Scheme provides:

- ☐ A description of all lands contained within the Conceptual Scheme Area;
- ☐ A description of the existing and future road network within the entire Concept Scheme boundary; including its relation to main transportation routes.
- ☐ Proposed development and Phasing Plan

3.0 Conceptual Scheme Planning Area

3.1 Municipal Location

The Conceptual Scheme Planning Area is located within Division 5 of Rocky View County, approximately two (2) kilometers north of Glenmore Trail, adjacent and west of Range Road 284 and approximately one (1) kilometer South of TWP RD 240

3.2 Planning Area

The Planning Area for this Conceptual Scheme is defined as Residential Transition within the Janet Area Structure Plan Approved November 11,2014. The Planning Area is 25 acres contained within the 160 acre area (SE ¼ Sec.). This ¼ Sec. is comprised of eleven (11) titled parcels under separate and individual land ownership.

Exhibit 13.1 - Conceptual Scheme Planning Area describes the Planning Area.

Conceptual Scheme Policy: Conceptual Scheme Planning Area

Policy 3.2.1 Policies contained in this Conceptual Scheme shall apply to lands identified in Exhibit 13.1 – Conceptual Scheme Planning Area.

3.3 Planning Area - Development Cells

In order to recognize individual landowner expectations respecting the future subdivision and development of their lands, the Planning Area is divided into four (4) Development Cells. Exhibit 13.2 - Development Cells and Table 1 - Development Cells within the Planning Area provide a description of this Conceptual Scheme's Development Cells.

Table 1 – Development Cells within the Planning Area

Development Cell	Land Description	Area (acres)	Area (Hectares)	Percentage of Planning Area
Development Cell B	Portion of the SE ¼ Sec. 32-23-28-W4M	40	16.19	24.4
Development Cell A	Portion of the SE ¼ Sec. 32-23-28-W4M	44	17.81	26.8
Development Cell C	Portion of the SE ¼ Sec. 32-23-28-W4M	40	16.19	24.4
Development Cell D	Portion of the SE ¼ Sec. 32-23-28-W4M	40	16.19	24.4
	Planning Area Total	164	66.4	100.00

Table Notes:

1. Table information current as per Rocky View County Map
2. Totals may not equal due to rounding and metric conversion.
3. All areas should be considered more or less.

Conceptual Scheme Policy: Development Cells

Policy 3.3.1 Detailed planning which responds to the common planning issues and those specific to the individual Development Cells will follow independently and be appended to this Conceptual Scheme as required by the M.D. of Rocky View.

3.4 Planning Area - Community Context and Land Use

Country Residential and Industrial land uses characterize the community in which the Planning Area is located. Land use districts within the Planning Area by Development Cell are provided in Table 2 – Land Use Designation within the Planning Area by Development Cell

Table 2 – Land Use Designations within the Planning Area by Development Cell

Development Cell	Land Use Designation
Development Cell A	Residential Two District (R-2)
Development Cell B	Residential Two District (R-2)and Industrial (I-IA)
Development Cell C	Residential Two District (R-2)
Development Cell D	Residential Two District (R-2)

Table Notes:

1. Table information current as per

This Conceptual Scheme concludes:

- ☐ Industrial land uses exist on lands within and adjacent to the Planning Area.
- ☐ Existing Industrial land supply is limiting development opportunities
- ☐ Residential land uses within the planning area will be transitioning to Industrial land uses in the very near future do to increased demand and landowner expectations.
- ☐ The adjacent Industrial development is of a quality and character consistent with the Industrial development throughout the Janet Area Structure Plan area.
- ☐ the Planning Area should establish appropriate subdivision design principles, site development standards and architectural controls consistent with adjacent Industrial Development
- ☐ Site Specific Stormwater Plan conclusions and executive summary provided by Stormwater Solutions

Site Specific Stormwater Plan – 235077 Range Road 284
The proposed project includes the development of 25 acres (10.1 hectares) of land in Rocky View County on the west side of Range Road 284, and 1.1 km south of TWP Rd 240.
The attached report by Stormwater Solutions provides a proposed stormwater management system for this parcel.
This report was designed according to the "Janet Master Drainage Plan, by MPE Engineering Ltd., June 2016", which states that post-development runoff volume must be equal to pre-development to preserve the integrity of the existing wetland.

From the **Wetland Assessment and Impact Report (WAIR) from Omnia, July 2019,(see attached)** the Site contains two wetlands; one semi-permanent wetland and one seasonal wetland. A third possible wetland has been confirmed as a man-made dugout. The semi-permanent wetlands straddles the

south property line. One of the goals of the stormwater management plan is to allow the wetlands to attain approximately the same amount of runoff volumes and peak flows to preserve them. If the portion of this wetland on the property is removed, the on-site stormwater management system will ensure there is no impact on the remaining portion.

All design items in the attached report from **Stormwater Solutions**, conform to the current City of Calgary Stormwater Management Design Manual, dated September 2011 and the Alberta Environment and Sustainable Resource Development (AESRD) - Standards and Guidelines for Municipal Waterworks, Wastewater and Storm Drainage Systems - Stormwater Management Guidelines 2013.

(Note: The above are Conceptual Scheme conclusions not policies.)

3.5 Planning Area - Physical Characteristics

Physical Characteristics of Cell B in this Concept Scheme have been a

Conceptual Scheme Policy: Terrain

Policy 3.5.1 All future land use scenarios, subdivision and development concepts prepared for individual Development Cells within the Planning Area should be prepared in response to the existing terrain.

Policy 3.5.2 Alterations in the existing terrain of the Planning Area should proceed in accordance with a "Master Drainage Plan", a detailed "Storm Water Management Plan" and an attendant "Grading Plan".

Conceptual Scheme Policy: Predevelopment Drainage Pattern

Policy 3.5.3 Alterations in the existing drainage pattern of the Planning Area to accommodate subdivision and development should proceed in accordance with the requirements of the Rocky View County.

Conceptual Scheme Policy: Subsurface Conditions

Policy 3.5.4 The Municipality at its discretion may require the Developer of Development Cells within the Planning Area to undertake a geotechnical assessment prepared by a qualified professional engineer in support of a proposal for subdivision and/or development, solely as approved by Rocky View County.

Conceptual Scheme Policy: Environmental Assessment

Policy 3.5.5 The Municipality at its discretion may require the Developer of Development Cells within the Planning Area to undertake an "Environmental Assessment or Overview" for individual Development Cells within the Planning Area prior to their development to the satisfaction of the Municipality.

Policy 3.5.6 Where an "Environmental Assessment or Overview" is required by the Municipality it shall be at a minimum a Phase 1 Environmental Assessment or Overview.

Conceptual Scheme Policy: Vegetation

Policy 3.5.7 Future subdivision and development of the Planning Area should maintain native vegetation where possible.

Existing Development

The Planning Area contains 10 existing residences and accessory buildings as follows:

- Development Cell A contains 3 single family residences and accessory buildings.
- Development Cell B contains four (4) single family residences and accessory buildings.The house on the South East corner of the Cell will be removed to allow phase one of the proposed development to proceed.
- Development Cell C is undeveloped farm land .
- Development Cell D contains four single family residences and accessory buildings.

4.0 Conformity to the Janet Area Structure Plan

This Conceptual Scheme has been prepared in accordance with the objectives and policies of the Janet Area Structure Plan.

5.0 Future Land Use

Land Use Change

Conceptual Scheme Policy: Land Use Changes and Subsequent Subdivision

Policy 5.0.1

Policy 5.0.2 Proposals for the redesignation of lands within the Planning Area to

Industrial or Commercial districts pursuant to the Land Use Bylaw shall be considered appropriate where such proposals will support subsequent subdivision and development which:

a) Recognizes and responds to the physical characteristics and attributes of the Planning Area;
b) Will result in a sustainable Industrial development area at a scale appropriate and sensitive to the adjacent developments;
c) Accommodates the full potential of these lands for Industrial subdivision and development; and
d) Conforms to the policies of this Conceptual Scheme, the Janet Area Structure Plan and other relevant policies and regulations of Rocky View County.

e) Locate storage, service, loading areas and most parking to the side and /or rear of the main building. These areas should have additional screening if adjacent to public roadways and /or residential

6.0 Subdivision and Development Concept

Exhibit 13.3 – Subdivision and Development Concept is a conceptual subdivision design for the Planning Area. The Subdivision and Development Concept is comprised of four Development Cells (Development Cells A to D).

Development Cell A

Development Cell A comprises 44 acres (17.81 ha) contained under three (3) separate titles. Exhibit 13.3 – Subdivision and Development in this Cell is not referred to in this Concept Scheme and will have to be appended to this plan prior to Land Use Change or Development Permit

Development Cell B

Development Cell B comprises 40 acres (16.19 ha) contained under 3 separate titles. Exhibit 13.3 – Subdivision and Development Concept contemplates no additional subdivision within this Development Cell. This Concept Scheme includes detailed analysis of 25 acres in this Cell and provides direction on the Development within this Cell and guidance in the Residential Transition Area. The remaining 15 acres (6.07 ha) in this Cell will require an amendment to this Concept Scheme prior to Land Use change or Development Permit application.

Eastern portion of Subject lands
(buildings to be removed)

Neighboring property North East section of cell B

Development Cell C

Development Cell C comprises 40 acres (16.19 ha) contained under one title. This parcel is currently being used for agricultural purposes.
Exhibit 13.3–. Subdivision and Development in this Cell is not referred to in this Concept Scheme and will have to be appended to this plan prior to Land Use Change or Development Permit.

Development Cell D

Development Cell D comprises 40.0 acres (16.19 ha) contained under four (4) separate titles. Exhibit 13.3 – Subdivision and Development in this Cell is not referred to in this Concept Scheme and will have to be appended to this plan prior to Land Use Change or Development Permit.

View of Cell D looking through Cell C

Conceptual Scheme Policy: General Subdivision Design

Policy 6.0.1 Proposals for the subdivision of land within the Planning Area should be generally in accordance with subdivision design of Exhibit 13.3 – Subdivision and Development Concept.

Policy 6.0.2 Lot layouts illustrated in Exhibit 13.3 – Subdivision and Development Concept are conceptual only and may not reflect the final subdivision design, number or sizes of lots that may be proposed in future tentative plans of subdivision. The final size, configuration and design of individual parcels proposed through subdivision shall be determined at the tentative subdivision plan approval stage and conform to the provisions of the Janet Area Structure Plan and other relevant policies and regulations of Rocky View County

Conceptual Scheme Policy: Subdivision Design Principles

Policy 6.0.3 The following Subdivision Design Principles should be applied to subdivision proposed for the Planning Area:

a) Commercial and Industrial design which is compatible with land uses adjacent and in proximity to the Planning Area.
b) A Business community design which is sustainable, and responsive to the natural characteristics of the Planning Area.
c) A Business community design which offers a wide range of lot sizes to provide for a wide range of small and medium sized businesses reflective of market demand.
d) A Business community design that when developed will achieve a high standard of architectural and site development that retains the historical character of the surrounding community.
e) Integrate stormwater design with landscaping. Use stormwater ponds as amenity as well as a utility
f) Security Fencing should be limited to side and rear yards and visually screened with landscaping. Security fencing should be located behind the landscape buffer so that the landscaping is visible from the street or the adjacent parcels. Fencing in front yards should be limited to decorative use unless it can be demonstrated that it is required for security reasons.

Conceptual Scheme Policy: Lot Size

Policy 6.0.4 Lots provided within the Planning Area should be designed to be a minimum of (1.2) acres or greater in size (more or less) to provide options for a variety of Business types.

Conceptual Scheme Policy: Municipal Reserve

Policy 6.0.5 Where municipal reserves are owing as a result of subdivision approvals for parcels within the Planning Area, the provision of these reserves shall be in accordance with the provisions of the Municipal Government Act.

Conceptual Scheme Policy: Pedestrian Pathways

Policy 6.0.6 Where appropriate, pedestrian pathways should be developed within each Development Cell of this Conceptual Scheme in order to provide pedestrian linkages to the municipal reserve parcels and the developing regional pathway system.

7.0 Road System

The Planning Area is accessible to Rocky View County municipal road network and the Provincial Highway network via Range Rd 284. This road connects to TWP Rd 240 approximately 1Km to the North and to Glenmore Trail approximately 2 kms to the South.

Conceptual Scheme Policy: Road System Design

Policy 7.0.1 Access to developments proposed within the planning area shall be in accordance with Rocky View County policies and to the satisfaction of the municipality

Policy 7.0.2 All public internal roads are proposed as local public roads with development in accordance with Rocky View County policies and standards.

Policy 7.0.3 Internal roads within individual Development Cells shall be constructed to municipal standards in accordance with the current Rocky View County policies and standards.

Policy 7.0.4 The Municipality may require road widening agreements or road widening at such time as lands within the individual Development Cells are proposed for subdivision approval.

Policy 7.0.5 Linear pathways will not be permitted within the road right of way.

Policy 7.0.6 A Transportation Off-Site Levy shall be paid by the Developer to the Municipality in accordance with the Transportation Off-Site Levy Bylaw as amended.

Policy 7.0.7 No Development Permit will be issued for parcels fronting a new or upgraded road until a Development Agreement has been entered into and the required Road System has been constructed and received a Construction Completion Certificate (C.C.C.) from the Municipality.

Policy 7.0.8 This Conceptual Scheme contemplates that future ingress and egress to the development concept which is proposed to be 3 buildings constructed over 2-3 phases and will be industrial agricultural facilities.

The primary access will continue to be from Range Road 284 in approximately the same location as the existing driveway.
This access will not be a public roadway. The site will not be subdivided so the access roadway will be internal to the site and will be constructed to the appropriate industrial standard with its junction with Rge 284 being between a driveway and public roadway, not a full intersection between public roadways.
There are now proposed to be 2 accesses to the site, the primary access will be referred to as the 'middle access'

A new south access is proposed which will be along the south side of the site, as well as a north access on the north side of the site; both are shown on the attached site plan (Exhibit 13.2) along with the middle access.

The north access will provide access to the west residential property that is surrounded by the subject site, similar to how that residential property is currently accessed with a driveway from Rge 284, and emergency only access for the subject site should the primary access be blocked.
The south access is needed to assist trucks with circulating around Building A, it is proposed to be restricted to a right-in/out configuration. The result is that the middle access will be used by almost all of the trips generated by the site on a typical day, the north access will only be used in emergencies and the south access only used for convenience by large trucks and some employees.
Details on trip generation and Road classification requirements are included in the attached TIA completed by JCB Engineering LTD on July 3, 2019

8.0 Utility Servicing Strategy

Shallow Utilities

The Planning Area will be serviced by shallow utilities by the appropriate utility company providing service to the area in accordance with Janet Area Structure Plan.

Conceptual Scheme Policy: Shallow Utilities

Policy 8.0.1 Shallow utilities will be provided by the appropriate utility company providing service to the Planning Area at the sole expense of the Developer.

Policy 8.0.2 The Developer of individual Development Cells will provide easements to any utility company requiring them to provide services to the Planning Area.

Solid Waste Management

Conceptual Scheme Policy: Solid Waste Management

Policy 8.0.3 A "Solid Waste Management Plan" should be considered at the first phase of subdivision approval for all Development Cells within the Planning Area to the satisfaction of the Municipality. Implementation of the Solid Waste Management Plan shall be the responsibility of the Developer.

9.0 Development Concept

Industrial development proposed for the Development Cell will comprise three (3) independent detached structures at full build out.

9.1 Suitability to Accommodate Development

Conceptual Scheme Policy: Building Envelope

Policy 9.1.1 Proposals for subdivision within the Planning Area shall provide a suitable development that compliments the adjacent developments and is consistent with architectural design within the Janet Area Structure Plan.

9.2 Population Densities and Projections

It is anticipated that upon full build out of the Planning Area, the number of jobs per hectare will be consistent with the surrounding area.

9.3 Architectural and Site Development Standards

Architectural standards should be developed at the time of subdivision of the individual Development Cells and registered against individual titles by restrictive covenant. Management and enforcement of the architectural standards will be the responsibility of each

Development Cell Developer and following subdivision and development, subsequent landowners.

Conceptual Scheme Policy: Architectural and Site Development Standards

Policy 9.3.1 Architectural and site development standards proposed for developments within each Development Cell should be considered at the time of subdivision approval and be registered by caveat or restrictive covenant at the time of plan approval.

Policy 9.3.2 Enforcement of the architectural and site development standards shall be the responsibility of the Developer and following subdivision and development, subsequent landowners.

Policy 9.3.3 Architectural and site development standards should identify and encourage the use of high quality finishing materials.

10.0 Community Considerations

Public Consultation

Consultation with affected property owners within the Planning Area and other adjacent affected parties within the Residential Transition area occurred prior to and during the preparation of this Conceptual Scheme. This consultation involved direct communication with affected parties and an open house held Feb 13, 2019 in the board room of Hill Bros Expressways. Seven people attended the open house.

Conceptual Scheme Policies: Historical Context

Policy 10.0.1 All proposals for subdivision within the Planning Area should consider the integration of any features of cultural landscapes into the subdivision design.

Policy 10.0.2 All local road names should incorporate the names of settlement families, historical events or locations.

11.0 Subdivision and Development Phasing

Conceptual Scheme Policies: Phasing

Policy 11.0.1 The potential for future subdivision is limited by the densities and policy provisions of this Conceptual Scheme and the provisions of Rocky View

County Land Use Bylaw as it applies to individual Development Cells within the Planning Area.

Policy 11.0.2 Subdivision and development within the Planning Area should be matched to a logical progression of servicing. Subdivision and development within Development Cell B may proceed in multiple phases without amendment to this Conceptual Scheme provided the required infrastructure or an acceptable alternative to sustain the planned subdivision and development is in place and/or available at the time of approval.

12.0 Conceptual Scheme Implementation

This Conceptual Scheme is in conformity to the Janet Area Structure Plan and no amendment to the ASP is required prior to adoption of this Conceptual Scheme.

Subdivision of the Planning Area is guided by the policies herein and implemented through conditions of subdivision approval by Rocky View County

Conceptual Scheme Policies: Implementation

Policy 12.0.1 Pursuant to the provisions of the Janet Area Structure Plan, this Conceptual Scheme shall be appended to the Area Structure Plan specifically in relation to the Residential Transition Area.
The Residential Transition areas are near or adjacent to future industrial development areas. This Plan recognizes that the existing residential areas are ready to transition to Business uses as determined by the existing Industrial land supply in the area and landowners desire to redesignate to Industrial Land Uses.
This is further supported by the existing uses on numerous sites within this zone which are mixed use industrial residential. The County Council also concluded at it's meeting on April 30th that the transition to Industrial land uses is deemed appropriate at this time.

. 8.1 Residential uses on lands identified as Residential Transition area (Map 5) will be allowed to continue until such time as a transition to industrial use is deemed appropriate, a local plan has been prepared, and the proposals for new land uses address the policies of this Plan.

8.2 Applications for industrial and commercial uses adjacent to a Residential Transition area shall: a. demonstrate how the proposed land use is compatible with the adjacent residential use by considering the

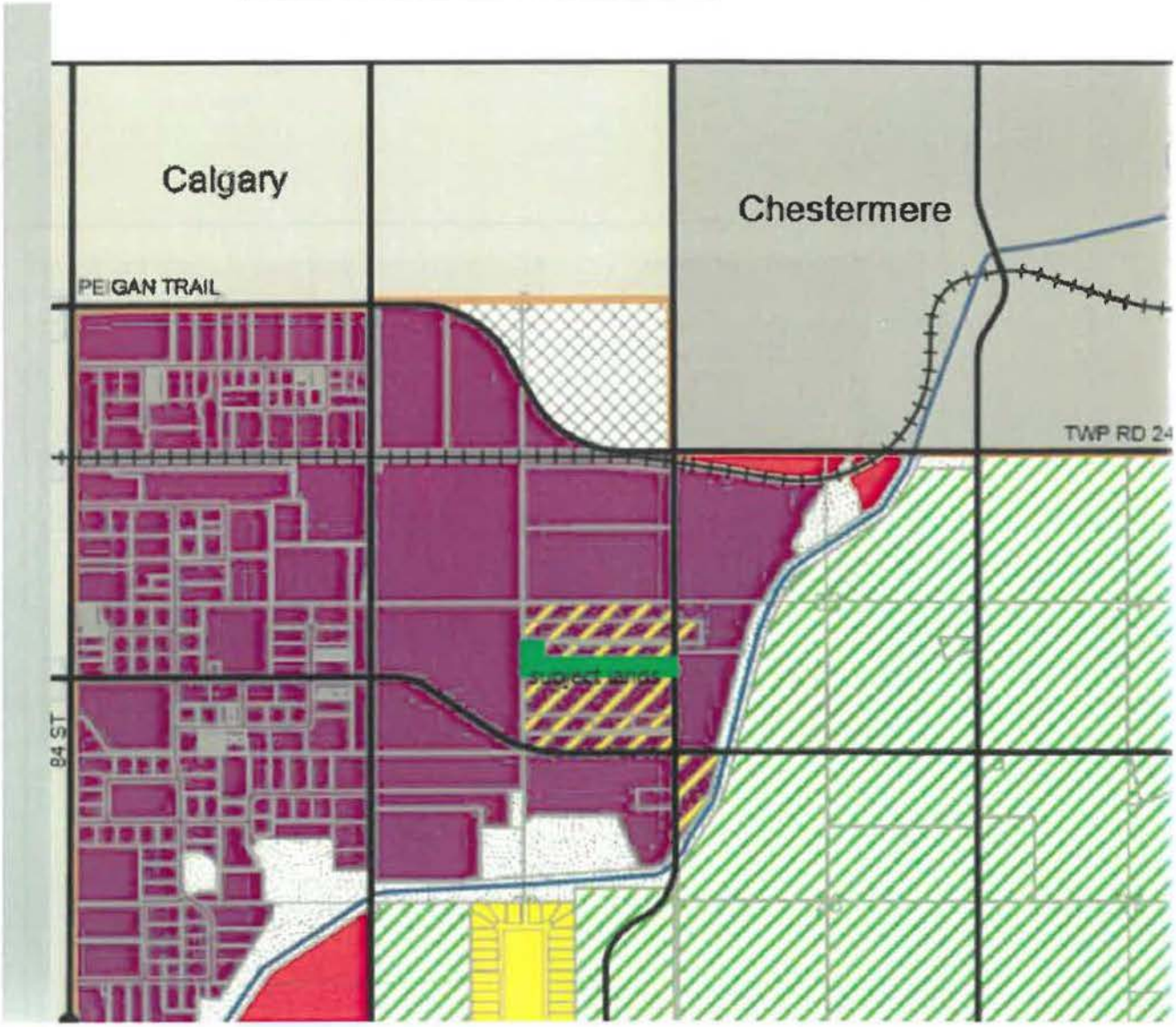
Business-Residential Interface area policies and the requirements of Section 10 of Janet Area Structure Plan; and b. include screening, buffering, and landscaping measures to mitigate the impact on the Residential Transition area.

Policy 12.0.2 Rocky View County shall implement the policies of this Conceptual Scheme through the land use and subdivision approval process.

13.0 Exhibits

13.1 Planning Area
13.2 Development Cells
13.3 Development Concept
13.4 Proposed ingress/egress plan

Planning Area exhibit 13.1



-19-

Development Cells [Exhibit 13.2]

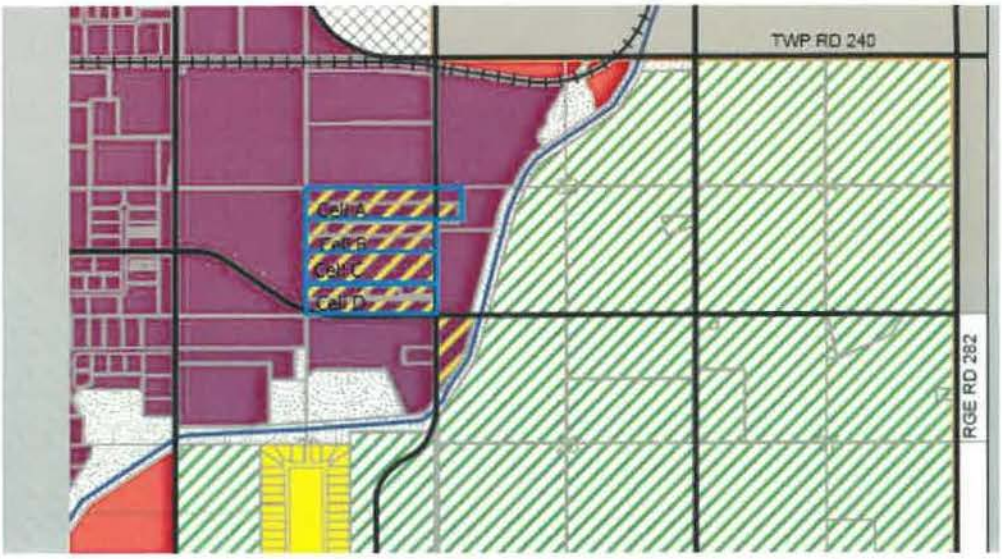


Exhibit 13.3

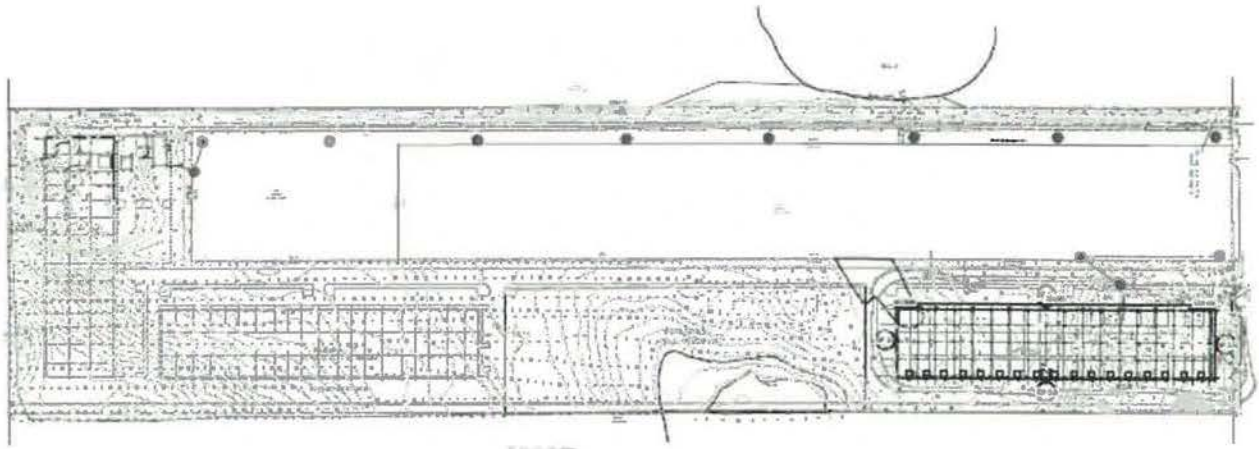
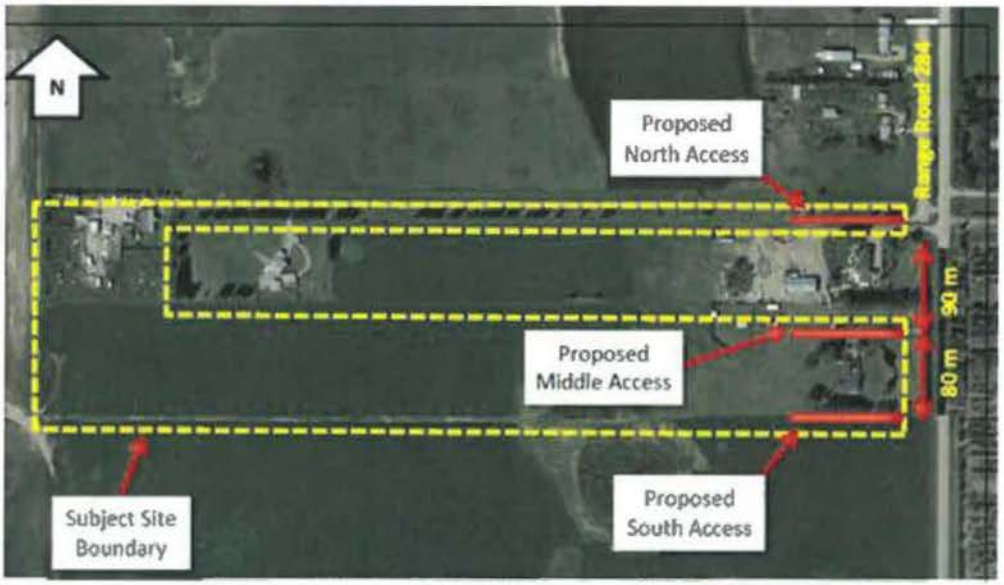


Exhibit 13.4 Proposed ingress/egress to Range Road 284 Plan



Part Two - Development Cells

- Appendix 1 - Development Cell B - Portion of the SE ¼ Sec. 32-23-28-W4M
- Appendix 2 - Development Cell A - Portion of the SE ¼ Sec. 32-23-28-W4M
- Appendix 3 - Development Cell C - Portion of the SE ¼ Sec. 32-23-28-W4M
- Appendix 4 - Development Cell D - Portion of the SE ¼ Sec. 32-23-28-W4M

Development Cell labels do not indicate progression of phasing.

Appendix 1

Development Cell B - Portion of the SE ¼ Sec. 32-23-28-W4M

Phase 1 Redesignation and Subdivision of Development Cell B

Phase 1 of Development Cell B proposes to redevelope a portion of the SE 1/4 Sec. 32-23-28-W4M in a 11.93 acre portion of the 25 acres with the balance of the site to be developed as a seperate 13.07 acre in one or two phases.

The objective of the Landowner to develop will proceed contigously in order to accommodate the sharing of an existing access driveway and approach to Range Road 284

Appendix Exhibit 1.0: Phase 1 parcelling out the 11.93 acres is attached and forms part of this appendix. The following table provides the land use statistics for Appendix Exhibit 1.0:

Proposed Lot	Area (Acres)	Area (Hectares)	Percent
Phase 1	11.93	4.83	47.7
Balance Parcel Phase 2	13.07	5.29	52.3
Total	25	10.12	100.00

Table Notes:
1. Areas are approximate and require verification by legal survey.
2. All areas should be considered more or less.
3. Totals may not equal due to rounding or metric conversion.

The subject lands are currently designated Industrial-Industrial Activity (I-IA) by Rocky View County Land Use Bylaw.

Currently, no subdivision of Development Cell B is contemplated by the Landowner. At such time as future phases in Development Cell B are proposed, they will follow the provisions and policies of this Conceptual Scheme.

Physical Characteristics of Development Cell B

Terrain

Development Cell B has an east west aspect. The subject land contains no areas of terrain which would impair its development within Development Cell B.

Vegetation

Development Cell B is believed to contain no environmentally significant areas of vegetation and/or wildlife habitat. Native and domestic grasses comprise the dominant plant communities found on the subject lands.

Existing Development

Development Cell B contains four (4) Residential properties one of which will be removed prior to Phase 1 Development.
Berms and other landscaping measures may be implemented to minimize the Industrial residential interface to the satisfaction of Rocky View County.

Historical Resources

The Planning Area is believed to contain no important historical resources. Notwithstanding, where sites of historical importance are identified during the development of seperate phases within Development Cell B, these sites will be identified and removed and or preserved or avoided prior to development to the satisfaction of Rocky View County.
Details about the planning area are provided by an environmental assessment provided by
Hans Skatter, P.Biol. Cand. Scient.
Omnia Ecological Services
722 27 Ave NW
Calgary, AB, T2M 2J3
Omnia Project ID: 1905-03
July 19, 2019

The report is attached to this concept Scheme for information.

Site Development and Architectural Standards

Architectural standards will be developed at the time of development permit application for Phase 1 of Development Cell B and registered against title by restrictive covenant. Management of the architectural standards will be the responsibility of the Developer.

Potable Water

Potable water is supplied to the existing residence by an existing well. Potable water is

proposed to be provided to the proposed Phase 1 development by connection to a tank system combined with the existing well.

Sewage Treatment

Sewage management for development on proposed Phase 1 will be via private sewage systems (septic tank and field) installed in accordance with the Alberta Sewage Systems Standard of Practice and Municipal policies.

Storm water Management

The proposed development will compliment the natural drainage patterns found within Development Cell B. Post development drainage from Development Cell B will continue to flow towards the centre of the site to an existing depression located within Development Cell B. The management of storm water shall be in accordance with best management practices and M.D. of Rocky View policies and standards.
A Stormwater Management Plan has been developed by Stormwater Solutions and is attached to this Plan.

Shallow Utilities

Shallow utilities are currently provided to Development Cell B and additional service connections will be provided by the appropriate service provider in the area. Where required, easements will be provided as required by the utility service provider.

Access Management

Access to proposed Phase 1 and the Balance of the Parcel will be via an all turns approach and existing driveway to Range Rd. 284.

This Conceptual Scheme (pursuant to Policy 7.0.8) contemplates that further phases of Development in Cell B will require ingress and egress to the Municipal Road system to be via an internal road system.

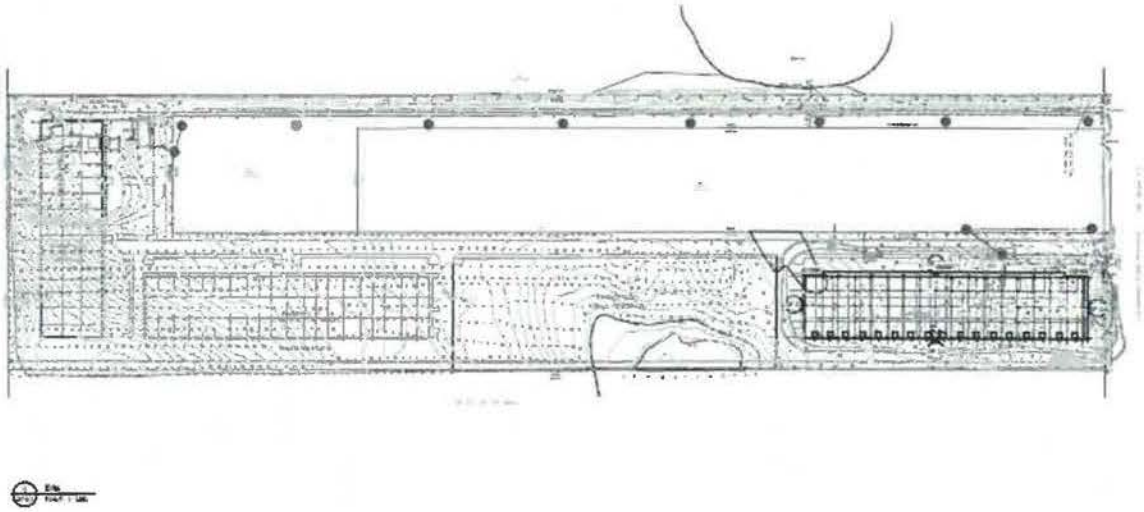
Municipal Reserve

Disposition of Municipal Reserve owed as the result of the subdivision of Development Cell B shall be in accordance with Section 666 of the Municipal Government Act. .

Conceptual Scheme - Pt. SE 1/4 Sec. 32-23-28-W4M
Appendix 1 Exhibit 1.0:
Phases 1-3 of Development in Cell B

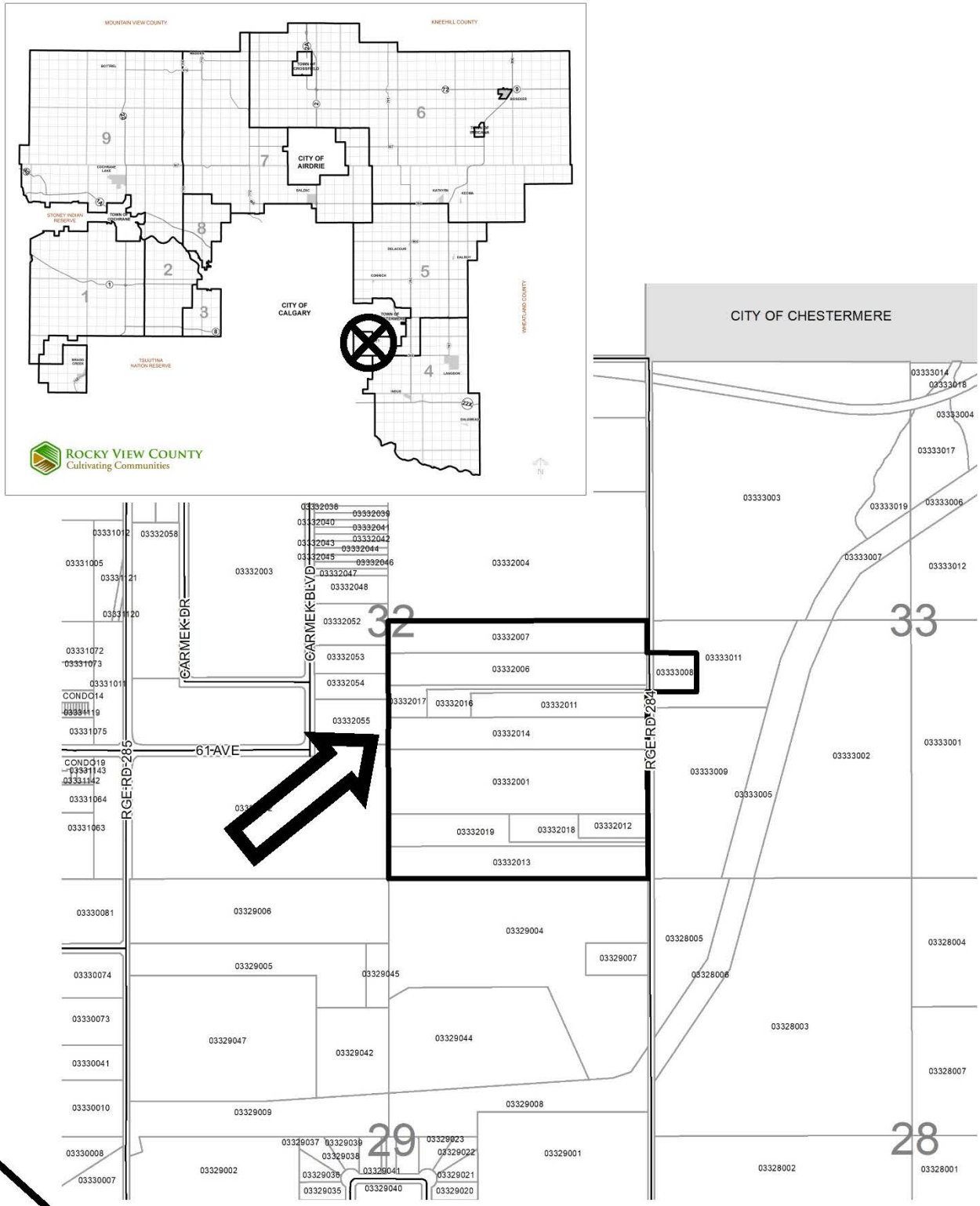
Development portion of Cell B comprises 25 acres (10.12 h) and is outlined.

Exhibit is not to scale.
August 2005



Attachment # 1- Omnia report

Attachment # 2 Transportation impact assessment



LOCATION PLAN

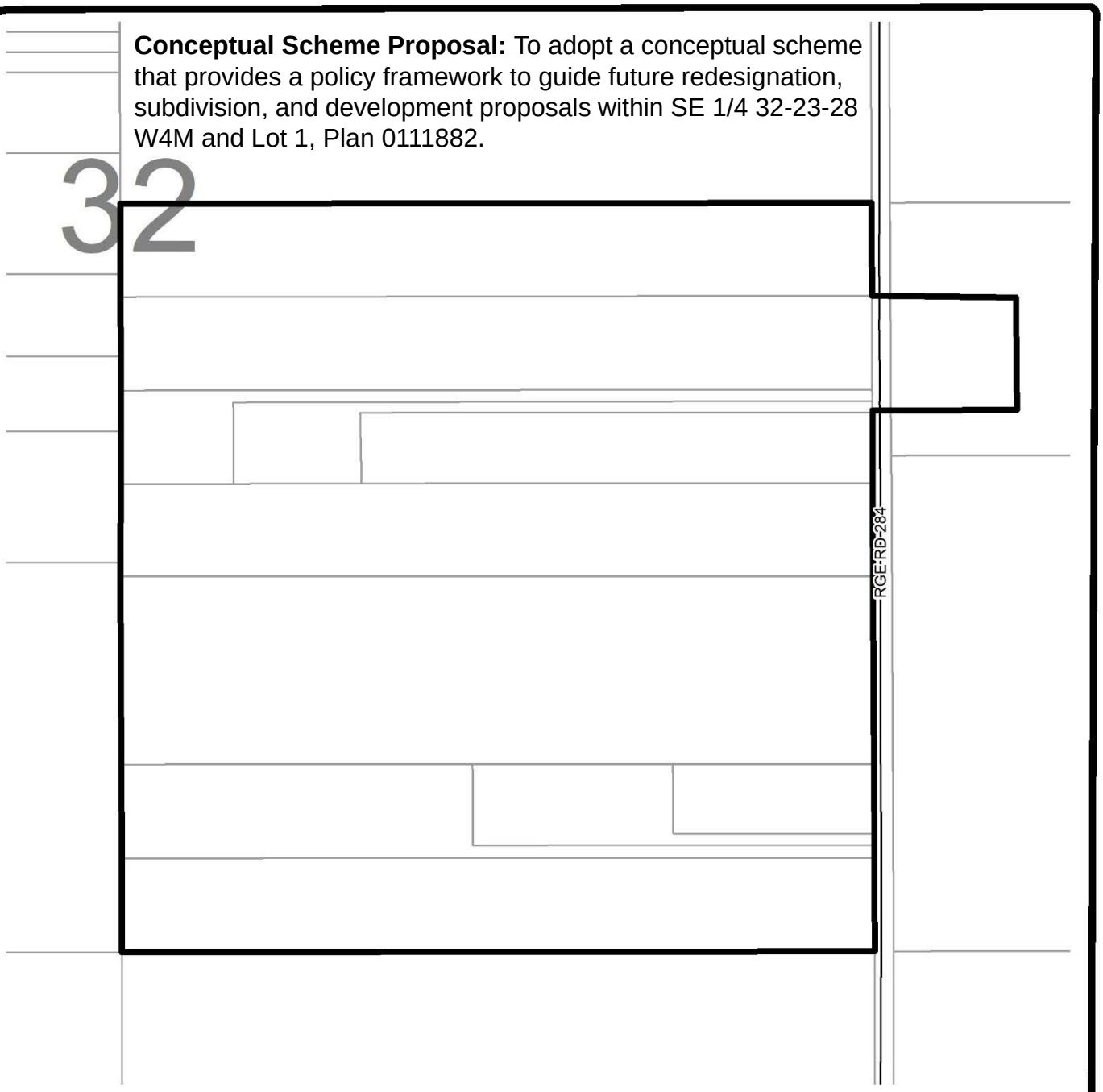
N

SE-32-23-28-W04M

Block:3 Plan:7410673
Lot:3 Block:2 Plan:9210992

Date: Sept 23, 2019 **Division # 5** **File:** 03332014/03332017

Conceptual Scheme Proposal: To adopt a conceptual scheme that provides a policy framework to guide future redesignation, subdivision, and development proposals within SE 1/4 32-23-28 W4M and Lot 1, Plan 0111882.



DEVELOPMENT PROPOSAL

N

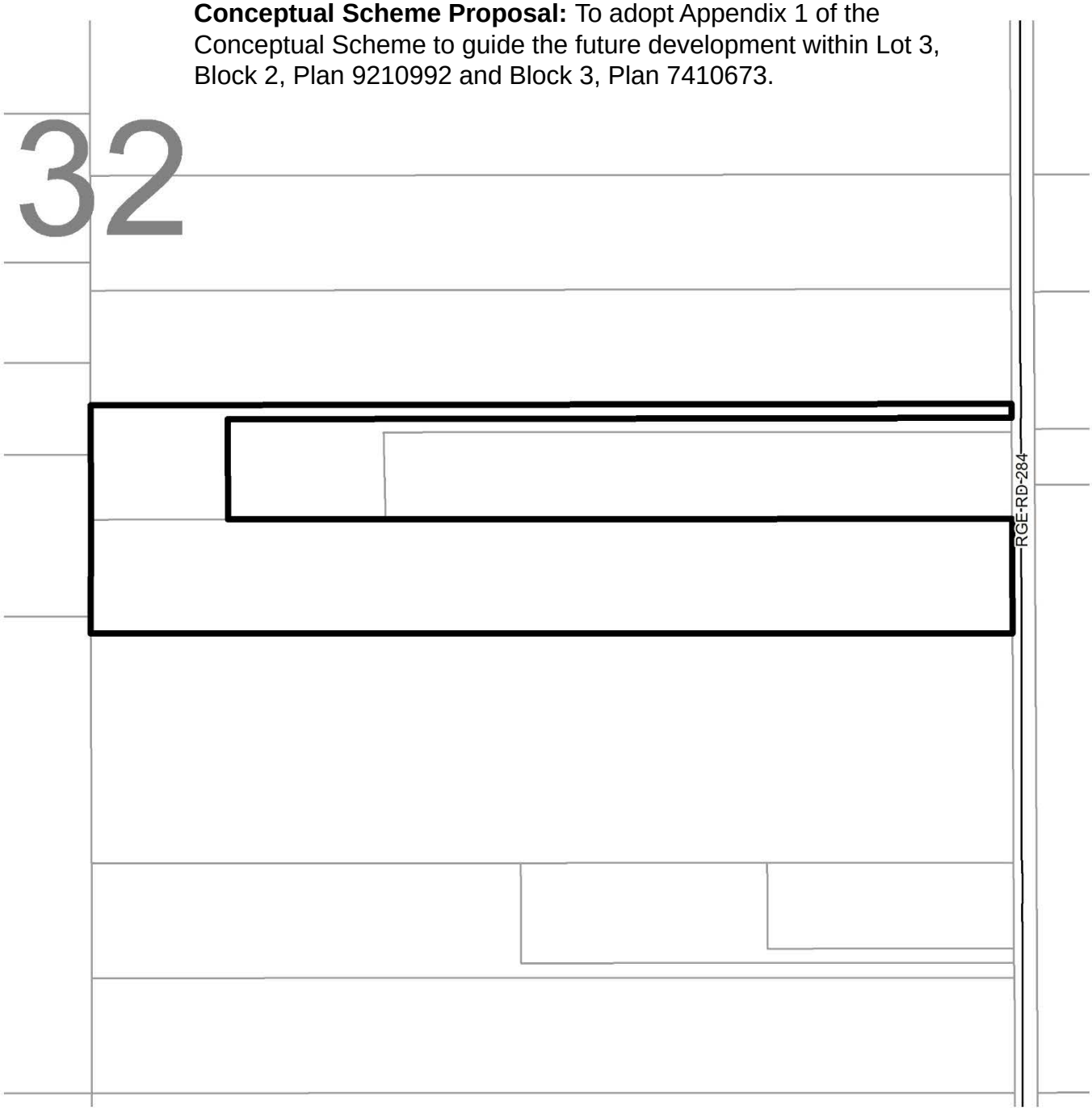
SE-32-23-28-W04M

Block:3 Plan:7410673

Lot:3 Block:2 Plan:9210992

Date: Sept 23, 2019 **Division # 5** **File:** 03332014/03332017

Conceptual Scheme Proposal: To adopt Appendix 1 of the Conceptual Scheme to guide the future development within Lot 3, Block 2, Plan 9210992 and Block 3, Plan 7410673.



DEVELOPMENT PROPOSAL

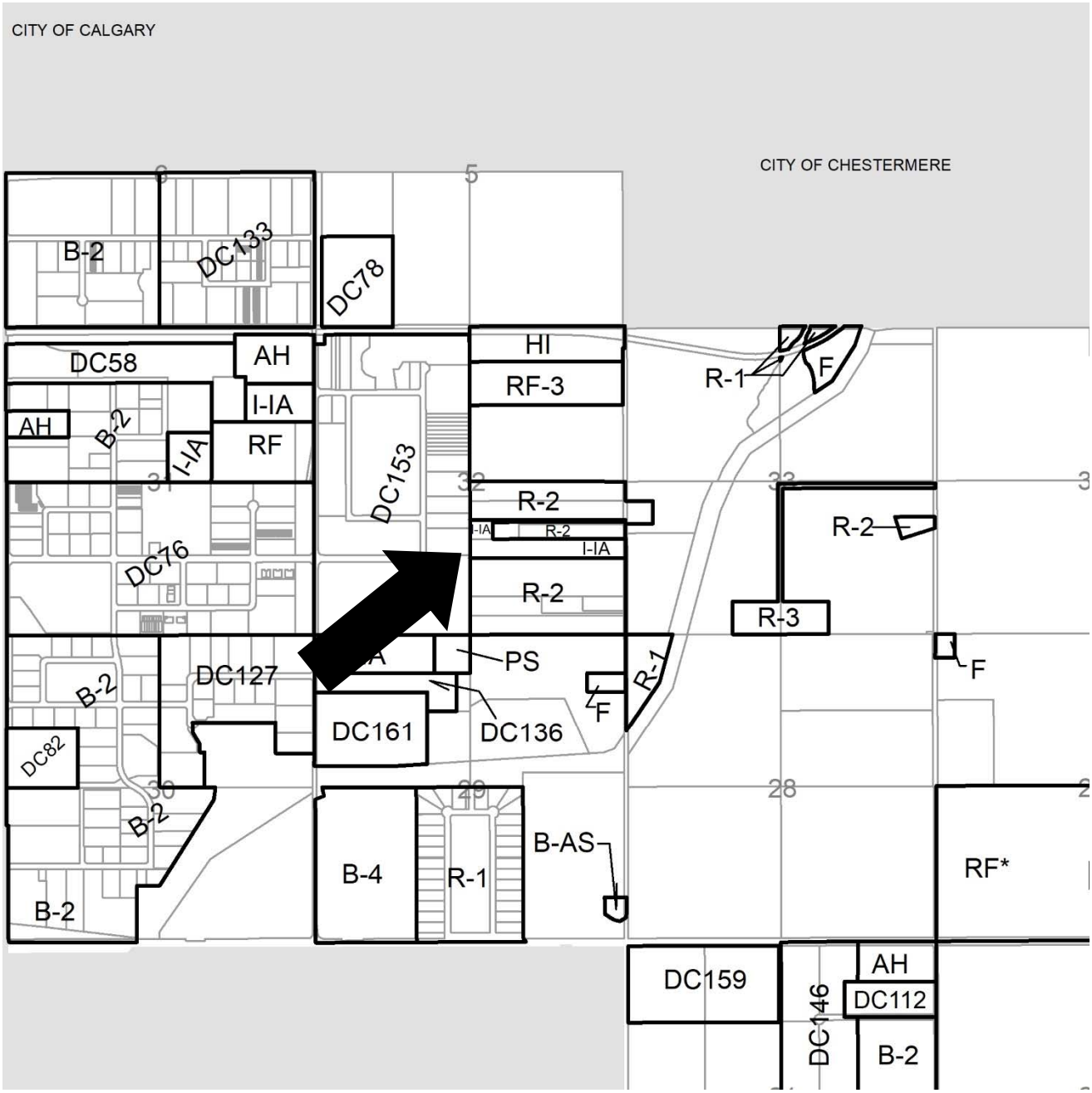
N

SE-32-23-28-W04M

Block:3 Plan:7410673

Lot:3 Block:2 Plan:9210992

Date: Sept 23, 2019 **Division # 5** **File:** 03332014/03332017



	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

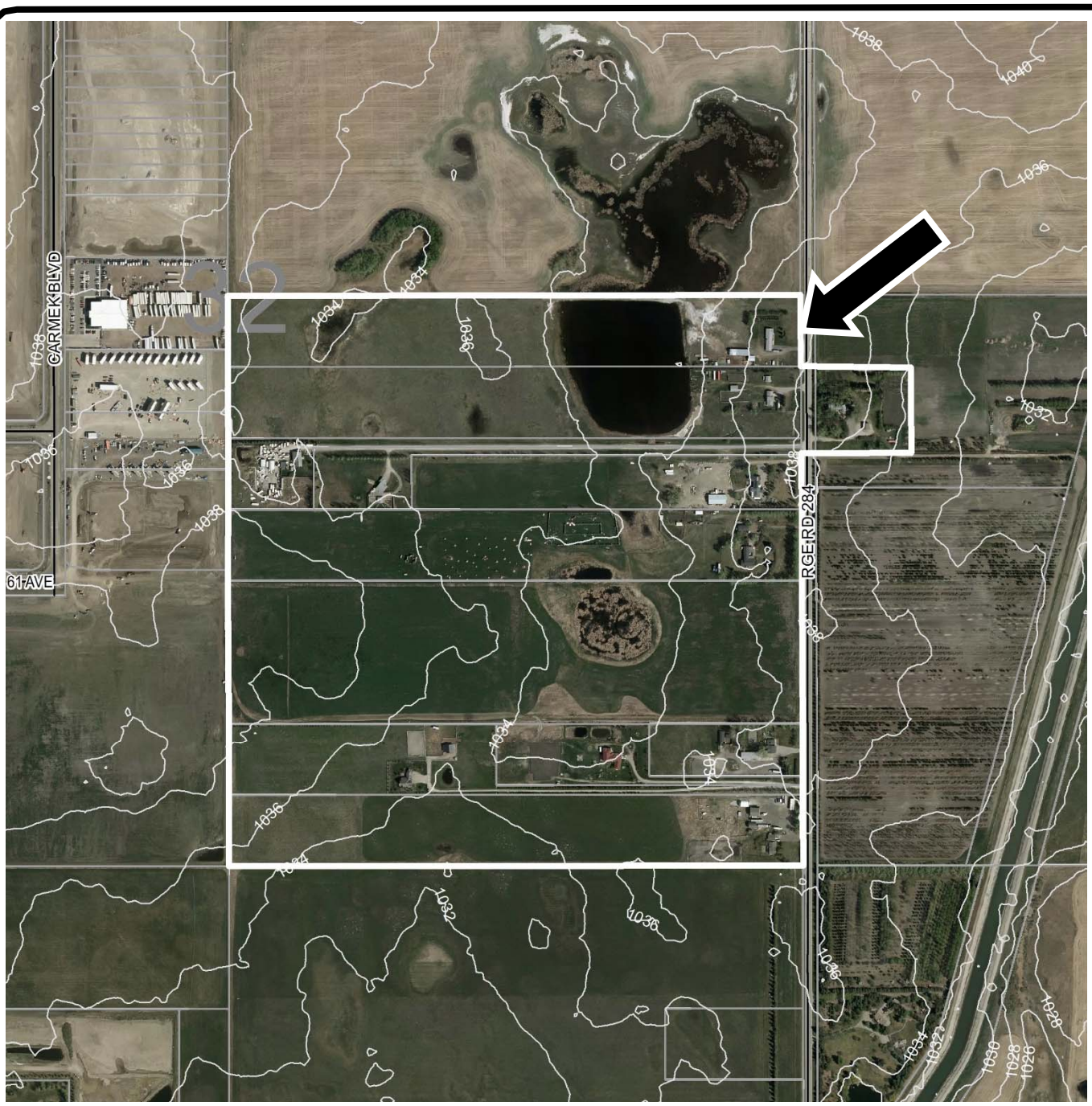
LAND USE MAP

N

SE-32-23-28-W04M

Block:3 Plan:7410673
Lot:3 Block:2 Plan:9210992

Date: Sept 23, 2019 **Division # 5** **File:** 03332014/03332017



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

N

SE-32-23-28-W04M

Block:3 Plan:7410673
Lot:3 Block:2 Plan:9210992

Date: **Sept 23, 2019** **Division # 5** **File:** **03332014/03332017**

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

AIR PHOTO

Spring 2018

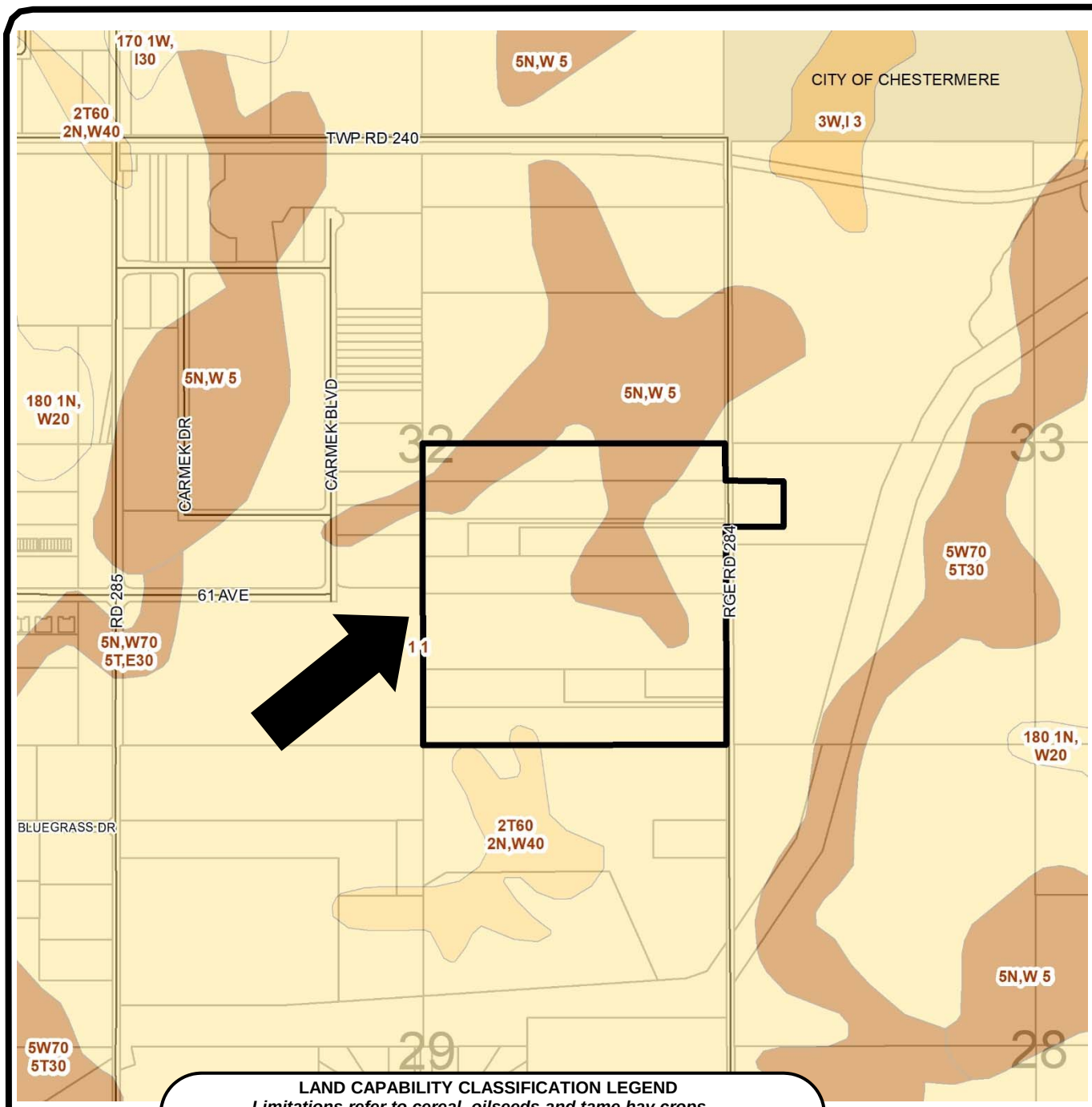
N

SE-32-23-28-W04M

Block:3 Plan:7410673

Lot:3 Block:2 Plan:9210992

Date: **Sept 23, 2019** **Division # 5** **File:** **03332014/03332017**



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

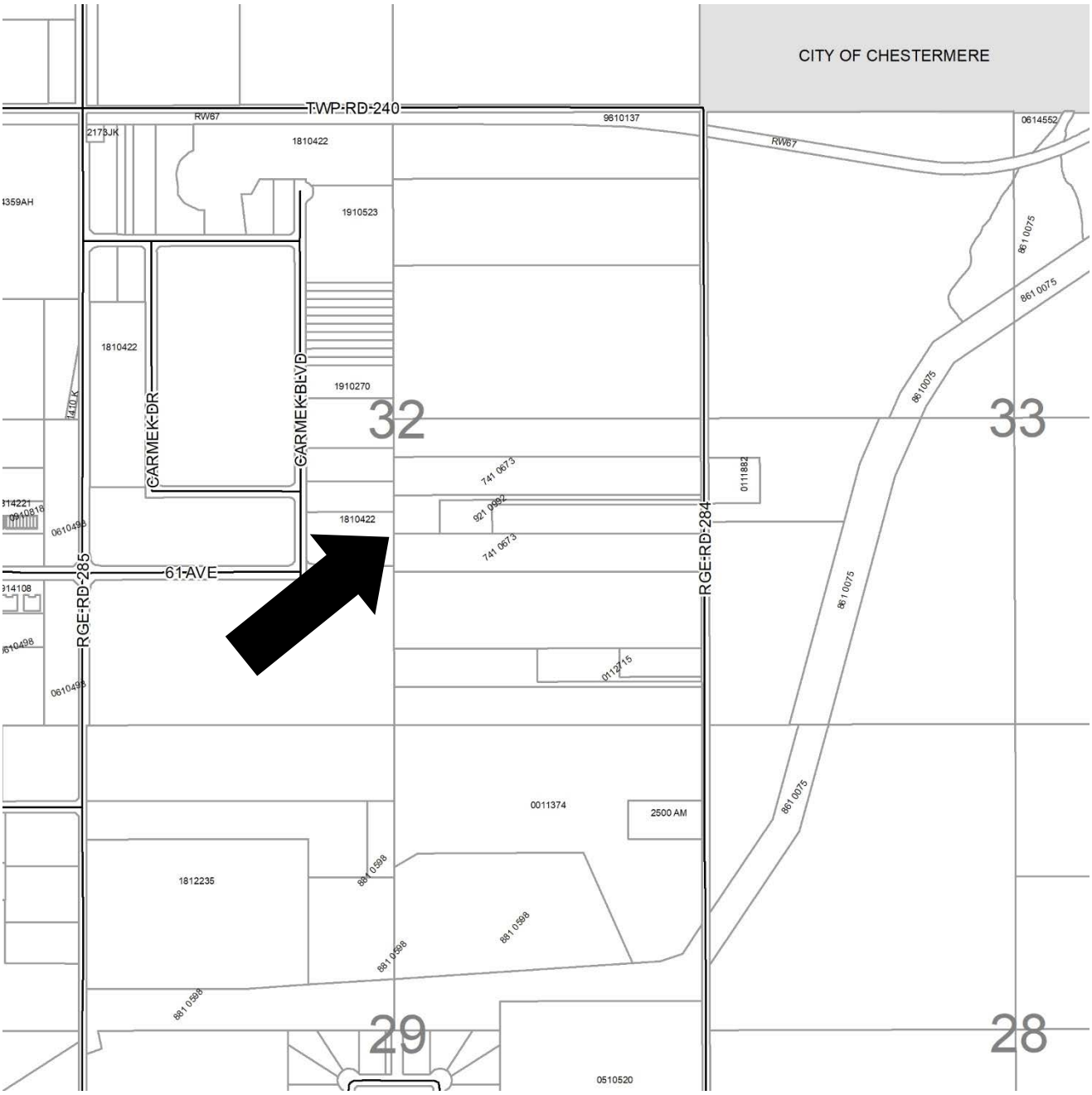
SOIL MAP

N

SE-32-23-28-W04M

Block:3 Plan:7410673
Lot:3 Block:2 Plan:9210992

Date: Sept 23, 2019 **Division # 5** **File:** 03332014/03332017



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

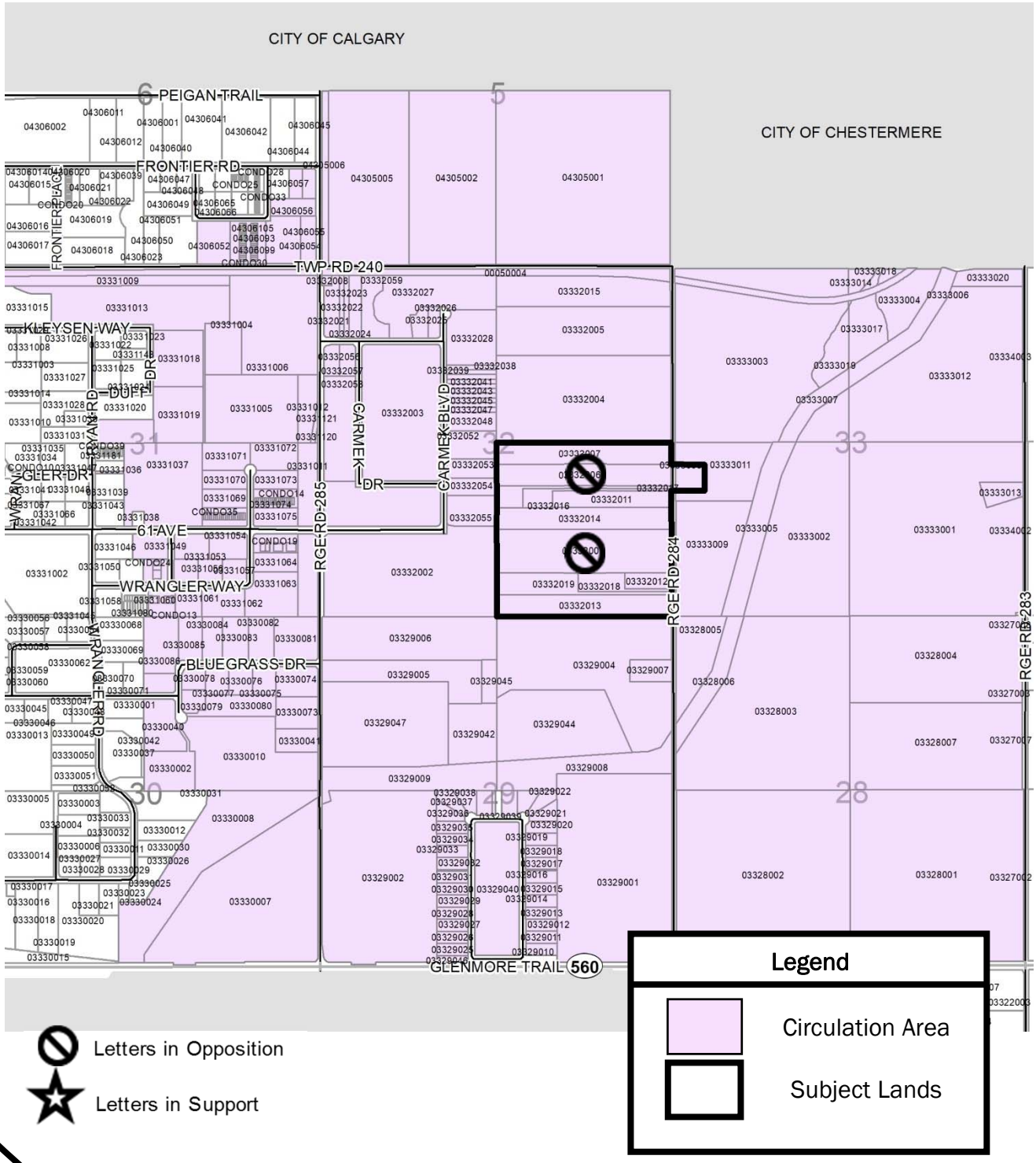
HISTORIC SUBDIVISION MAP

N

SE-32-23-28-W04M

Block:3 Plan:7410673
Lot:3 Block:2 Plan:9210992

Date: Sept 23, 2019 **Division # 5** **File:** 03332014/03332017



LANDOWNER CIRCULATION AREA

N

SE-32-23-28-W04M

Block:3 Plan:7410673

Lot:3 Block:2 Plan:9210992

Date: Sept 23, 2019 **Division # 5** **File:** 03332014/03332017

Lori-Lee Turcotte

From: gerald Ziegler [redacted]
Sent: Wednesday, February 05, 2020 11:50 AM
To: Andrea Bryden
Subject: File No. 03332014 / 03332017 Application No. PL20190131 Applicant: ARJ Consulting (Andre Chabot) Owner: Jaroc Holdings Ltd., Rocco Terrigno Size -+ 66.37 hectares

Follow Up Flag: Follow up
Flag Status: Completed

In regard to this application - we owning property next to this (03332006) we have concerns regarding what is being developed on this property:
How will the traffic affect the surrounding area - What plans are being made for roads in this development?.
If a cannabis growing facility is being developed, what type of filtration system will it have regarding odour, etc.
Will this development have an effect on our taxes in the future?

Gerald & Margaret Ziegler

590140
Alberta Limited

January 20, 2020

Andrea Bryden
Planner
Planning Services
Rocky View County

RE: Application to obtain approval for a new conceptual scheme that would establish a policy framework to guide future submissions for land re-designation, subdivision, and building development. Rocky View Planning Application No. PL 20190131

Dear Madam;

We are responding to a notification received from Rocky View County Planning Services regarding the above noted application for a new conceptual scheme that contains a 40 acre parcel of land that the principal owners of 590140 Alberta Limited; are entirely unaware of, were not privy to or consulted with, and did not provide any form of agreement or approval to being part of this application. Please clarify if this application is therefore a concern of planning services and has any grounds to legally being accepted by the County for review and possible consideration.

Thank you

Oly Ratzlaff M. Arch.
Project Manager for EMCOR Development Corp. and 590140 Alberta Limited

7147 110th Ave SE Calgary AB T2C 3B8 | T 403 720 9409 | F 403 203 7567 | emcor.ca

N

SE-32-23-28-W04M

Block:3 Plan:7410673

Lot:3 Block:2 Plan:9210992

Date: Sept 23, 2019 **Division # 5** **File:** 03332014/03332017

ROCKY VIEW COUNTY

PLANNING AND DEVELOPMENT SERVICES

TO:	Council		
DATE:	July 28, 2020	**DIVISION:**	1
TIME:	Afternoon Appointment		
FILE:	04833007	**APPLICATION:**	PL20190205
SUBJECT:	Redesignation Item – Ranch and Farm District to Ranch and Farm Two District		

POLICY DIRECTION:

The County Plan.

EXECUTIVE SUMMARY:

The purpose of this application is to redesignate a portion of NE-33-24-04-05 from Ranch and Farm District (RF) to Ranch and Farm Two District (RF-2) in order to facilitate the creation of a ±70.00 acre parcel with ± 80.00 acre remainder.

Council gave first reading to Bylaw C-8013-2020 on February 25, 2020.

The application was circulated to 9 adjacent and area property owners; 2 letters of opposition was received in response. It was also circulated to a number of internal and external agencies; responses are outlined in Appendix 'A'.

This application is for a new and/or distinct agricultural use where the landowner wishes to establish a breading and calving operation of Wagyu cattle. The remainder of the parcel will continue to be used as pasture lands.

Administration evaluated the application with applicable policies and determined that it is consistent with the County Policy.

ADMINISTRATION RECOMMENDATION:

Administration recommends approval in accordance with Option #1.

DATE APPLICATION RECEIVED:	December 23, 2019
DATE DEEMED COMPLETE:	January 10, 2020
PROPOSAL:	The purpose of this application is to redesignate a portion of the subject land from Ranch and Farm District (RF) to Ranch and Farm Two District (RF-2) in order to facilitate the creation of a ±70.00 acre parcel with ± 80.00 acre remainder.
LEGAL DESCRIPTION:	NE-33-24-04-05
GENERAL LOCATION:	Located 1.6 kilometres (1 mile) west of Highway 22 and south of Township Road 250, 6.50 kilometres (4 miles) south of the Town of Cochrane.
APPLICANT:	Konschuk Consulting
OWNERS:	CL Ranches Ltd.
EXISTING LAND USE DESIGNATION:	Ranch and Farm District (RF)

Administration Resources
Althea Panaguiton & Bianca Duncan, Planning and Development Services

ROCKY VIEW COUNTY

PROPOSED LAND USE DESIGNATION:	Ranch and Farm Two District (RF-2)
GROSS AREA:	± 60.70 hectares (± 149.99 acres)
SOILS (C.L.I. from A.R.C.):	**Class 4, S, 80** – Severe limitations due to high sodicity
	Class 4, W, 20 – Severe limitations due to excessive wetness/poor drainage.

HISTORY:

September 17, 2008	Plan 081 4216 was registered subdividing 4.05 hectares from the subject parcel.
October 1, 2013	The County Plan was adopted by Council.

BACKGROUND:

The subject parcel is located approximately 1.6 km (1 mile) west of Highway 22 and south of Township Road 250. Access is gained through a field approach off of Township Road 250. The parcel is used as agricultural lands and not serviced for water and wastewater.

A cover letter included with the application package, states that the landowners were approached by interested parties with the intention of possible future highway frontage commercial development on Lot 2. Further conversations with the applicant have indicated that until such time, the parcels will remain agricultural use. The application was therefore evaluated as a new or distinct agricultural operation.

POLICY ANALYSIS:

County Plan

The County Plan provides general policies to guide agricultural, residential, and business development within the County. Section 8.18 of the County Plan has provisions for redesignation and subdivision for smaller agricultural operation providing criteria for evaluation. The proposal of a specialized Wagyu cattle operation appears to be an acceptable agricultural operation meeting the intent of the County Plan while also being compatible with the adjacent agricultural lands in the area. Though the proposed operation can still be conducted with the current land use zoning, the proposal appears to still meet the applicable policy requirements.

Land Use Bylaw

The proposed parcel size and uses are in accordance with the Ranch and Farm Two District, as set out in the Land Use Bylaw.

OPTIONS:

Option #1:	Motion #1	THAT Bylaw C-8013-2020 be given second reading.
	Motion #2	THAT Bylaw C-8013-2020 be given third and final reading.
Option #2:	THAT application PL20190205 be refused.	

Administration Resources
Althea Panaguiton & Bianca Duncan, Planning and Development Services

ROCKY VIEW COUNTY

Respectfully submitted,

"Theresa Cochran"

Executive Director
Community Development Services

Concurrence,

"Al Hoggan"

Chief Administrative Officer

AP\llt

APPENDICES:
APPENDIX 'A': Application Referrals
APPENDIX 'B': Bylaw C-8013-2020 and Schedule A
APPENDIX 'C': Map Set
APPENDIX 'D': Landowner Letters

Administration Resources
Althea Panaguiton & Bianca Duncan, Planning and Development Services

ROCKY VIEW COUNTY

APPENDIX A: APPLICATION REFERRALS

AGENCY	COMMENTS
Other External Agencies	
Alberta Transportation	This will acknowledge receipt of your circulation regarding the above noted proposal, which must meet the requirements of Sections 14 and 15 of the Subdivision and Development Regulation, due to the proximity of Highway 1. The department is currently protecting Highway 1 to a Freeway standard at this location. The above noted subdivision proposal meets both Section 14 and 15 of the Regulation, therefore, no variance from Alberta Transportation is required. The department anticipates minimal impact on the highway from this proposal. Additionally, there is no direct access to the highway as well as sufficient local road access to the subdivision and adjacent lands. Please note the following: 1. No highway access will be permitted. All access shall be from Township Road 250. Pursuant to Section 678(2) of the Municipal Government Act, Alberta Transportation requires that any appeal of this subdivision be referred to the Municipal Government Board.
Internal Departments	
Agricultural Services	Agricultural Services Staff Comments: The proposal appears to be an acceptable operation as the land will continue to be used for agricultural purposes. The proposed new and distinct agricultural operation, could also be carried out under the current land use designation.
Planning and Development Services - Engineering Review	**General** • The review of this file is based upon the application submitted. These conditions/recommendations may be subject to change to ensure best practices and procedures. • The application will need to be circulated to Alberta Transportation for review and comment since the development is adjacent to Highway 1. **Geotechnical** - Section 300.0 requirements: • Engineering has no requirements at this time. • It appears that there is a steep slope on the subject lands. Because the subject lands are located in the Ranch and Farm land use district and are large in size, the applicant is not required to submit a slope stability analysis to address the slopes.

Administration Resources
Althea Panaguiton & Bianca Duncan, Planning and Development Services

ROCKY VIEW COUNTY

Transportation - Section 400.0 requirements:

- There appears to be a field approach off of Township Road 250 providing access to Lot 1. As a condition to future subdivision, the applicant/owner will be required to construct a new approach off of Township Road 250 providing access to the remainder parcel as well as conduct any required upgrades to the existing approach providing access to Lot 1, as per the County Servicing Standards to the satisfaction of the County.
- As a condition to future subdivision, the applicant will not be required to pay the transportation offsite levy as per the applicable TOL bylaw at time of subdivision approval.

Sanitary/Waste Water - Section 500.0 requirements:

- The applicant is not required to demonstrate adequate servicing for Lot 1 and the remainder parcel, as per the County's *Residential Water and Sewer Requirements Policy* (C-411), since the subject lands are located in the Ranch and Farm land use district and are greater than 30 acres in size.

Water Supply And Waterworks - Section 600.0 & 800.0 requirements:

- The applicant is not required to demonstrate adequate servicing for Lot 1 and the remainder parcel, as per the County's *Residential Water and Sewer Requirements Policy* (C-411), since the subject lands are located in the Ranch and Farm land use district and are greater than 30 acres in size.

Storm Water Management – Section 700.0 requirements:

- Engineering has no requirements at this time.
- The proposed development is expected to have minimal impacts to existing stormwater drainage conditions. .

Environmental – Section 900.0 requirements:

- Engineering has no requirements at this time.
- A natural drainage course runs through Lot 1 and the remainder lot. Future development will not overlap with the riparian setback. Any future proposed developments in the riparian setback will require a development permit and the application shall follow County policy 419 *Riparian Land Conservation and Management*
- There appears to be wetlands on the subject lands. Should the owner propose development that has a direct impact on any wetlands, the applicant will be responsible for obtaining all required AEP approvals.

Circulation Period: January 13, 2020 to February 3, 2020

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

Administration Resources
Althea Panaguiton & Bianca Duncan, Planning and Development Services

ROCKY VIEW COUNTY

BYLAW C-8013-2020

A Bylaw of Rocky View County, in the Province of Alberta, to amend Rocky View County Bylaw C-4841-97, being the *Land Use Bylaw.*

The Council of Rocky View County enacts as follows:

Title

1 This Bylaw may be cited as *Bylaw C-8013-2020*.

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 THAT Part 5, Land Use Map No. 48 of Bylaw C-4841-97 be amended by redesignating a portion of NE-33-24-04-W05M from Ranch and Farm District to Ranch and Farm Two District as shown on the attached Schedule 'A' forming part of this Bylaw.

4 THAT A portion of NE-33-24-04-W05M is hereby redesignated to Ranch and Farm Two District as shown on the attached Schedule 'A' forming part of this Bylaw.

Transitional

5 Bylaw C-8013-2020 is passed and comes into full force and effect when it receives third reading and is signed in accordance with the *Municipal Government Act*.

ROCKY VIEW COUNTY

READ A FIRST TIME IN COUNCIL this 25th day of February, 2020

PUBLIC HEARING HELD this _____ day of _____, 20XX

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

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

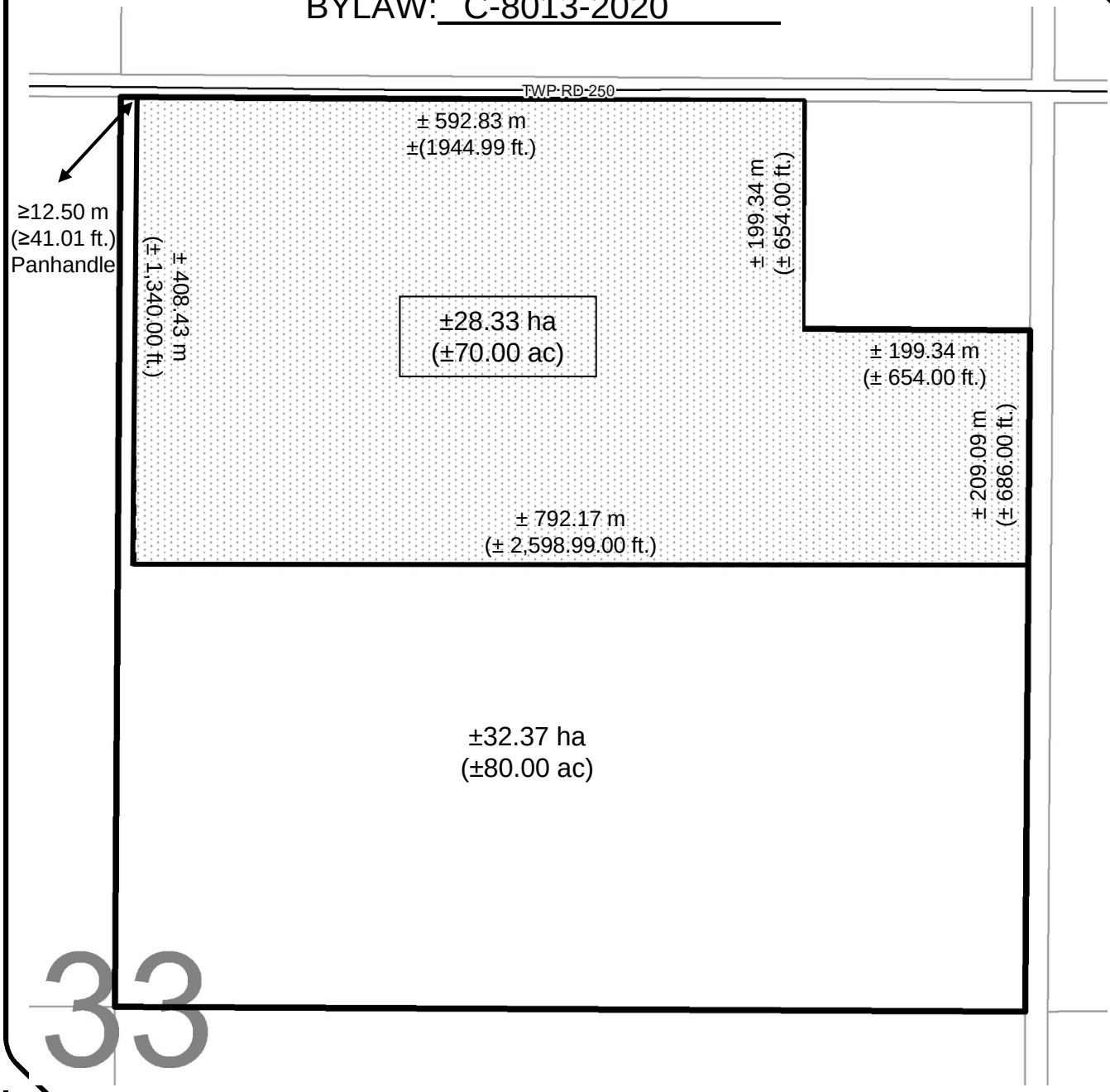
_____
Reeve

_____
Chief Administrative Officer or Designate

_____
Date Bylaw Signed

SCHEDULE "A"

BYLAW: C-8013-2020



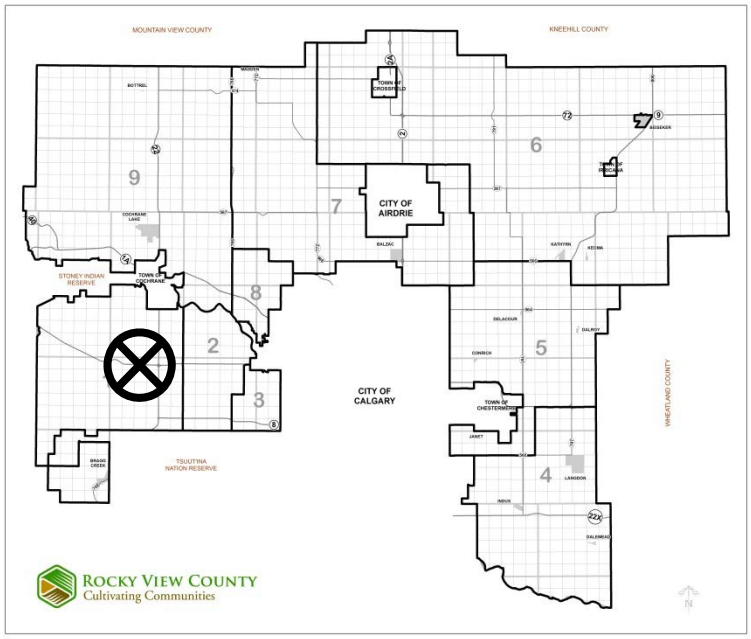
FROM Ranch and Farm District TO Ranch and Farm Two

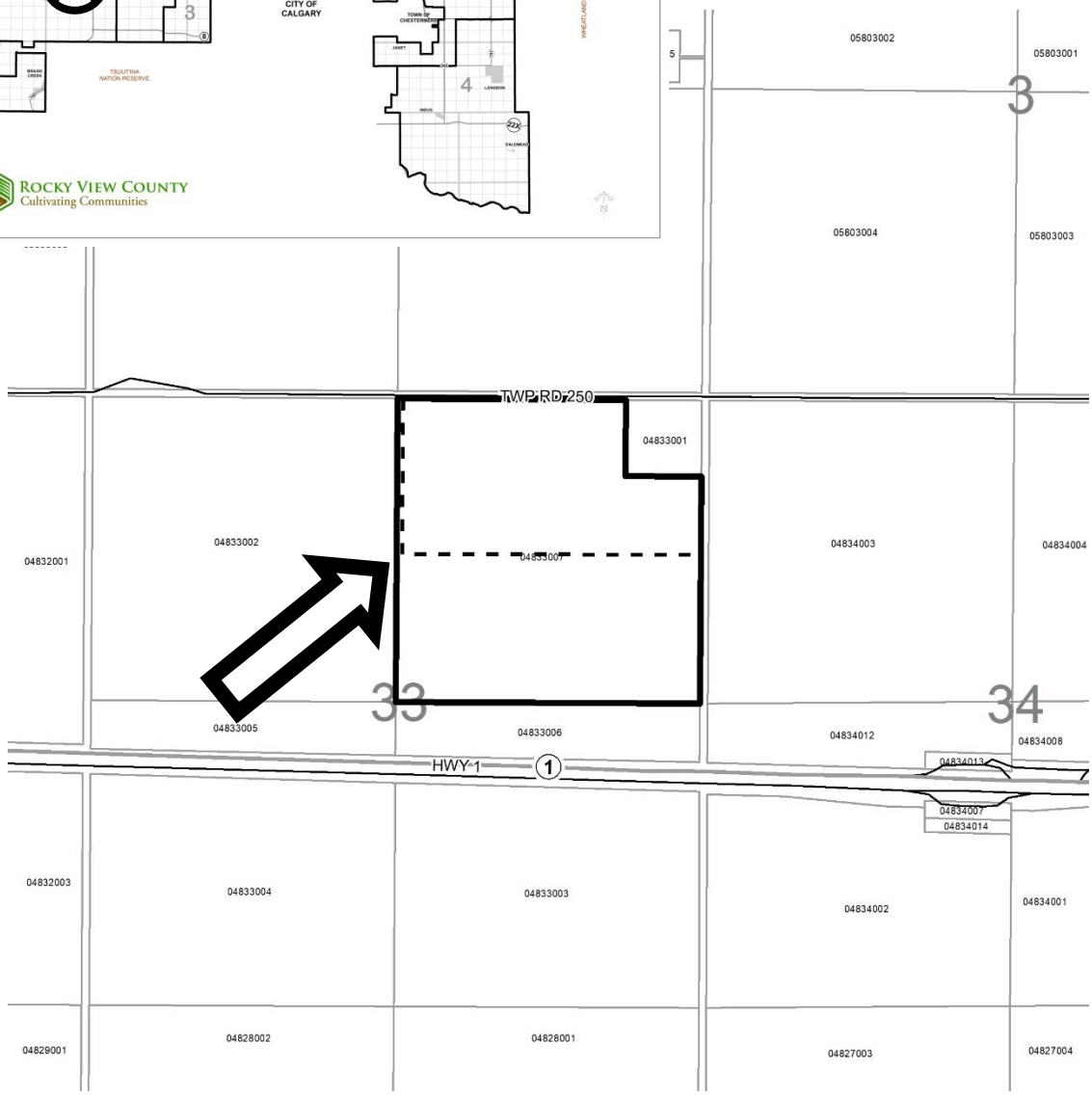
Subject Land

LEGAL DESCRIPTION: NE-33-24-04-W05M

ROCKY VIEW COUNTY

FILE: 04833007 **DIVISION: 1**





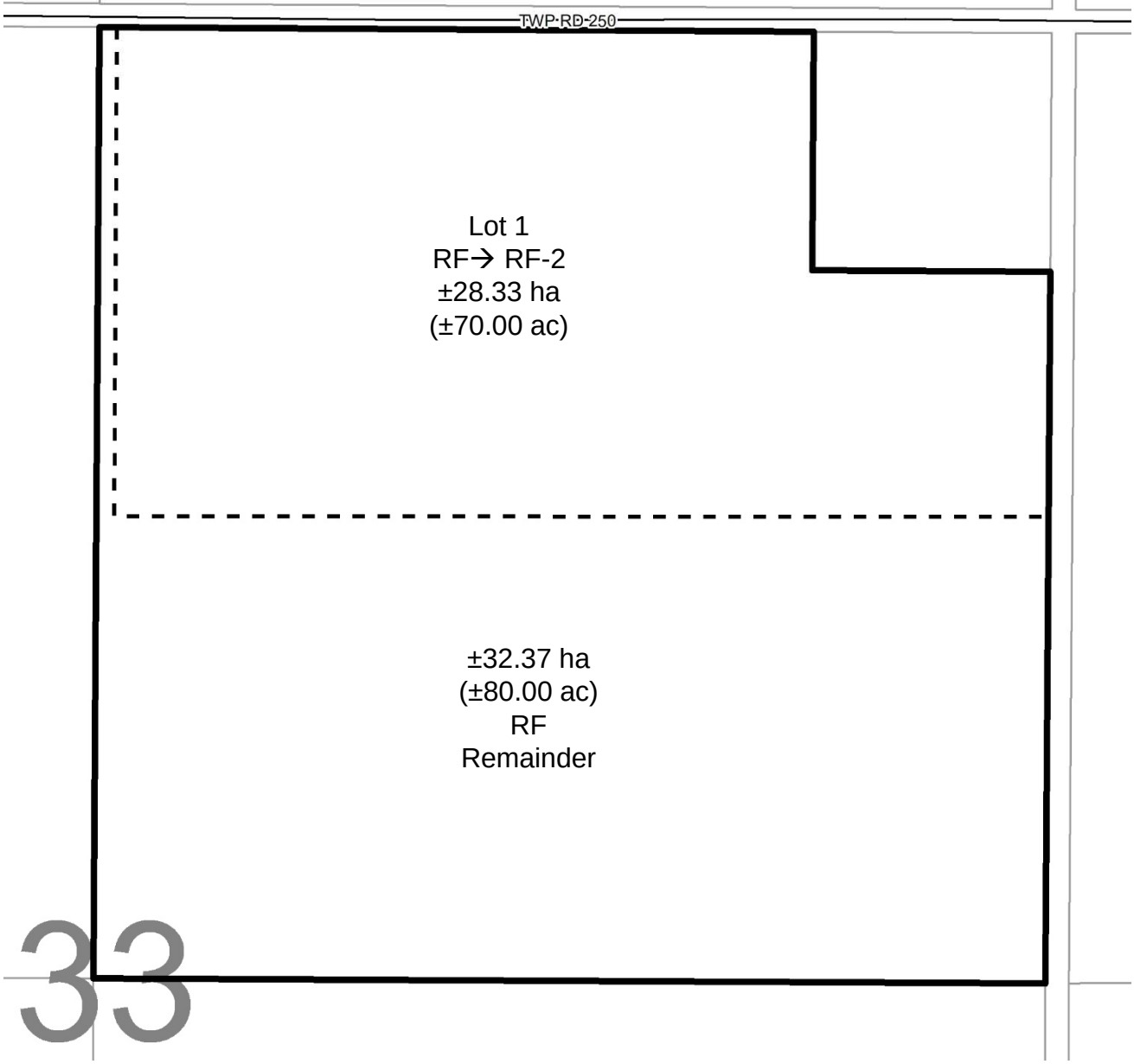
LOCATION PLAN

N

NE-33-24-04-W05M

Date: Dec 23, 2019 **Division # 1** **File:** 04833007

Development Proposal: To redesignate a portion of the subject land from Ranch and Farm District (RF) to Ranch and Farm Two District (RF-2) in order to facilitate the creation of a ±28.33 hectare (±70.00 acre) parcel with ±32.37 hectare (±80.00 acre) remainder.

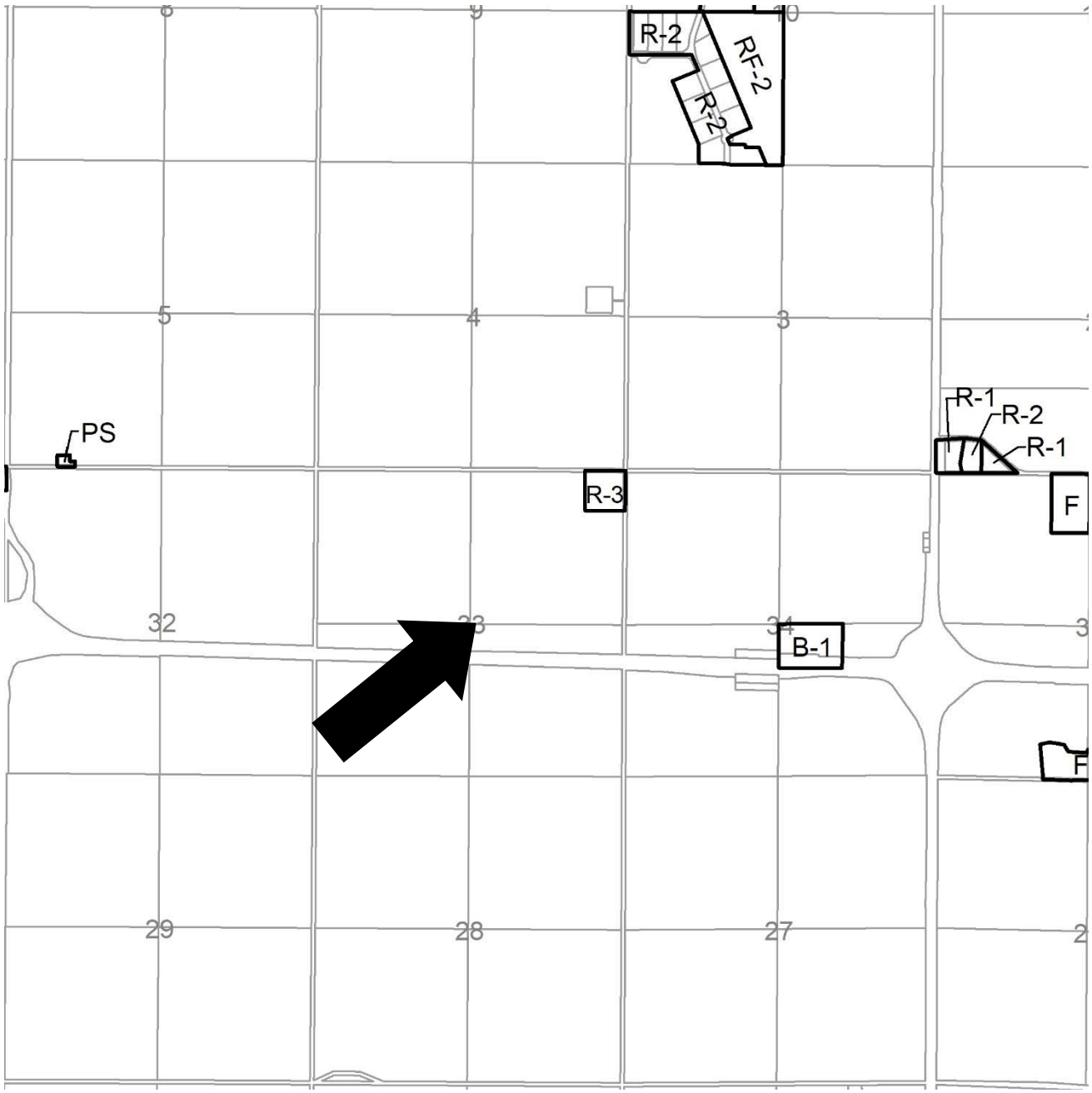


DEVELOPMENT PROPOSAL

N

NE-33-24-04-W05M

Date: Dec 23, 2019 **Division # 1** **File:** 04833007



	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

NE-33-24-04-W05M

Date: Dec 23, 2019 **Division # 1** **File:** 04833007

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

N

NE-33-24-04-W05M

Date: Dec 23, 2019 **Division # 1** **File:** 04833007

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

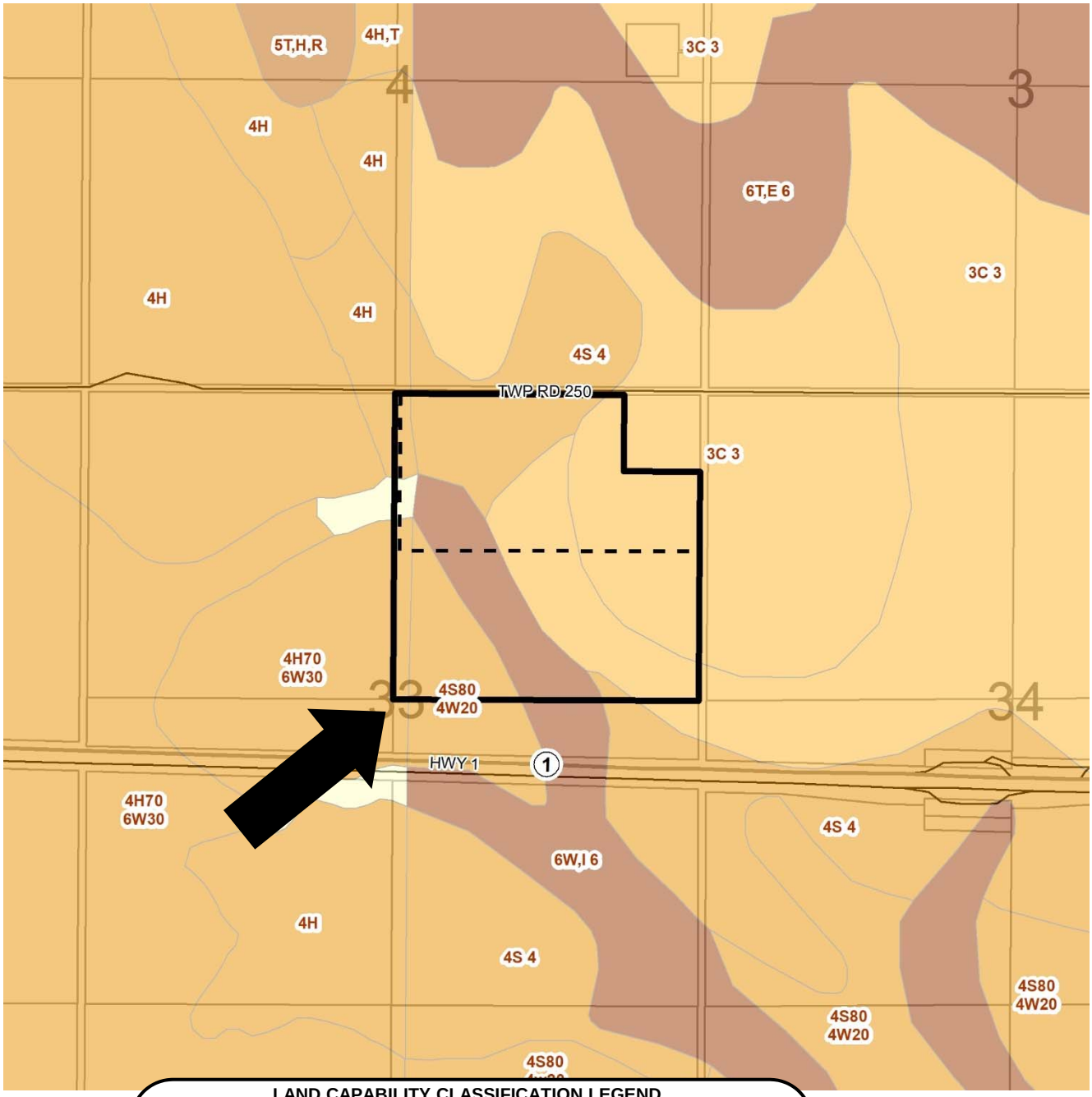
AIR PHOTO

Spring 2018

N

NE-33-24-04-W05M

Date: **Dec 23, 2019** **Division # 1** **File:** **04833007**



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

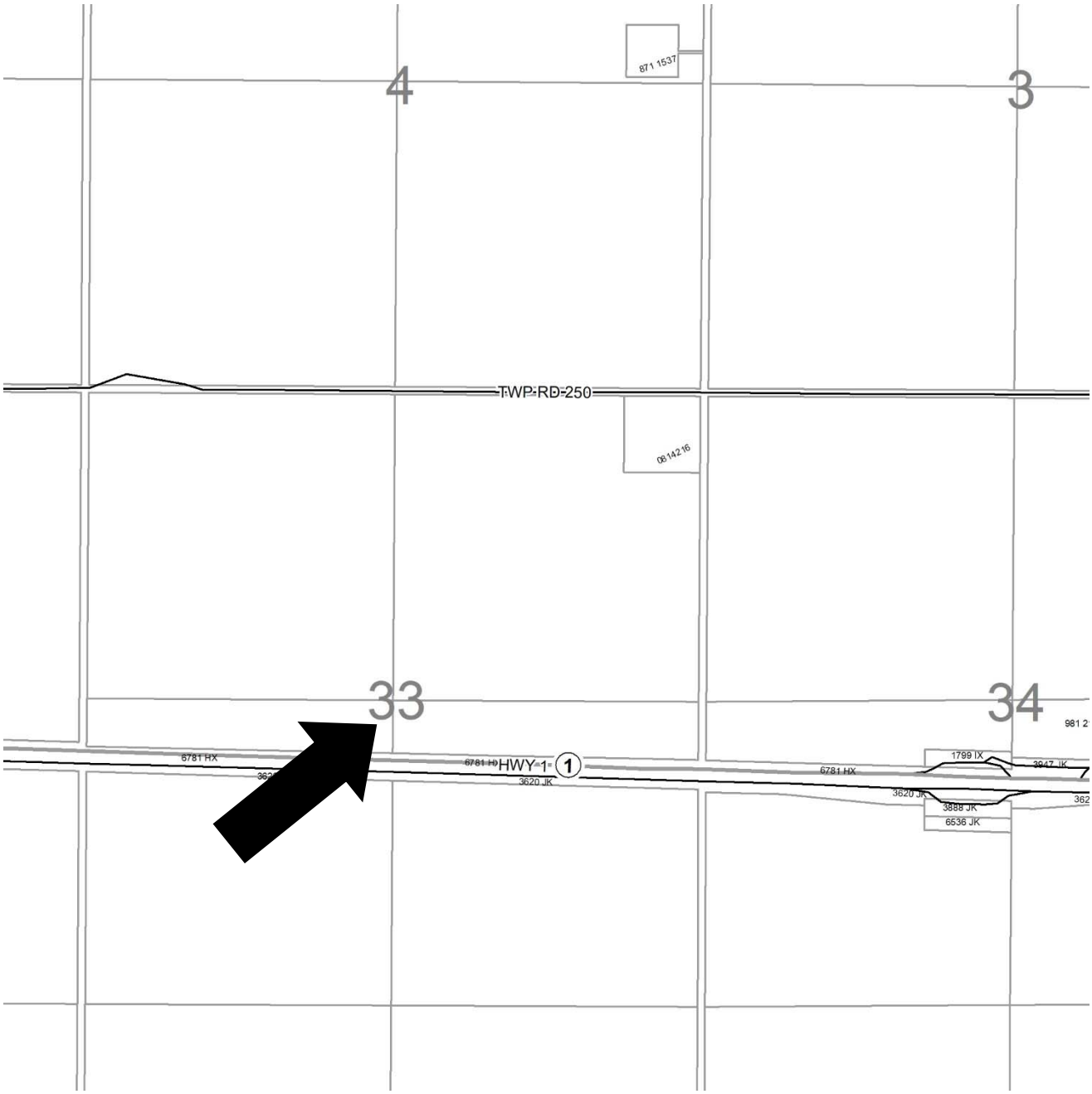
Limitations
B - brush/tree cover
C - climate
D - low permeability
E - erosion damage
F - poor fertility
G - Steep slopes
H - temperature
I - flooding
J - field size/shape
K - shallow profile development
M - low moisture holding, adverse texture
N - high salinity
P - excessive surface stoniness
R - shallowness 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

N

NE-33-24-04-W05M

Date: Dec 23, 2019 **Division # 1** **File:** 04833007



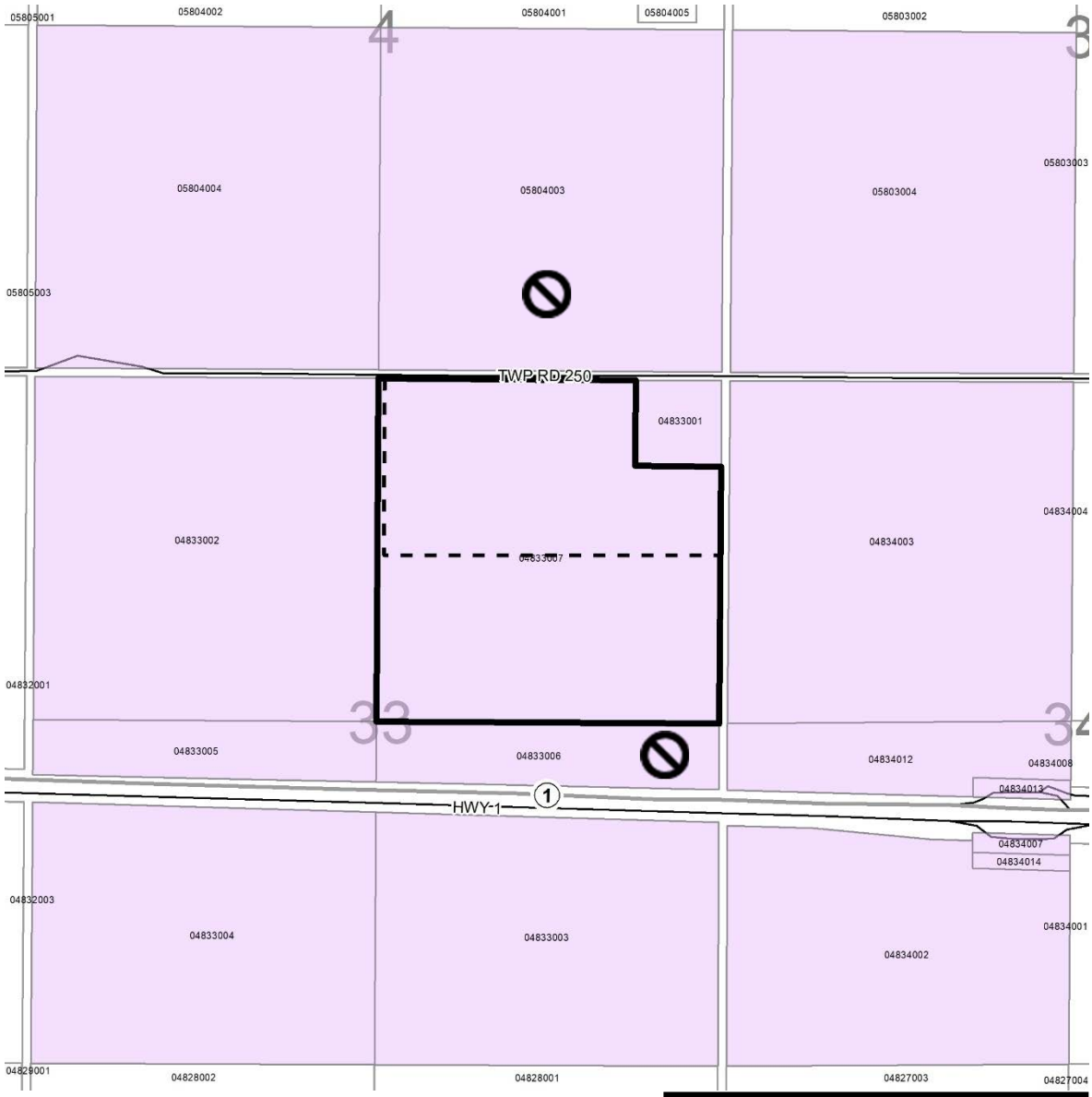
Legend – Plan numbers
- First two numbers of the Plan Number indicate the year of subdivision registration.
- Plan numbers that include letters were registered before 1973 and do not reference a year

HISTORIC SUBDIVISION MAP

N

NE-33-24-04-W05M

Date: Dec 23, 2019 **Division # 1** **File:** 04833007



Legend

Circulation Area

Subject Lands

Letters in Opposition

Letters in Support

LANDOWNER CIRCULATION AREA

N

NE-33-24-04-W05M

Date: Dec 23, 2019 **Division # 1** **File:** 04833007

This application is to help create a more attractive commercial pricing. We are totally against this.

Randy & Marilyn Ward

File # 04833007

Rocky View County
Attention: Legislative Services
Attention: Althea Apanguiton
Re: Public Hearing July 28, 2020
BYLAW C-8013-2020
Application #PL20190205 (04833007)

We own 29 acres (SE 33-24-4-) adjacent to this application and we **OPPOSE** this subdivision approval.

The applicant has 491.64 acres (all adjoining) that is being subdivided in 3 separate applications.

After speaking with Alberta Transportation, they have indicated that they would be removing our access from the highway once the highway 22 and highway 1 interchange upgrades are completed (no answer as to when that might be). The only way we would be able to access our property would be to build a very costly road on the undeveloped road allowance (Range Road 43) off of Township Road 250.

If RVC approves this subdivision as proposed by the applicants we would be left to carry the expense and burden of building a road to access our property. A road that would benefit their property. There would be no opportunity for any cost recovery as the adjoining lands (owned by the applicant) will have received approvals of 4 separate private access points off of Township Road 250.

The first 2 parcels were approved by the MPC on June 22, 2020. Instead of utilizing the undeveloped road allowance that runs between these 2 parcels, it was approved that the owner could create 2 separate private panhandle accesses off of Township Road 250 and provide easements to the newly created parcels. Both of these access points are only ½ mile apart.

RVC has now created multiple private access points off of Township Road 250 all for the sole benefit of this one land owner. This now renders the undeveloped road allowance (Range Road 44) useless and enables the owners to request the closure of this road allowance so that they may then purchase and consolidate into their adjoining lands**.**

Furthermore, RVC Policy #410 (2) states that **"Subdivision applications will be reviewed to ensure that they do not increase the number of access points to County roads. Care will be taken to protect the ultimate classification requirements of the long term road network."**

The subdivision proposal located within NE-33-24-4-5 already has a first parcel out with access off Township Road 250. Along with the 2 newly approved panhandle access points, the existing approach to the 10 acre first parcel out, and the proposed private panhandle for this new subdivision, RVC will have created 4 separate private access points off Township Road 250 all within a mile without utilizing either of the 2 undeveloped road allowances located within this area.

We sincerely hope that RVC will not allow this applicant to remain burden free from any road allowance development that will directly benefit their property, while leaving the burden as ours alone to bear. It is our hope that RVC will find a solution that will benefit ourselves and the applicant.

Sincerely,

Ray and Pat Nicoll
44110 Township Road 242
Calgary, Alberta T3Z 0B8

ROCKY VIEW COUNTY

PLANNING AND DEVELOPMENT SERVICES

TO:	Council		
DATE:	July 28, 2020	**DIVISION:**	5
TIME:	Afternoon Appointment		
FILE:	05308013	**APPLICATION:**	PL20190181
SUBJECT:	Redesignation Item – Residential Two District to Live-Work District		

POLICY DIRECTION:

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

EXECUTIVE SUMMARY:

The purpose of this application is to redesignate the subject land from Residential Two District to Live-Work District to accommodate a trucking company.

Council gave first reading to Bylaw C-8022-2020 on April 28, 2020.

The application was circulated to 18 adjacent landowners; no letters were received in response. The application was also circulated to a number of internal and external agencies; responses are available in Appendix 'A'.

The following is a summary of the application assessment:

- The proposal is consistent with Business Development policies within the County Plan;
- The property is located adjacent to development that is also designated Live-Work District on the south side; this meets the purpose and intent of the Live-Work District defined in the Land Use Bylaw.

ADMINISTRATION RECOMMENDATION:

Administration recommends approval in accordance with Option #1.

DATE APPLICATION RECEIVED:	November 18, 2019
DATE APPLICATION DEEMED COMPLETE:	November 26, 2019
PROPOSAL:	To redesignate the subject lands from Residential Two District to Live-Work District to accommodate a trucking company.
LEGAL DESCRIPTION:	Lot 4, Block 4, Plan 0412583, within NW-08-25-28-W04M
GENERAL LOCATION:	Located approximately 0.41 kilometres (1/4 mile) south of Township Road 252 and on the east side of Range Road 285, approximately 1.61 kilometres (1 mile) east of the city of Calgary.
APPLICANT:	Terradigm Development Consultants Inc. (Steve Grande)
OWNERS:	Harpal S & Jatinder K Atwal

Administration Resources
Jessica Anderson and Nathan Madigan, Planning and Development Services

ROCKY VIEW COUNTY

EXISTING LAND USE DESIGNATION:	Residential Two District (R-2)
PROPOSED LAND USE DESIGNATION:	Live-Work District (LW)
GROSS AREA:	± 3.00 acres
SOILS (C.L.I. from A.R.C.):	**Class 1N, W20 –** No significant limitations to cereal crop production due to high salinity and excessive wetness/poor drainage.

HISTORY:

July 27, 2004 Plan 0412583 was registered, creating the subject parcel as well as 13 others that comprise the Sunshine Road development.

BACKGROUND:

The property contains a dwelling and one large shop. The dwelling is serviced by a water well and a private sewage treatment system. The land is bounded by, and can be accessed through the approach from, two County roads: Range Road 285 and Sunshine Road.

A wetland straddles the southern property boundary; the Applicant has submitted a Conceptual Stormwater Management Plan. At the future Development Permit stage, the applicant would be required to prepare a site-specific stormwater management plan to incorporate the proposed development on the subject lands and meet the requirements of the Jubilee Stormwater Management Plan, Shepard Regional Drainage Plan, and County Servicing Standard.

The subject land is located in an area with mixed residential and agricultural uses. The immediately surrounding lands are designated Residential Two District, and remainder land within the subject quarter section and adjacent quarter sections are agricultural. The lands are located approximately 0.25 miles southeast of the Omni Area Structure Plan and approximately 0.25 miles north of the Conrich Area Structure Plan.

POLICY ANALYSIS:

County Plan

Section 14 Business Development provides policies for evaluation of proposals ranging from regional business to highway business and other business development. This Section encourages new business to locate within the existing business area as identified on Map 1, but also provides flexibility for considering development that is located outside of the business area if the proposal can justify their need and location. “Other Business Development” provides policies to evaluate a proposal that is not located in the identified business areas.

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

- The proposed business development would be on ± 3.00 acre of the land;
- The property has direct access to Range Road 285 and Sunshine Road. The existing gravel approach would continue to be used for access to the residence and the future business area.
- At this time, it is not anticipated that there would be a large amount of traffic generated; however, this would need to be further evaluated at the future Development Permit stage.
- The proposed business development would only take place on approximately 1.50 acres of the land, and the remainder land would remain residential use.

ROCKY VIEW COUNTY

- The Applicant submitted a Conceptual Stormwater Management Plan, prepared by Jubilee Engineer, dated July 20, 2017, for the lands along Sunshine Road. The report recommends the construction of "pond B", which would be located on the adjacent land to the east (Lot 12) to eliminate standing water in the roadside ditches. At the future Development Permit stage, the Applicant would be required to provide a Site-Specific Stormwater Management Plan and implement the recommended improvements from the plan.

Land Use Bylaw

The purpose and intent of the Live-Work District is to provide for a combination of residential and light industrial or commercial activity on a single parcel, with residential as the primary use. The parcel must be located in the Central East Rocky View Region in locations where adjacent development activity is industrial or commercial in nature.

The property is located in the Central East of the County, adjacent to development that is industrial or commercial in nature as the parcel immediately south was recently designated Live-Work District. The OMNI Area Structure Plan and the Conrich Area Structure Plan, which support business and industrial development, are located in the vicinity of the subject land. The proposal meets the minimum and maximum parcel size requirement. Other requirements such as setbacks and landscaping would be addressed at the future Development Permit stage.

CONCLUSION:

Administration determined that the proposal is consistent with Business Development policies within the County Plan and meets the purpose and intent of the Live-Work District within the Land Use Bylaw.

OPTIONS:

Option #1: Motion #1 THAT Bylaw C-8022-2020 be given second reading.

Motion #2 THAT Bylaw C-8022-2020 be given third and final reading.

Option #2: THAT application PL20190181 be refused.

Respectfully submitted,

"Theresa Cochran"

Executive Director
Community Development Services

Concurrence,

"Al Hoggan"

Chief Administrative Officer

JA/llt

APPENDICES:
APPENDIX 'A': Application Referrals
APPENDIX 'B': Bylaw C-8022-2020 and Schedule A
APPENDIX 'C': Map Set

ROCKY VIEW COUNTY

APPENDIX A: APPLICATION REFERRALS

AGENCY	COMMENTS
Internal Departments	
Recreation, Parks and Community Support	The Recreation, Parks and Community Support department has no concerns with this land use redesignation application.
Fire Services & Emergency Management	The Fire Service has no comments at this time.
Planning and Development Services – Engineering Review	**General** • The review of this file is based upon the application submitted. These conditions/recommendations may be subject to change to ensure best practices and procedures. **Geotechnical:** • Engineering does not have any concerns at this time. **Transportation:** • As the traffic generated by the proposed trucking business is unknown, Engineering recommends that prior to going to Council, the applicant provide a trip generation memo, which details the amount of traffic that will be generated by the proposed development. • Access to the parcel is currently provided by a paved approach off Range Road 285 and a gravel approach off Sunshine Road. As a condition of future DP, the applicant will be required to contact Road Operations to determine if the current access satisfies County Standards. If any upgrades are required, the applicant will be responsible to complete the work. • As a condition of future DP, the applicant will be required to adhere to applicable road bans on Sunshine Road. **Sanitary/Waste Water:** • The Intention of the Live Work District is that applicant can utilize onsite services, should the proposal move forward the applicant will need to demonstrate the adequacy of the onsite services for the proposed development. **Water Supply And Waterworks:** • The Intention of the Live Work District is that applicant can utilize onsite services, should the proposal move forward the applicant will need to demonstrate the adequacy of the onsite services for the proposed development. • As a condition of future DP, if a groundwater well is being used for commercial purposes, the applicant is required to obtain a commercial water license from AEP.

ROCKY VIEW COUNTY

AGENCY	COMMENTS
	Stormwater Management: • The applicant provided a conceptual stormwater management plan for lots 15, 16, 4-8 along Sunshine Road prepared by Jubilee Engineer dated July 20, 2017. The report recommends the construction of "pond B" which is located in Lot 12 to eliminate standing water in the roadside ditches. • At future Development Permit stage, the applicant shall be required to prepare a site-specific stormwater management plan to incorporate the new development proposed on the subject lands that meets the requirements of the Jubilee Stormwater Management Plan, Shepard Regional Drainage Plan and County Servicing Standard. The applicant will also be responsible to construct improvements as necessary in accordance with the approved site-specific stormwater management plan. • As a condition of future DP, the applicant is required to provide a sediment and erosion control plan, prepared by a qualified professional, addressing ESC measures to be implemented during construction in accordance with the requirements of the County's Servicing Standards. **Environmental:** • The County Wetland inventory shows that active wetlands exist on this property. At the DP stage, the applicant will be responsible for obtaining the required approvals from AEP should any disturbance to wetlands be proposed.
Transportation Services	Existing approach off Rge Rd 285 onto property: applicant to contact County Road Ops to confirm if approach satisfies current County standards. Applicant will be responsible to complete any required upgrade work at applicant's cost. Road Ban on Sunset Ridge Dr - Applicant to be reminded Sunset Ridge Dr has chip seal surface and is therefore posted with 75% road ban during Spring Road Ban Season from March thru early June and posted with 90% road ban for remainder of year. Applicant to confirm access to development / subdivided lots. Recommend a Traffic Impact Assessment (TIA) to confirm if traffic generated from the development/business will require upgrade to County Road Network. Applicant to be reminded to adhere to the conditions identified within the County Noise Bylaw.

Circulation Period: December 11, 2019 to January 7, 2020.

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

ROCKY VIEW COUNTY

BYLAW C-8022-2020

A Bylaw of Rocky View County, in the Province of Alberta, to amend Rocky View County Bylaw C-4841-97, being the *Land Use Bylaw.*

The Council of Rocky View County enacts as follows:

Title

1 This Bylaw may be cited as Bylaw C-8022-2020.

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 THAT Part 5, Land Use Map No. 53 of Bylaw C-4841-97 be amended by redesignating Lot 4, Block 4, Plan 0412583, within NW-08-25-28-W04M from Residential Two District to Live-Work District as shown on the attached Schedule 'A' forming part of this Bylaw.

4 THAT Lot 4, Block 4, Plan 0412583, within NW-08-25-28-W04M is hereby redesignated to Live-Work District as shown on the attached Schedule 'A' forming part of this Bylaw.

Transitional

5 Bylaw C-8022-2020 is passed and comes into full force and effect when it receives third reading and is signed in accordance with the *Municipal Government Act*.

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

PUBLIC HEARING HELD this _____day of _____, 20XX

READ A SECOND TIME IN COUNCIL this_____ day of _____, 20XX

READ A THIRD TIME IN COUNCIL this_____ day of _____, 20XX

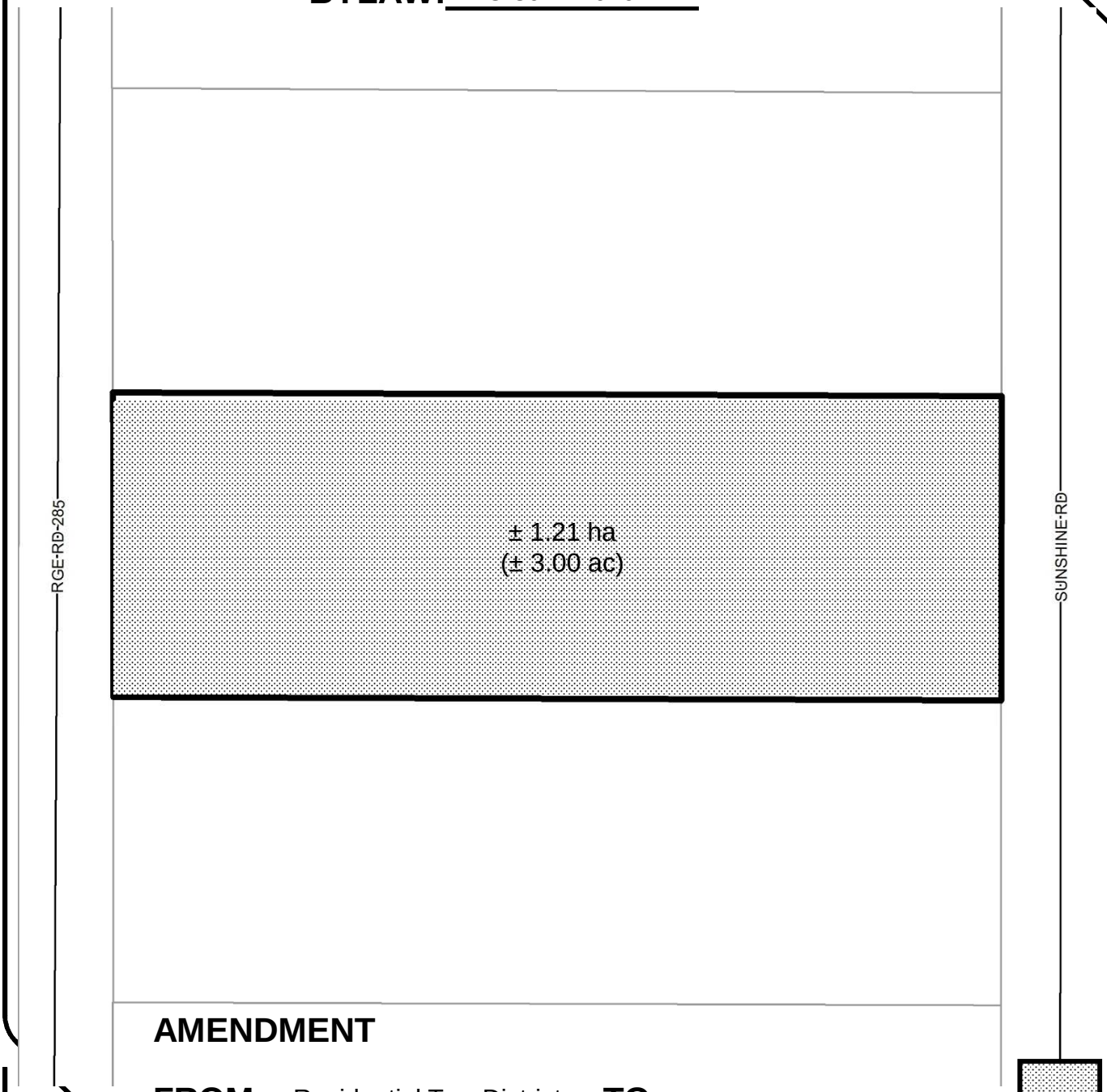
_____
Reeve

_____
Chief Administrative Officer or Designate

_____
Date Bylaw Signed

SCHEDULE "A"

BYLAW: C-8022-2020



AMENDMENT

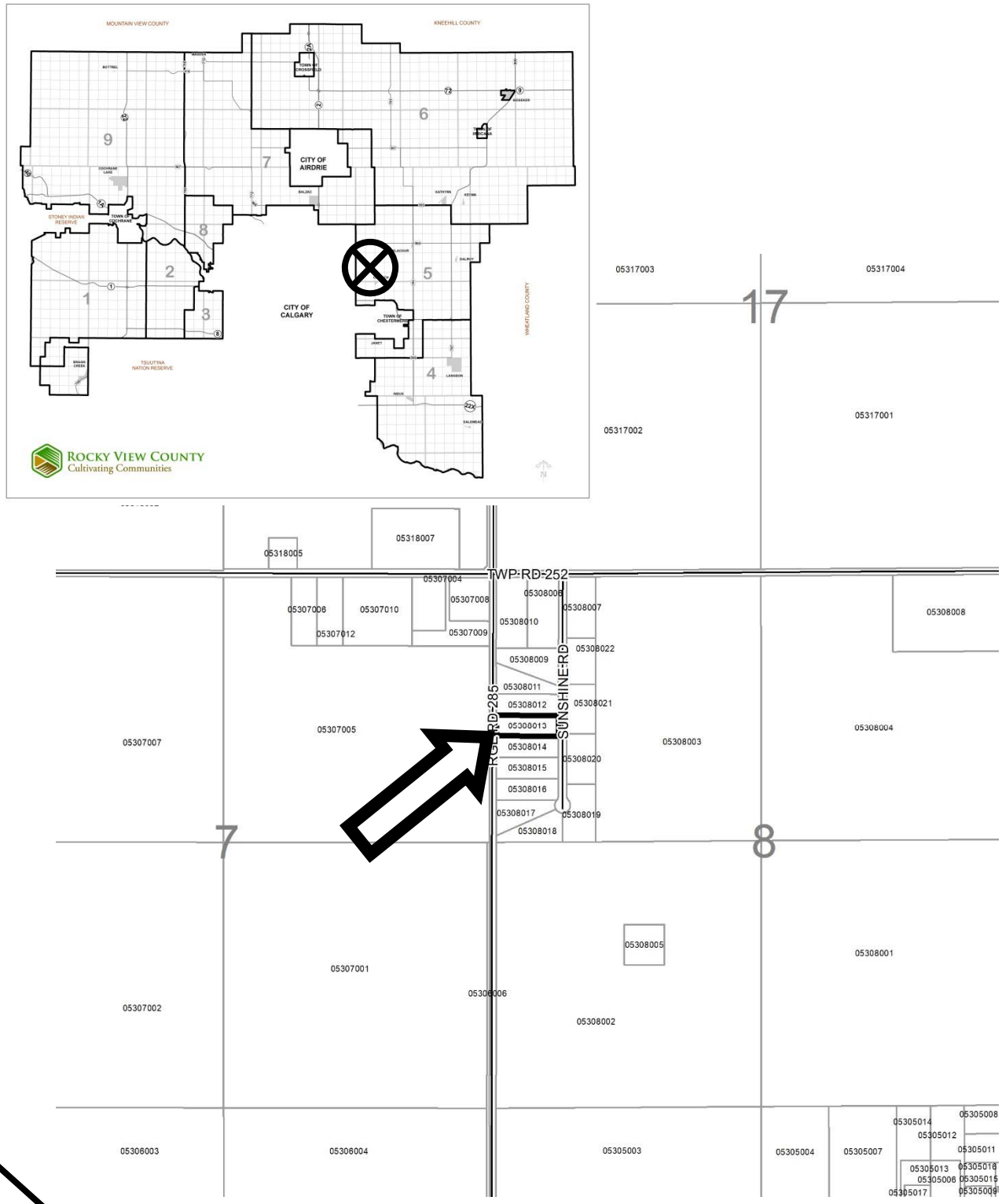
FROM Residential Two District **TO** Live-Work District

Subject Land

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

ROCKY VIEW COUNTY

FILE: 05308013 - PL20190181 **DIVISION: 5**



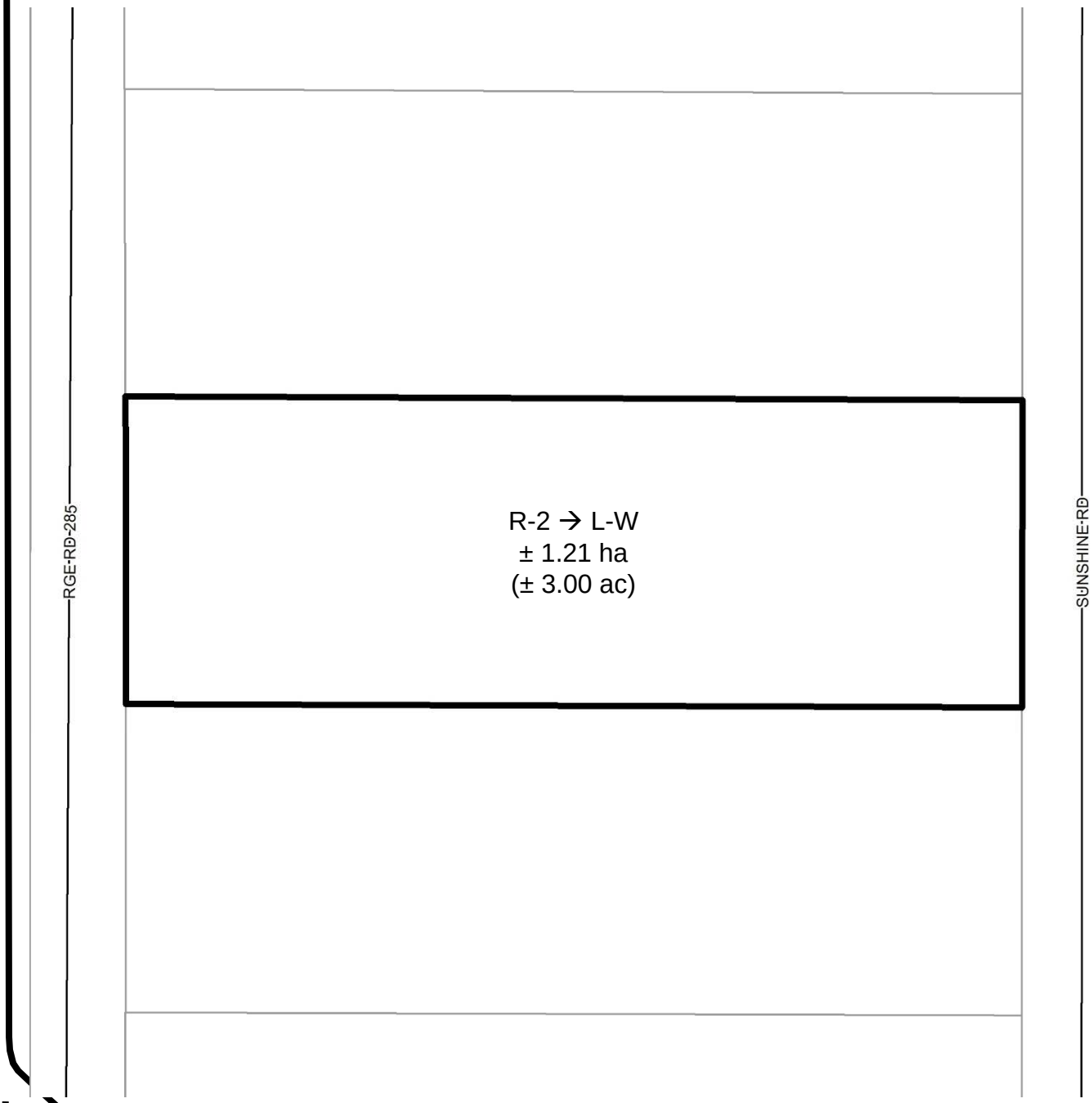
LOCATION PLAN

N

NW-08-25-28-W04M
Lot:4 Block:4 Plan:0412583

Date: Nov 25, 2019 **Division # 5** **File:** 05308013

Development Proposal: To redesignate the subject lands from Residential Two District to Live-Work District to accommodate a trucking company.

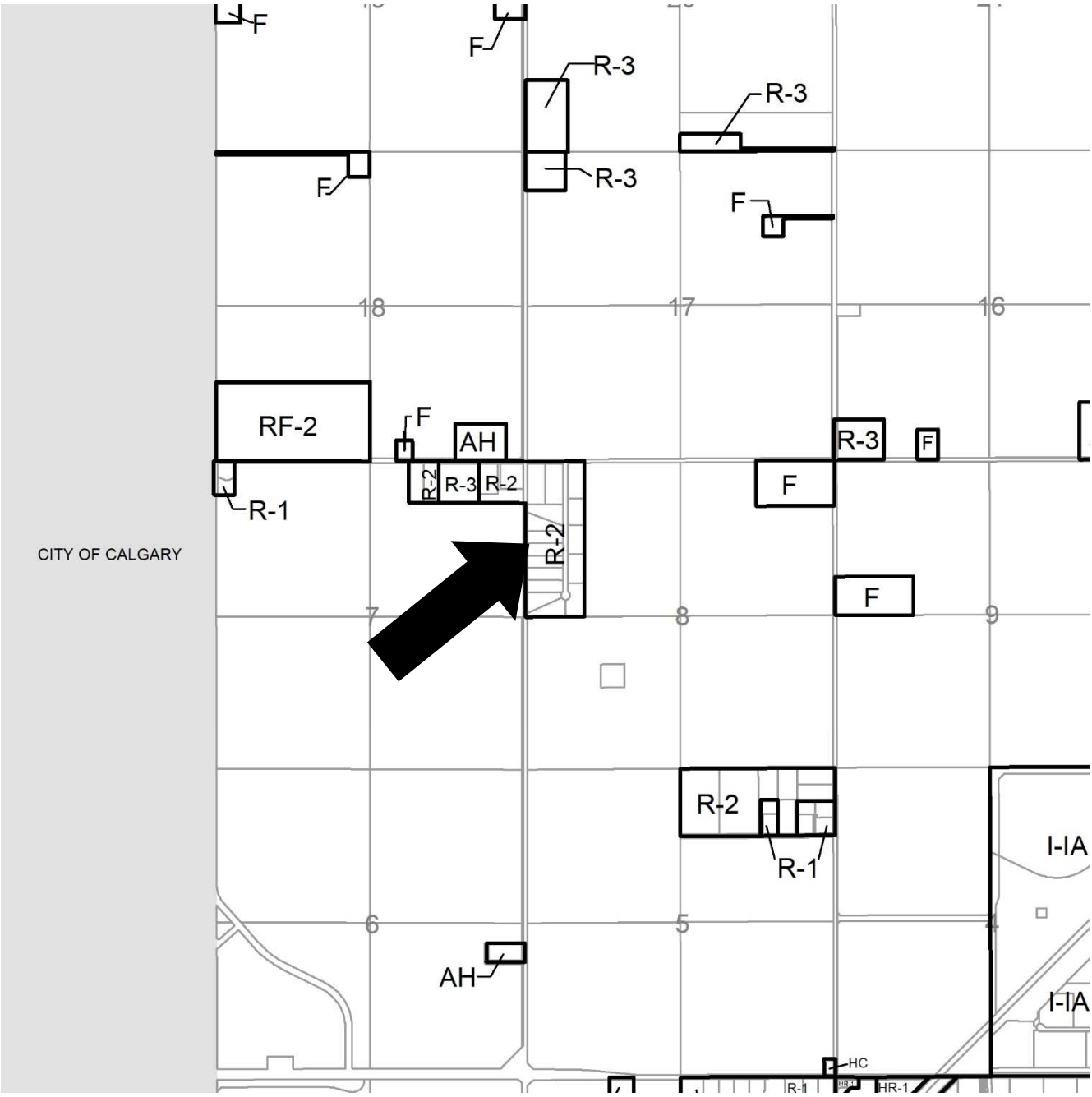


DEVELOPMENT PROPOSAL

N

NW-08-25-28-W04M
Lot:4 Block:4 Plan:0412583

Date: Nov 25, 2019 **Division # 5** **File:** 05308013



	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

NW-08-25-28-W04M
Lot:4 Block:4 Plan:0412583

Date: Nov 25, 2019 **Division # 5** **File:** 05308013

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

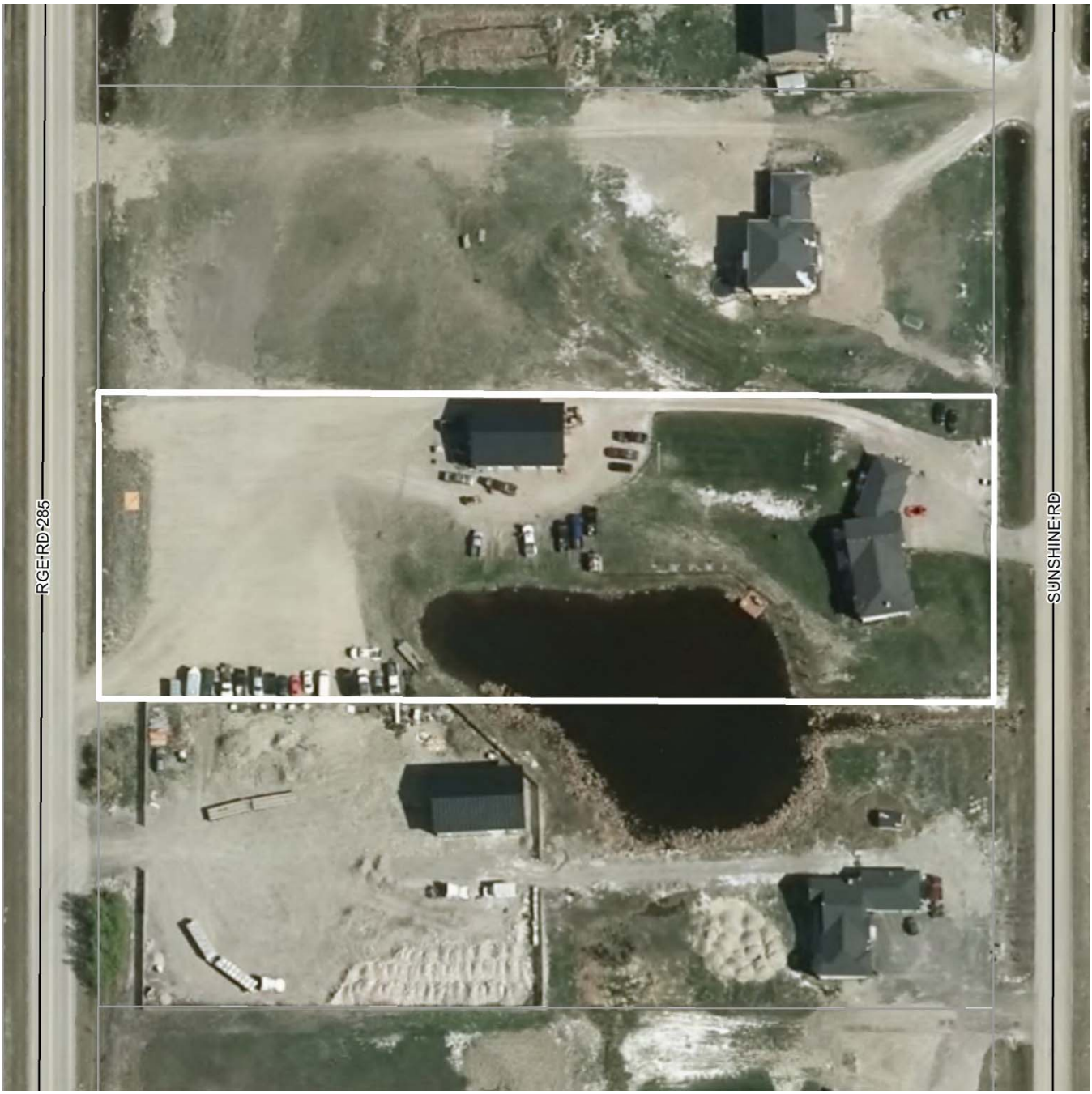
Contour Interval 2 M

N

NW-08-25-28-W04M

Lot:4 Block:4 Plan:0412583

Date: Nov 25, 2019 **Division # 5** **File:** 05308013



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

AIR PHOTO

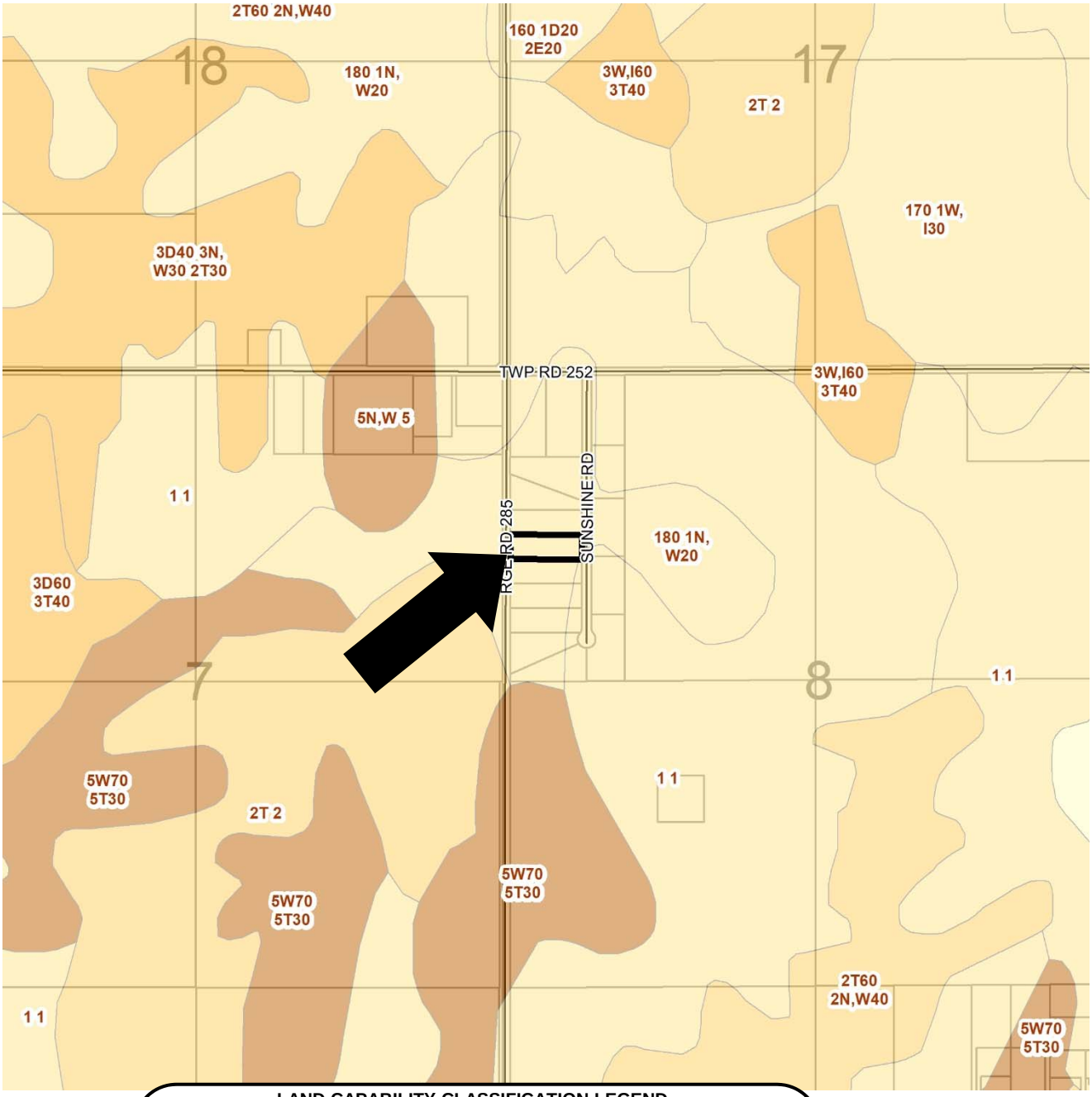
Spring 2018

N

NW-08-25-28-W04M

Lot:4 Block:4 Plan:0412583

Date: **Nov 25, 2019** **Division # 5** **File:** **05308013**



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

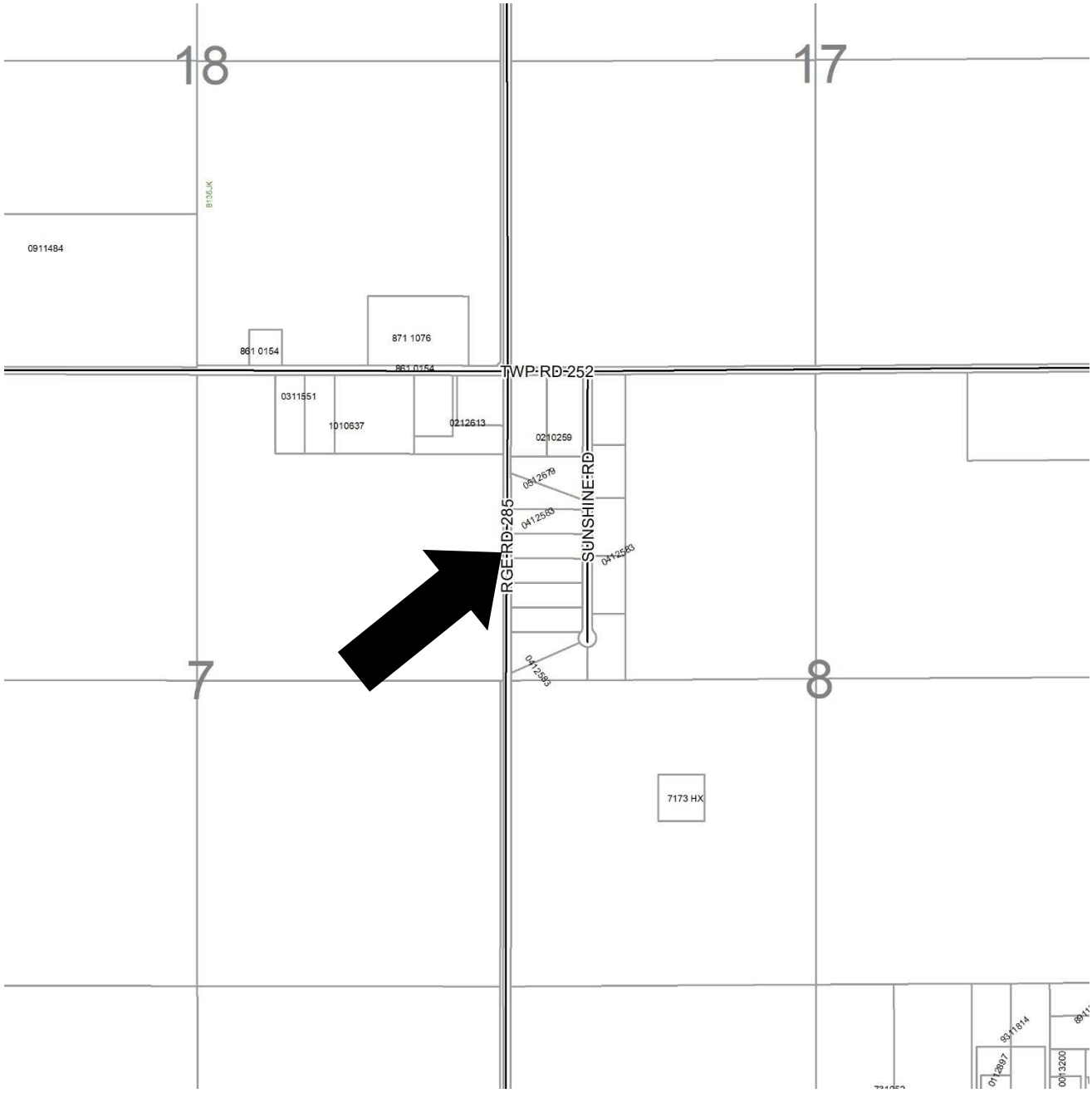
Limitations
B - brush/tree cover
C - climate
D - low permeability
E - erosion damage
F - poor fertility
G - Steep slopes
H - temperature
I - flooding
J - field size/shape
K - shallow profile development
M - low moisture holding, adverse texture
N - high salinity
P - excessive surface stoniness
R - shallowness 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

N

NW-08-25-28-W04M
Lot:4 Block:4 Plan:0412583

Date: Nov 25, 2019 **Division # 5** **File:** 05308013



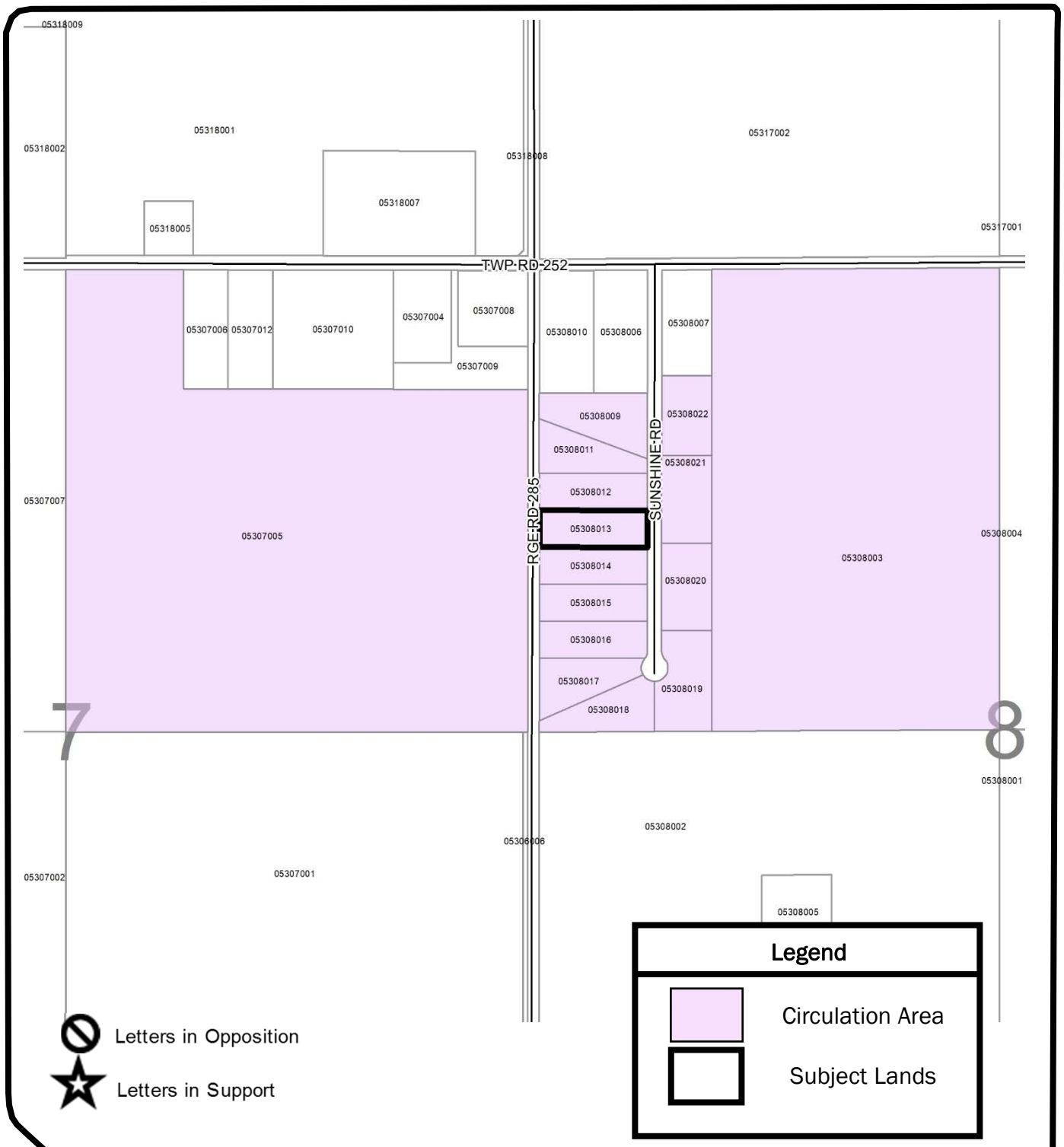
Legend – Plan numbers
- First two numbers of the Plan Number indicate the year of subdivision registration.
- Plan numbers that include letters were registered before 1973 and do not reference a year

HISTORIC SUBDIVISION MAP

N

NW-08-25-28-W04M
Lot:4 Block:4 Plan:0412583

Date: Nov 25, 2019 **Division # 5** **File:** 05308013



LANDOWNER CIRCULATION AREA

N

NW-08-25-28-W04M
Lot:4 Block:4 Plan:0412583

Date: Nov 25, 2019 **Division # 5** **File:** 05308013

ROCKY VIEW COUNTY

PLANNING AND DEVELOPMENT SERVICES

TO:	Council		
DATE:	July 28, 2020	**DIVISION:**	4
TIME:	Morning Appointment		
FILE:	03323008	**APPLICATION:**	PL20200053
SUBJECT:	Redesignation Item – Agricultural Holdings District to Live-Work District		

POLICY DIRECTION:

The County Plan and Land Use Bylaw.

EXECUTIVE SUMMARY:

The purpose of this application is to redesignate the subject land from Agricultural Holdings District (AH) to Live-Work District (L-W), to facilitate expansion of the existing truck dispatch business from two trucks to five trucks.

Council gave first reading to Bylaw C-8050-2020 on June 9, 2020.

The application was circulated to 40 landowners in the area; no letters in support or in opposition were received. The application was also circulated to a number of internal and external agencies; those responses are available in Appendix 'A'.

The following is a summary of the application assessment:

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

ADMINISTRATION RECOMMENDATION:

Administration recommends refusal in accordance with Option #2.

DATE APPLICATION RECEIVED:	April 27, 2020
DATE DEEMED COMPLETE:	April 27, 2020
PROPOSAL:	To redesignate the subject land from Agricultural Holdings District (AH) to Live-Work District (L-W), in order to facilitate expansion of the existing truck dispatch business from 2 trucks to 5 trucks.
LEGAL DESCRIPTION:	Lot 1, Plan 9710996, SW-23-23-28-W04M
GENERAL LOCATION:	Located approximately 0.75 miles south of Highway 560, and immediately east of Range Road 282.
APPLICANT:	Terradigm Development Consultants Inc. (Steve Grande)
OWNERS:	Amandeep Bhullar, Harjit Bhullar, and Raghvir Bhullar
EXISTING LAND USE DESIGNATION:	Agricultural Holdings District (AH)

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

ROCKY VIEW COUNTY

PROPOSED LAND USE DESIGNATION:	Live-Work District (L-W)
GROSS AREA:	± 13.42 acres
SOILS (C.L.I. from A.R.C.):	**2T40,2D30,5N,W30** – The land contains soil with significant limitations for crop production due to low permeability, high salinity, adverse topography, and excessive wetness/poor drainage.

HISTORY:

October 8, 1996	Subdivision Application 1996-RV-143 was approved to create a ± 5.0 acre parcel with a ± 14 acre remainder. The subdivision was registered in Plan 9710996 in 1997. The remainder parcel became the subject land in this application.
August 13, 1996	Redesignation Application 1996-RV-061 was approved to redesignate a ± 5.0 acre of land from Agricultural (8) District to Small Holding District, in order to facilitate the creation of a ± 5.0 acre parcel with a ± 14 acre remainder.

BACKGROUND:

The property contains a dwelling and garage. The dwelling is serviced by an existing water well and septic holding tank with pump out. The property can be accessed through the existing approach off Range Road 282.

The property had a Development Permit (PRDP20184721) for a Home-Based Business Type II for a truck dispatch business with two trucks. The Applicant applied for renewal of the Development Permit application in April 2020 and requested for relaxation of the maximum outside storage area. That DP application (PRDP20200842) was presented at Municipal Planning Commission (MPC) meeting on June 8, 2020. Administration indicated that there was an enforcement issue, as there were approximately 25 trucks parked on the property when site inspection was taken in April 2020, contrary to the two trucks proposed in the application. In addition, the requested 3400 sq. m outside storage area exceeds maximum outside storage area of 400 sq. m permitted under the Home-Based Business Type II. In noting the proposal and the enforcement issue, MPC passed a motion to table the DP application pending Council's decision on this redesignation application.

The purpose of this redesignation application is to facilitate expansion of the existing truck dispatch business from two trucks to five trucks. If this redesignation application is approved, the applicant intends to store five trucks on-site for the business, which could be specified in the condition of Development Permit in the future. The Applicant has noted the additional trucks recorded by Administration on a site inspection were only parked at the site temporarily and have now been removed from the property.

The northern portion of the land will be used as a business area to accommodate the proposed five trucks and the existing approach will be upgraded to provide access to the business area. The Owner proposes to construct a new gravel approach to the south to provide a direct access to the dwelling.

The subject land is located in an area with mixed residential and agricultural uses. The lands that are located approximately 0.75 miles to the northwest of the subject land fall within the Janet Area Structure Plan.

POLICY ANALYSIS:

<u>County Plan</u>

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

ROCKY VIEW COUNTY

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

Land Use Bylaw

The purpose and intent of Live-Work District is to provide for a combination of residential and light industrial or commercial activity on a single parcel, with residential as the primary use. The parcel must be located in the Central East Rocky View Region in locations where adjacent development activity is industrial or commercial in nature.

The property is located in the Central East region of the County. The Janet Area Structure Plan, which supports business and industrial development, is located in the vicinity of the subject land, but are not considered to be adjacent. The property is not located adjacent to development that is industrial or commercial in nature, as it is surrounded by residential and agricultural lands.

The proposal meets the parcel size requirements of the land use district. Other requirements such as setbacks and landscaping would be addressed at the future Development Permit stage.

CONCLUSION:

Administration determined that the proposal is consistent with Business Development policies within the County Plan, however as the parcel is not adjacent to existing development of a commercial or industrial nature, the application is not consistent with the Live-Work District of the Land Use Bylaw. Adminstration therefore recommends the application be refused.

OPTIONS:

Option #1: Motion #1 THAT Bylaw C-8050-2020 be given second reading.

Motion #2 THAT Bylaw C-8050-2020 be given third and final reading.

Option #2: THAT application PL20200053 be refused.

Respectfully submitted,

"Theresa Cochran"

Executive Director
Community Development Services

Concurrence,

"Al Hoggan"

Chief Administrative Officer

XD/llt

APPENDICES:
APPENDIX 'A': Application Referrals
APPENDIX 'B': Bylaw C-8050-2020 and Schedule A
APPENDIX 'C': Map Set

ROCKY VIEW COUNTY

APPENDIX A: APPLICATION REFERRALS

AGENCY	COMMENTS
External Departments	
Alberta Transportation	Please be advised that the proposed development falls outside of Alberta Transportation's control distance specified in the Highways Development and Protection Regulation. The municipality may wish to assess the operation of the public road intersection (Range Road 282) with Highway 560 to ensure cumulative traffic impacts are adequately addressed in the long term, and plan for mitigation of these impacts as required by the South Saskatchewan Regional Plan.
Internal Departments	
Development Compliance	There is an enforcement file opened earlier this year about these landowners operating outside of their existing Development Permit. There have been compliance complaints, stating that there are roughly 10-15 vehicles coming in daily to pick-up trucks and continuous noise.
Planning and Development Services - Engineering	**Transportation:** • As the traffic generated by the proposed trucking business is insignificant (5 trucks a day), no further transportation studies will be required. • The application was circulated to AT, who recommended an investigation of the cumulative effects on RR282 and Highway 560 as a result of several properties expanding their operations in the area. • The applicant has proposed the construction of a second approach to the South of the existing approach for use as an access to the existing house. The original approach will be used for the proposed trucking business. • As a condition of future DP, the Owner shall upgrade the existing gravel approach on Range Road 282 in order to provide access to the proposed trucking business. The Owner shall contact County Road Operations to arrange a pre-construction inspection to verify that the existing approach location meets current standards and to confirm the County Servicing Standards to which the approach is to be upgraded to. The Owner shall also contact County Road Operations for a post-construction inspection for final acceptance. • As a condition of future DP, The Owner shall construct a new gravel approach on Range Road 282 in order to provide access to the existing home. The Owner shall contact County Road Operations to arrange a pre-construction inspection to confirm proposed approach location and the County Servicing Standards to which the approach is to be built. The Owner shall also contact County Road Operations for post-construction inspection for final acceptance.

ROCKY VIEW COUNTY

AGENCY	COMMENTS
	Sanitary/Waste Water: • The applicant proposes using a sewage-holding tank with pump out service for the proposed development. • The County does not support the use of sewage holding tanks for residential subdivisions or developments. • At future DP stage the applicant will need to demonstrate the adequacy of the onsite services for the proposed development. **Water Supply And Waterworks**: • The Applicant proposes using an existing well on the subject site. • As an advisory condition to future DP, if a groundwater well is being used for commercial purposes, the applicant is required to obtain a commercial water license from AEP. **Storm Water Management**: • As a condition of future development permit, the applicant will be required to submit a site specific storm water management plan, prepared by a qualified professional, assessing the post development site storm water management to identify any storm water management measures that are required to be implemented to service the proposed development. If the findings of the plan require local improvements, the site specific storm water management plan should provide an onsite storm water management strategy for the proposed development in accordance with the County Servicing Standards. • As a condition of future DP, the applicant is required to provide a sediment and erosion control plan, prepared by a qualified professional, addressing ESC measures to be implemented during construction in accordance with the requirements of the County's Servicing Standards **Environmenta**l: • The County Wetland inventory shows that active wetlands exist on this property. At the DP stage, The applicant will be responsible for obtaining the required approvals from AEP should any disturbance to wetlands be proposed.
Transportation	• Applicant to confirm access to development / subdivided lots. • Recommend a Traffic Impact Assessment (TIA) to confirm if traffic generated from the development/business will require upgrade to County Road Network. • Applicant to confirm scope of business expansion as it may trigger possible upgrade to Rge Rd 282.

Circulation date: May 6, 2020 – May 28, 2020

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

ROCKY VIEW COUNTY

BYLAW C-8050-2020

A Bylaw of Rocky View County, in the Province of Alberta, to amend Rocky View County Bylaw C-4841-97, being the *Land Use Bylaw*

The Council of Rocky View County enacts as follows:

Title

1 This Bylaw may be cited as *Bylaw C-8050-2000*.

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 THAT Part 5, Land Use Map No.33 and No.33 NE of Bylaw C-4841-97 be amended by redesignating Lot 1, Plan 9710996, SW-23-23-28-W04M from Agricultural Holdings District (AH) to Live-Work District (L-W), as shown on the attached Schedule 'A' forming part of this Bylaw.

4 THAT Lot 1, Plan 9710996, SW-23-23-28-W04M, is hereby redesignated to Live-Work District (L-W), as shown on the attached Schedule 'A' forming part of this Bylaw.

Transitional

5 Bylaw C-8050-2020 is passed and comes into full force and effect when it receives third reading and is signed in accordance with the *Municipal Government Act*.

ROCKY VIEW COUNTY

READ A FIRST TIME IN COUNCIL this	9th	day of	June	, 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

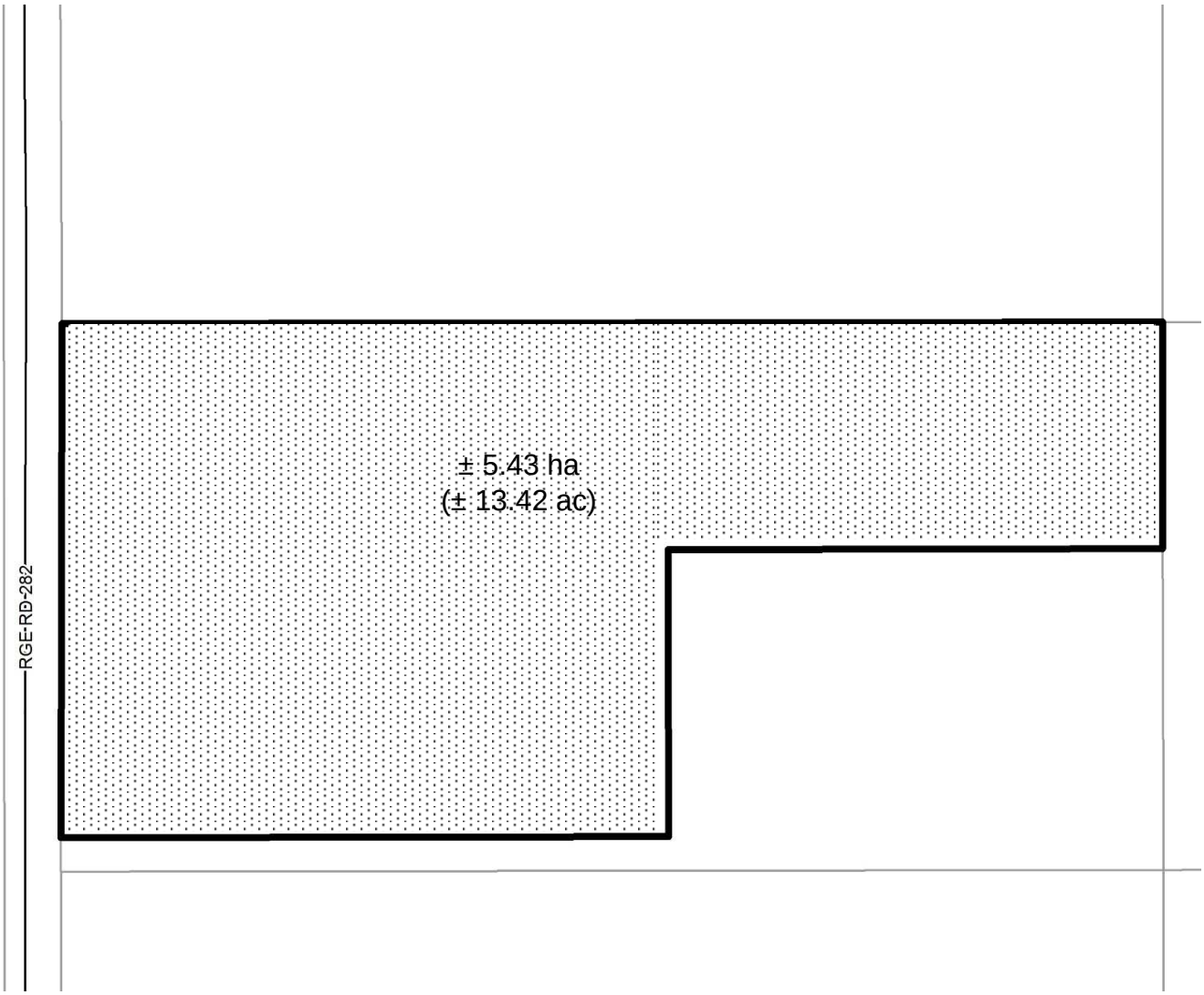
_____
Reeve

_____
Chief Administrative Officer or Designate

_____
Date Bylaw Signed

SCHEDULE "A"

BYLAW: C-8050-2020



AMENDMENT

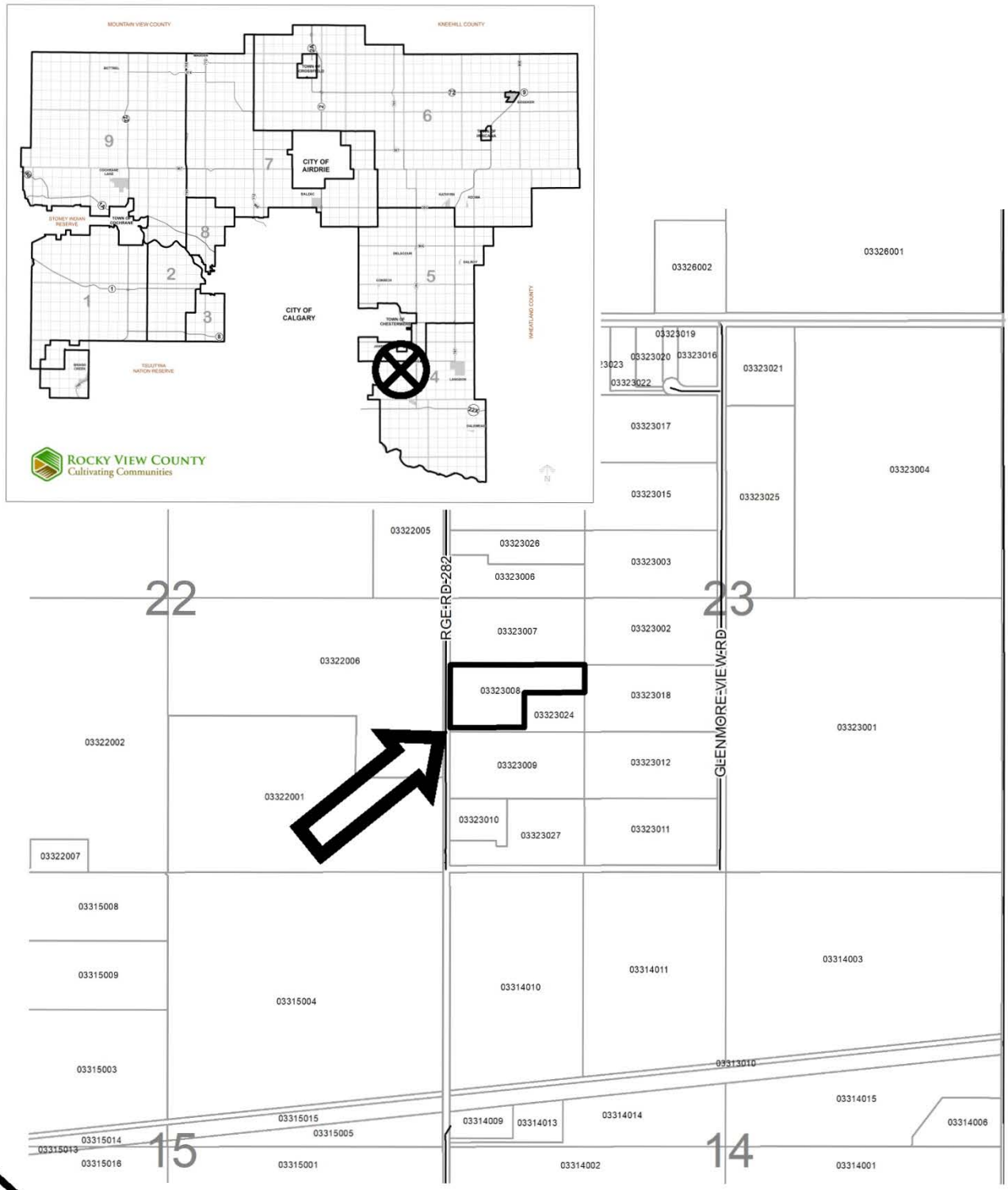
FROM Agricultural Holdings District **TO** Live-Work District

Subject Land

LEGAL DESCRIPTION: Lot 1, Plan 9710996, SW-23-23-28-W4M

ROCKY VIEW COUNTY

FILE: 03323008 - PL20200053 **DIVISION: 4**



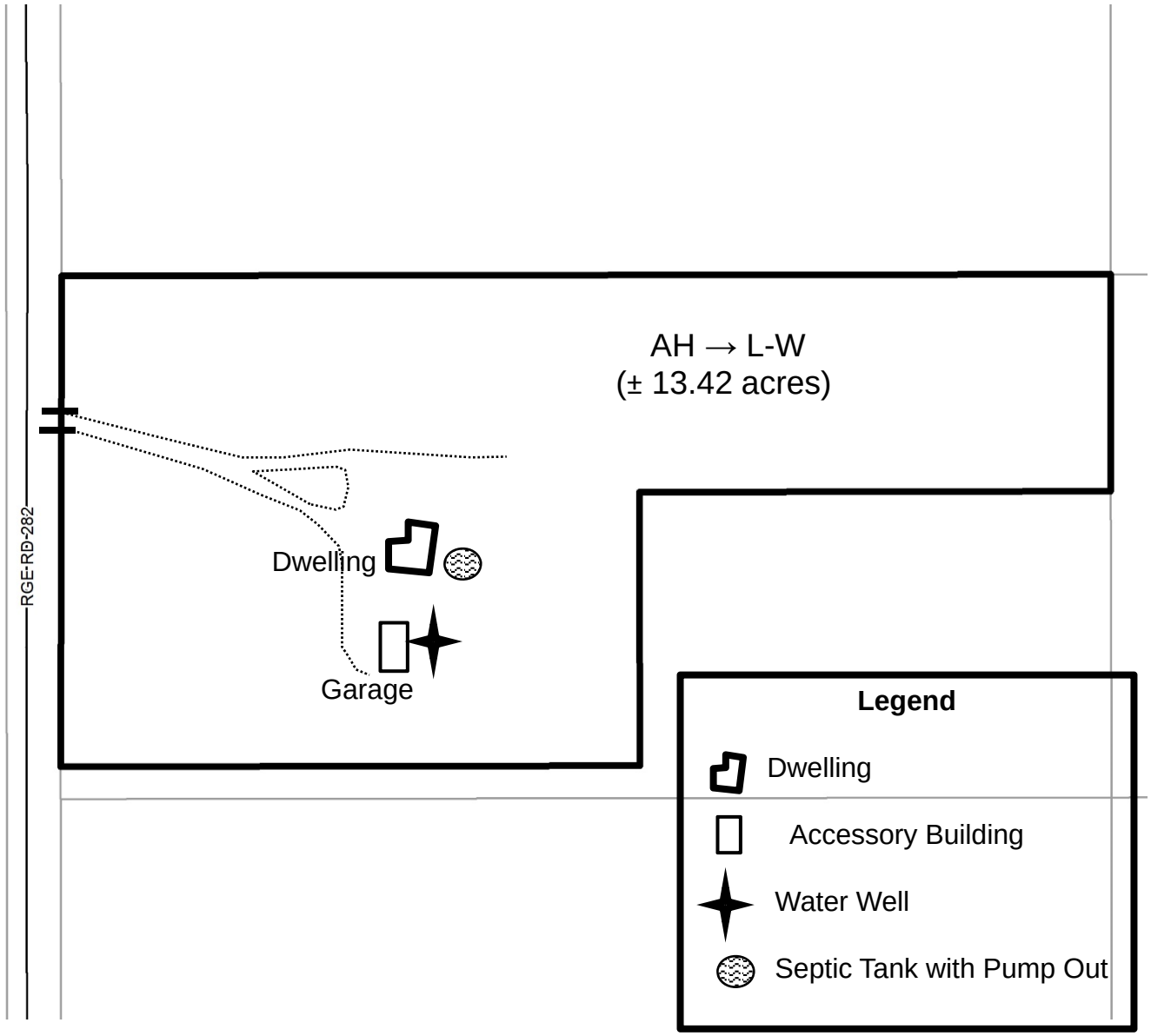
LOCATION PLAN

N

Lot 1, Plan 9710996, SW-23-23-28-W04M

Date: May 5, 2020 **Division # 4** **File:** PL20200053 - 03323008

Redesignation Proposal: To redesignate the subject land from Agricultural Holdings District (AH) to Live-Work District (L-W), in order to facilitate future expansion of the existing Home-Based Business

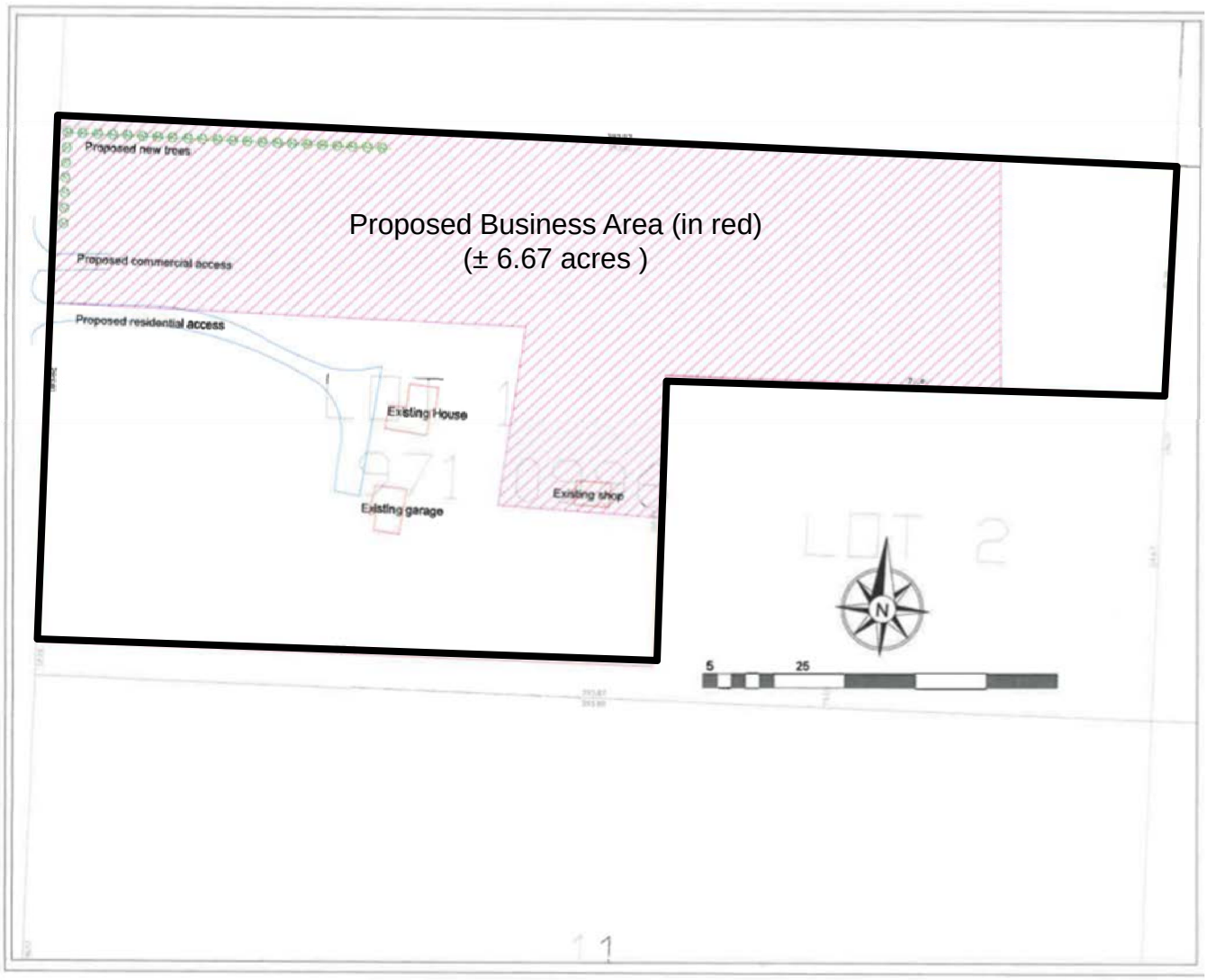


DEVELOPMENT PROPOSAL

N

Lot 1, Plan 9710996, SW-23-23-28-W04M

Date: May 5, 2020 **Division # 4** **File:** PL20200053 - 03323008



PROPOSED SITE PLAN

N

Lot 1, Plan 9710996, SW-23-23-28-W04M

Date: May 5, 2020 **Division # 4** **File:** PL20200053 - 03323008

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

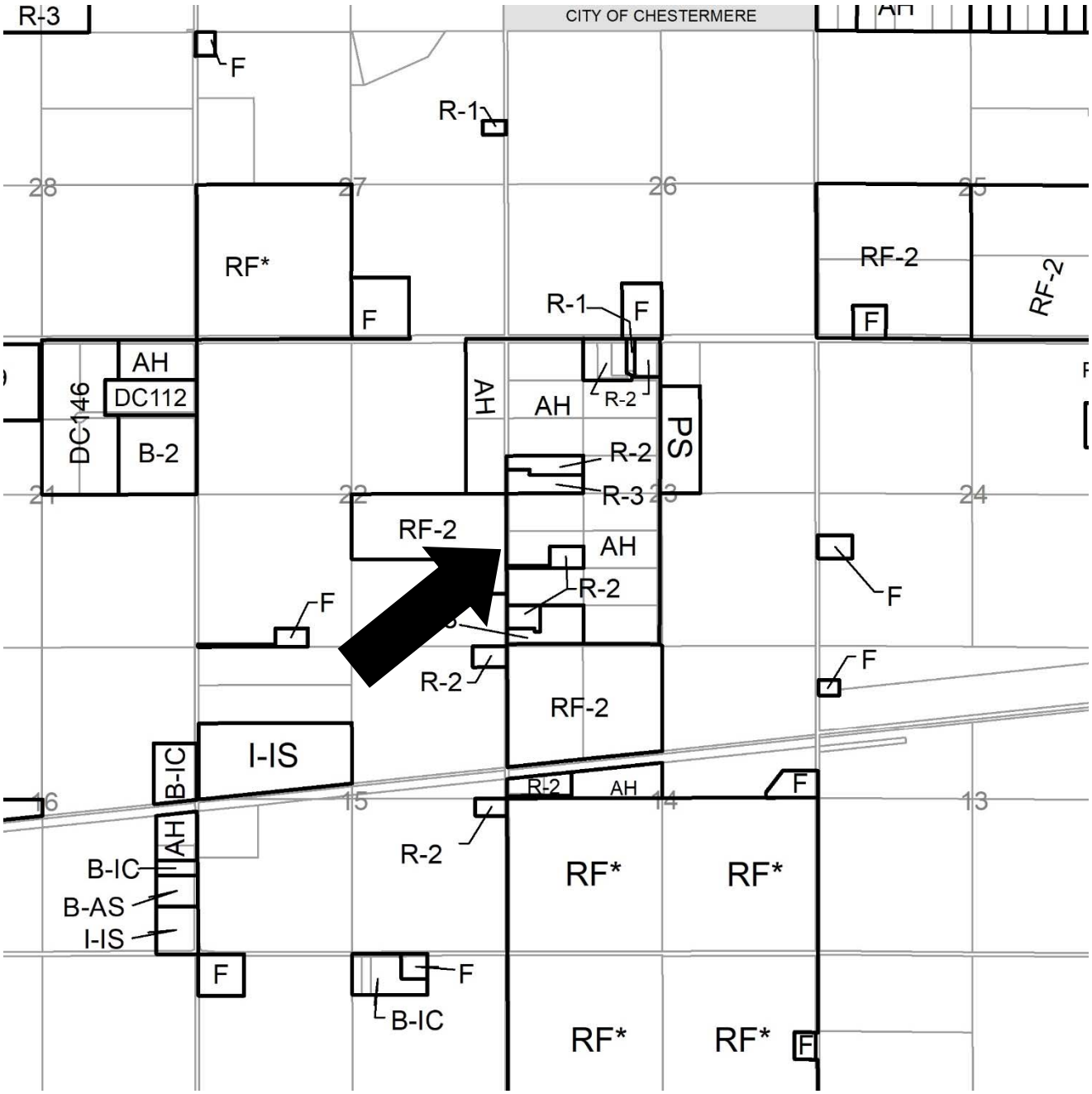
AIR PHOTO

Spring 2018

N

Lot 1, Plan 9710996, SW-23-23-28-W04M

Date: May 5, 2020 **Division # 4** **File:** PL20200053 - 03323008



	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

Lot 1, Plan 9710996, SW-23-23-28-W04M

Date: May 5, 2020 **Division # 4** **File:** PL20200053 - 03323008

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.

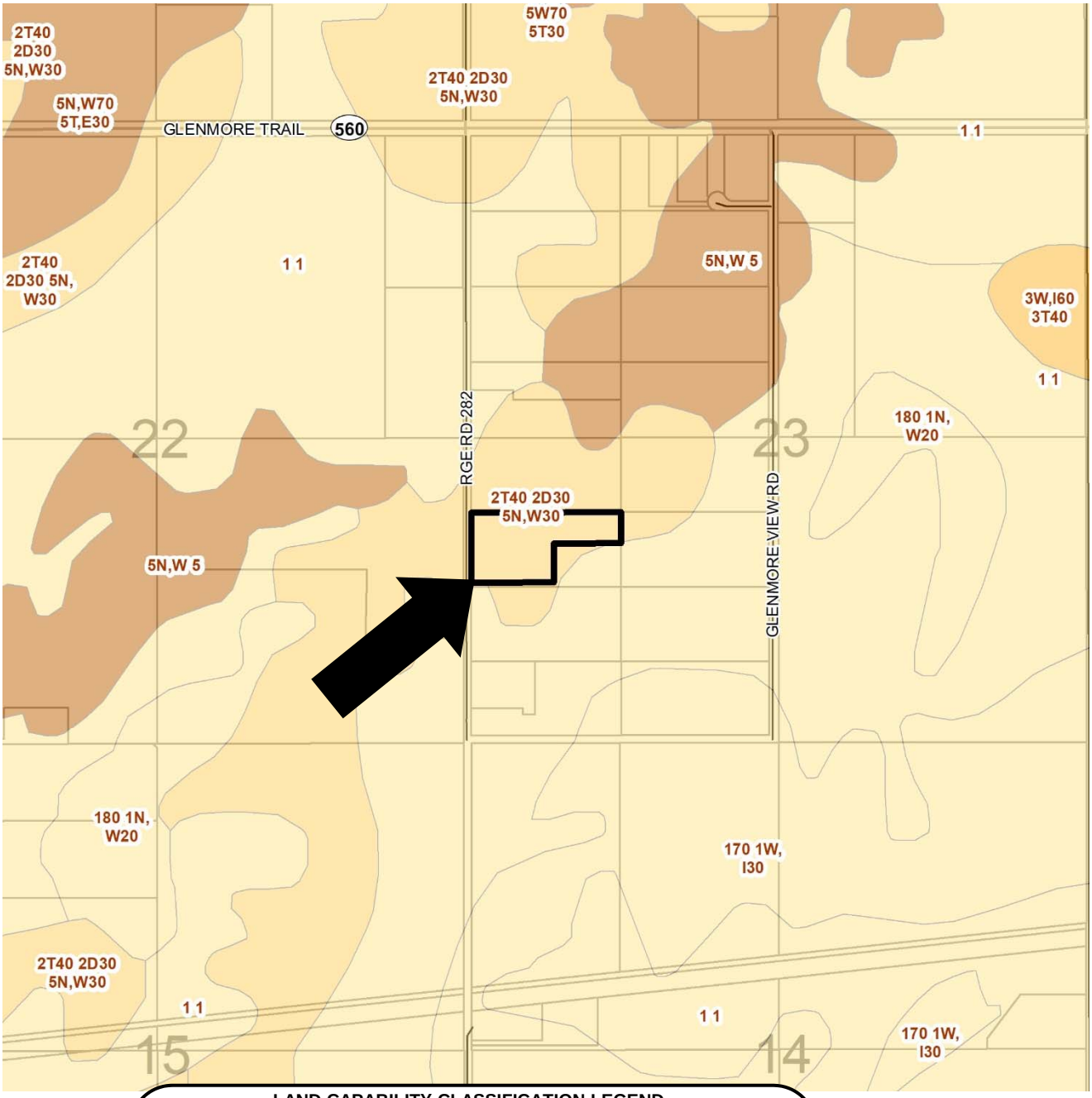
TOPOGRAPHY

Contour Interval 2 M

N

Lot 1, Plan 9710996, SW-23-23-28-W04M

Date: May 5, 2020 **Division # 4** **File:** PL20200053 - 03323008



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

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

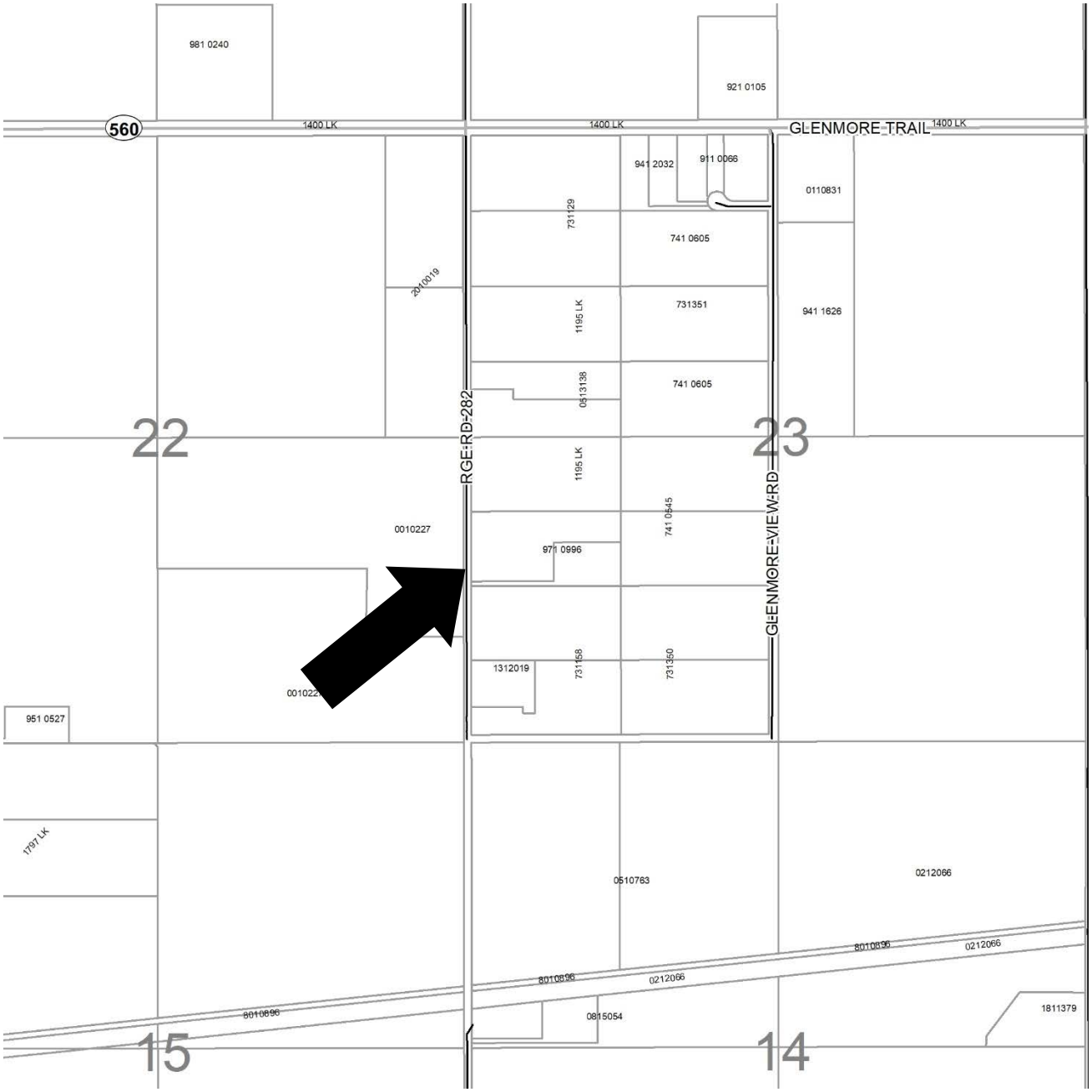
Limitations
B - brush/tree cover
C - climate
D - low permeability
E - erosion damage
F - poor fertility
G - Steep slopes
H - temperature
I - flooding
J - field size/shape
K - shallow profile development
M - low moisture holding, adverse texture
N - high salinity
P - excessive surface stoniness
R - shallowness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

SOIL MAP

N

Lot 1, Plan 9710996, SW-23-23-28-W04M

Date: May 5, 2020 **Division # 4** **File:** PL20200053 - 03323008



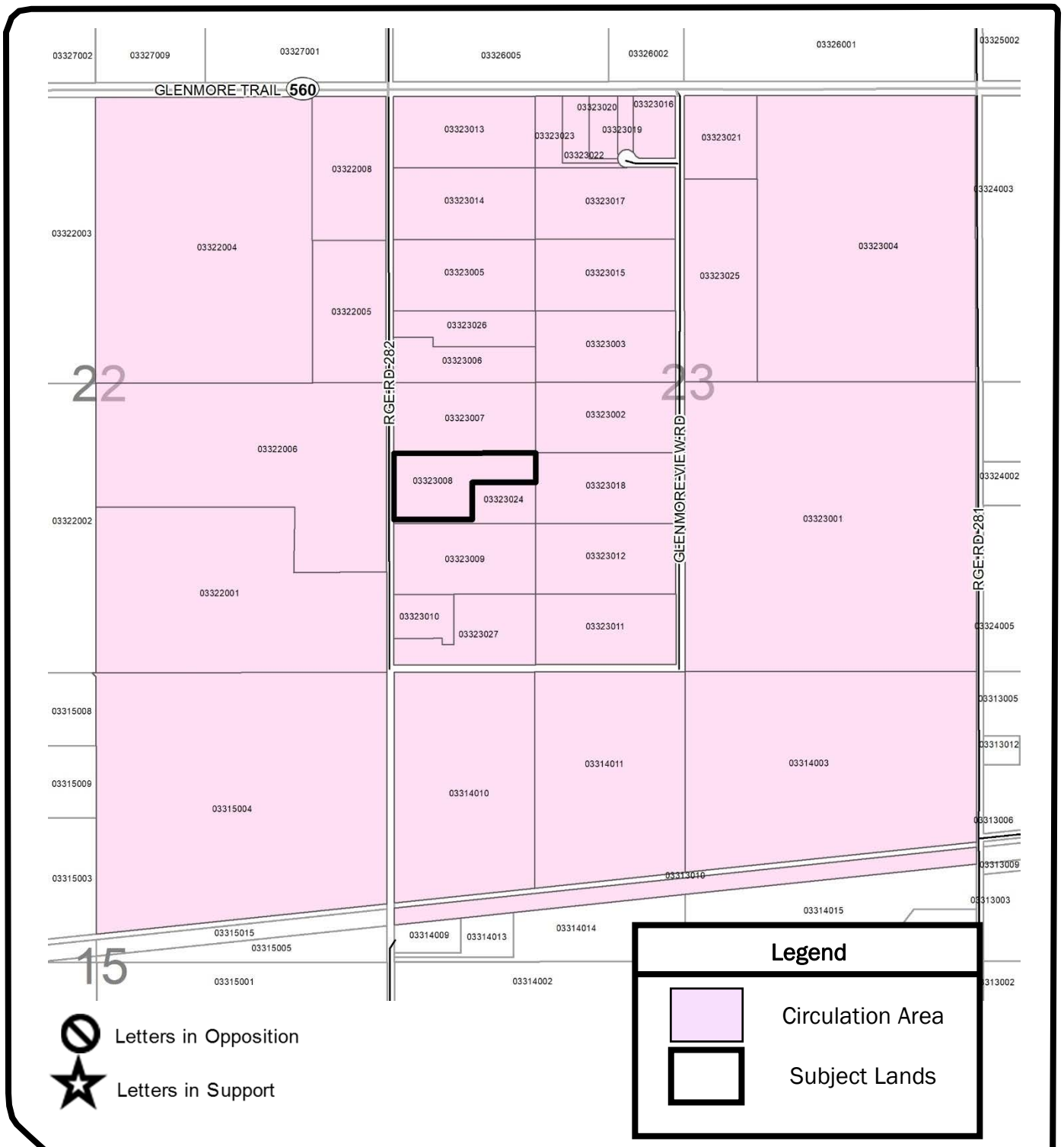
Legend – Plan numbers
- First two numbers of the Plan Number indicate the year of subdivision registration.
- Plan numbers that include letters were registered before 1973 and do not reference a year

HISTORIC SUBDIVISION MAP

N

Lot 1, Plan 9710996, SW-23-23-28-W04M

Date: May 5, 2020 **Division # 4** **File:** PL20200053 - 03323008



LANDOWNER CIRCULATION AREA

N

Lot 1, Plan 9710996, SW-23-23-28-W04M

Date: May 5, 2020 **Division # 4** **File:** PL20200053 - 03323008

ROCKY VIEW COUNTY

PLANNING AND DEVELOPMENT SERVICES

TO:	Council		
DATE:	July 28, 2020	**DIVISION:**	5
TIME:	Morning Appointment		
FILE:	05308015	**APPLICATION:**	PL20200041
SUBJECT:	Redesignation Item – Residential Two District to Live-Work District		

POLICY DIRECTION:

The County Plan and Land Use Bylaw.

EXECUTIVE SUMMARY:

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

Council gave first reading to Bylaw C-8054-2020 on June 9, 2020.

The application was circulated to 37 landowners in the area. No letters in support or in opposition were received. The application was also circulated to a number of internal and external agencies; responses are available in Appendix 'A'.

The following is a summary of the application assessment:

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

ADMINISTRATION RECOMMENDATION:

Administration recommends refusal in accordance with Option #2.

DATE APPLICATION RECEIVED:	March 27, 2020
DATE DEEMED COMPLETE:	April 8, 2020
PROPOSAL:	To redesignate the subject land from Residential Two District to Live-Work District in order to facilitate the operation of a trucking business.
LEGAL DESCRIPTION:	Lot 6, Block 4, Plan 0412583, NW-08-25-28-W04M
GENERAL LOCATION:	Located approximately 1 mile east of City of Calgary, 0.5 miles south of Township Road 252 and immediately west of Sunshine Road.
APPLICANT:	Terradigm Development Consultants Inc. (Steve Grande)
OWNERS:	Jagdev & Sukhwinder Sidhu
EXISTING LAND USE DESIGNATION:	Residential Two District (R-2)

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

ROCKY VIEW COUNTY

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

HISTORY:

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

BACKGROUND:

The property contains a dwelling which is serviced by a water well and septic tank and field system. The land can be accessed from two municipal roads: Range Road 285 to the west and Sunshine Road to the east.

The Applicant applied a Development Permit application (PRDP20130508) in January 2014 for Home-Based Business Type II for a trucking company with 5 trucks, and relaxation for outside storage area, side yard setback requirement and rear yard setback requirement. The DP application was refused by Development Authority and the Subdivision and Development Appeal Board in February 2014.

The trucks will be parked overnight and leave in the day. The Applicant indicated that the trucks would be kept in a secure, fenced area that would be screened from neighbouring properties. The number of trucks would be determined at the future Development Permit stage, if this application is approved; a TIA may be required at that time to evaluate the impact of development on the County's road system.

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

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

POLICY ANALYSIS:

<u>County Plan</u>

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

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

Administration determined that the proposal is consistent with Business Development policies within the County Plan.

ROCKY VIEW COUNTY

Land Use Bylaw

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

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

OPTIONS:

Option #1:	Motion #1	THAT Bylaw C-8054-2020 be given second reading.
	Motion #2	THAT Bylaw C-8054-2020 be given third and final reading.
Option #2:	THAT application PL20200041 be refused.	

Respectfully submitted,

"Theresa Cochran"

Executive Director
Community Development Services

Concurrence,

"Al Hoggan"

Chief Administrative Officer

XD/llt

APPENDICES:
APPENDIX 'A': Application Referrals
APPENDIX 'B': Bylaw C-8054-2020 and Schedule A
APPENDIX 'C': Map Set

ROCKY VIEW COUNTY

APPENDIX A: APPLICATION REFERRALS

AGENCY	COMMENTS
Internal Departments	
Agricultural Services	If approved, the application of the Agricultural Boundary Design Guidelines will be beneficial in buffering the proposed use from the agricultural land to the west. The guidelines would help mitigate areas of concern including: trespass, litter, pets, noise, providing a visual barrier and concern over fertilizers, dust & normal agricultural practices.
Recreation, Park and Community Support	As reserves were provided previously with the original subdivision, the RPCS does not have any comments nor concerns with the proposal. The Conrich ASP identified a potential pathway alignment along RR 285. As reserves were already taken and the application is for redesignation at this time, the County shall explore alternative solutions to establish a pathway in the future.
Development Compliance	We have had enforcement with the applicants for operating outside their Development Permit.
Planning and Development Services - Engineering	**General:** • The review of this file is based upon the application submitted. These conditions / recommendations may be subject to change to ensure best practices and procedures. **Geotechnical:** • Engineering have no requirements at this time. **Transportation:** • A TIA might be required at the future Development Permit stage once the number of trucks is confirmed. • Access to the parcel is currently provided by a paved approach off Range Road 285 and a gravel approach off Sunshine Road. As a condition of future DP the applicant will be required to contact Road Operations to determine in the current access satisfies County Standards. If any upgrades are required, the applicant will be responsible to complete the work. • As a condition of future DP, the applicant will be required to adhere to applicable road bans on Sunshine Road. **Sanitary/Waste Water**: • The Intention of the Live Work District is that applicant can utilize onsite services, should the proposal move forward the applicant will need to demonstrate the adequacy of the onsite services for the proposed development. **Water Supply And Waterworks**: • The Intention of the Live Work District is that applicant can utilize onsite services, should the proposal move forward the applicant will need to

AGENCY	COMMENTS
	demonstrate the adequacy of the onsite services for the proposed development. • As a advisory condition of future DP, if a groundwater well is being used for commercial purposes, the applicant is required to obtain a commercial water license from AEP. **Storm Water Management**: • The applicant provided a conceptual stormwater management plan for lots 15, 16, 4-8 along Sunshine Road prepared by Jubilee Engineer dated July 20, 2017. The report recommends the construction of "pond B" which is located in Lot 12 to eliminate standing water in the roadside ditches. • At future DP stage, the applicant shall be required to prepare a site-specific stormwater management plan to incorporate the new development proposed on the subject lands that meets the requirements of the Jubilee Stormwater Management Plan, Shepard Regional Drainage Plan and County Servicing Standard. The applicant will also be responsible to construct improvements as necessary in accordance with the approved site-specific stormwater management plan. • As a condition of future DP, the applicant is required to provide a sediment and erosion control plan, prepared by a qualified professional, addressing ESC measures to be implemented during construction in accordance with the requirements of the County's Servicing Standards. **Environmenta**l: • Engineering does not have any concerns at this time.
Transportation	Transportation Services has the following recommendations/advisories/comments regarding this application: • Applicant to confirm access to development / subdivided lots. • Applicant to be reminded to adhere to the conditions identified within the County Noise Bylaw. • Recommend a Traffic Impact Assessment (TIA) to confirm if traffic generated from the development/business will require upgrade to County Road Network. • Existing approach off RR 285 onto property: Applicant to contact County Road Ops to confirm if approach satisfies current County standards. Applicant will be responsible to complete any required upgrade work at their cost. • Road Ban on Sunshine R: applicant to be reminded that Sunshine Rd has a chip seal surface and is posted to 75% road ban during spring road ban season from March to early June and posted with 90% for remainder of year.

Circulation date: May 12, 2020 – June 3, 2020

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

ROCKY VIEW COUNTY

BYLAW C-8054-2020

A Bylaw of Rocky View County, in the Province of Alberta, to amend Rocky View County Bylaw C-4841-97, being the *Land Use Bylaw*

The Council of Rocky View County enacts as follows:

Title

1 This Bylaw may be cited as *Bylaw C-8054-2000*.

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 THAT Part 5, Land Use Map No.53 of Bylaw C-4841-97 be amended by redesignating Lot 6, Block 4, Plan 0412583, NW-08-25-28-W04M from Residential Two District (R-2) to Live-Work District (L-W), as shown on the attached Schedule 'A' forming part of this Bylaw.

4 THAT Lot 6, Block 4, Plan 0412583, NW-08-25-28-W04M, is hereby redesignated to Live-Work District (L-W), as shown on the attached Schedule 'A' forming part of this Bylaw.

Transitional

5 Bylaw C-8054-2020 is passed and comes into full force and effect when it receives third reading and is signed in accordance with the *Municipal Government Act*.

ROCKY VIEW COUNTY

READ A FIRST TIME IN COUNCIL this	9th	day of	June	, 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

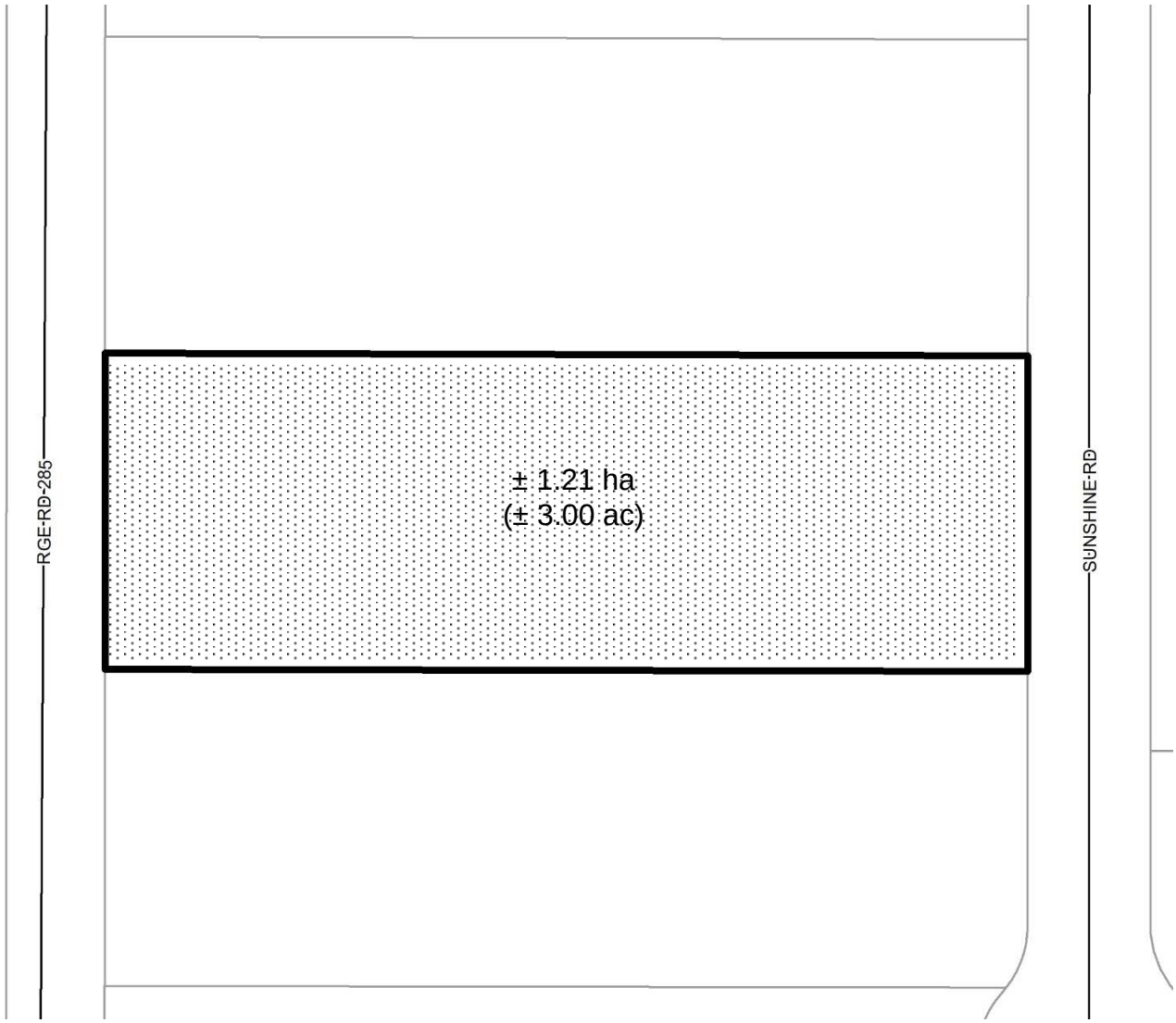
_____
Reeve

_____
Chief Administrative Officer or Designate

_____
Date Bylaw Signed

SCHEDULE "A"

BYLAW: C-8054-2020



AMENDMENT

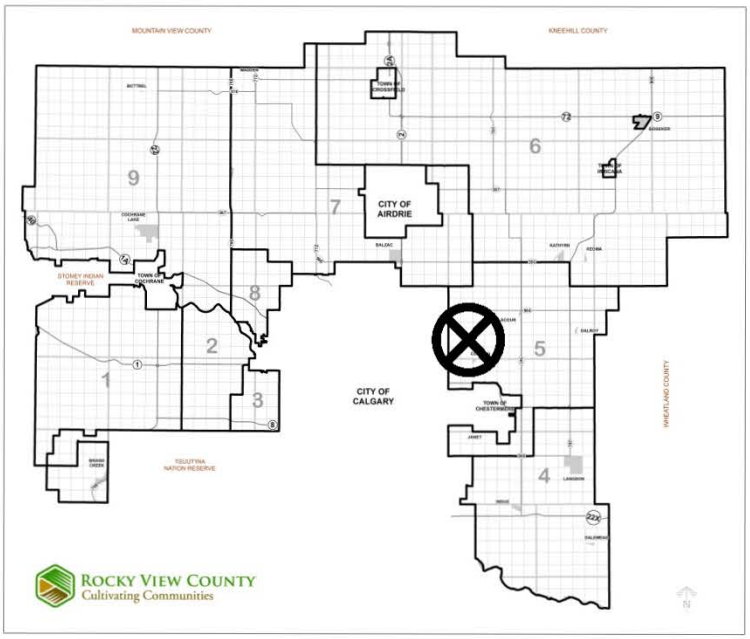
FROM Residential Two District **TO** Live-Work District

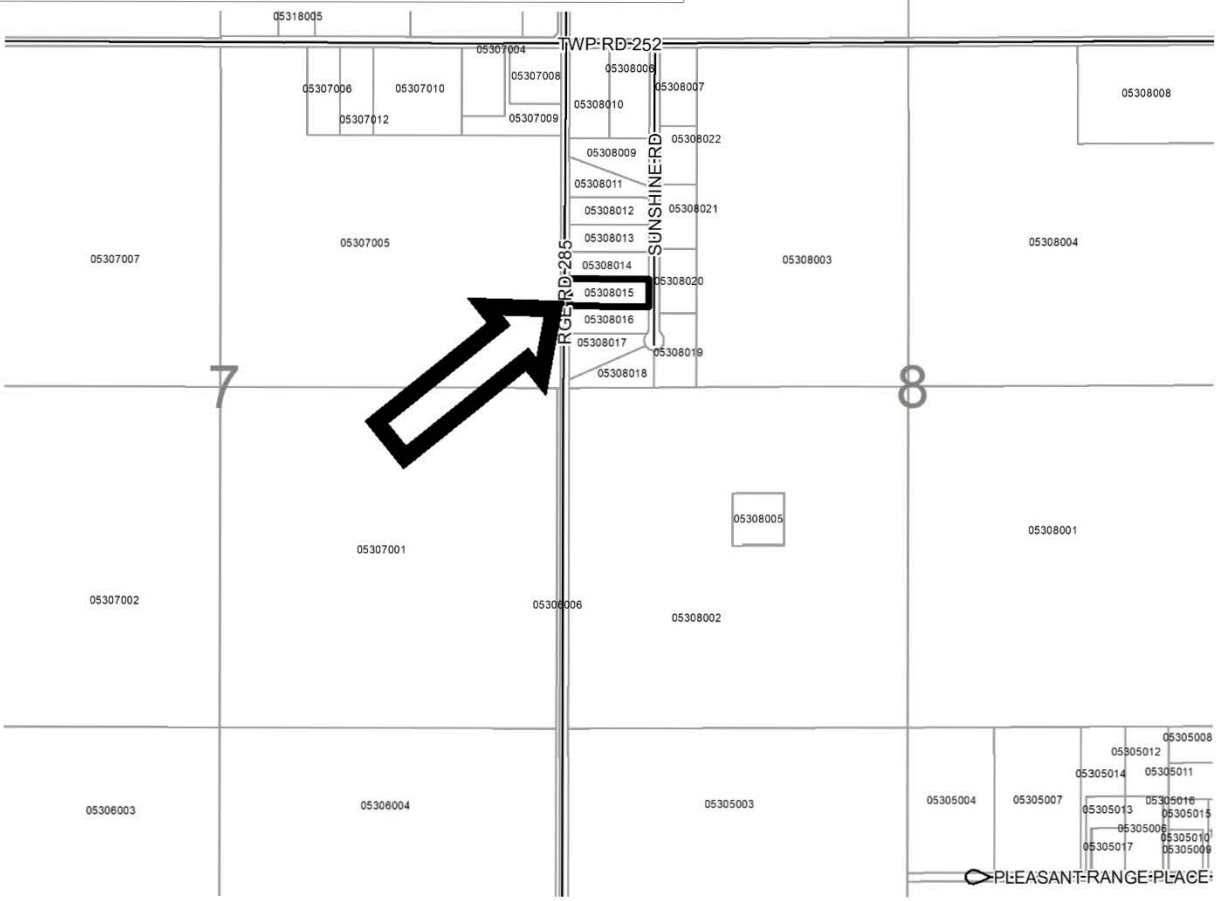
Subject Land

LEGAL DESCRIPTION: Lot 6, Block 4, Plan 0412583, NW-8-25-28-W4M

ROCKY VIEW COUNTY

FILE: 05308015 - PL20200041 **DIVISION: 5**





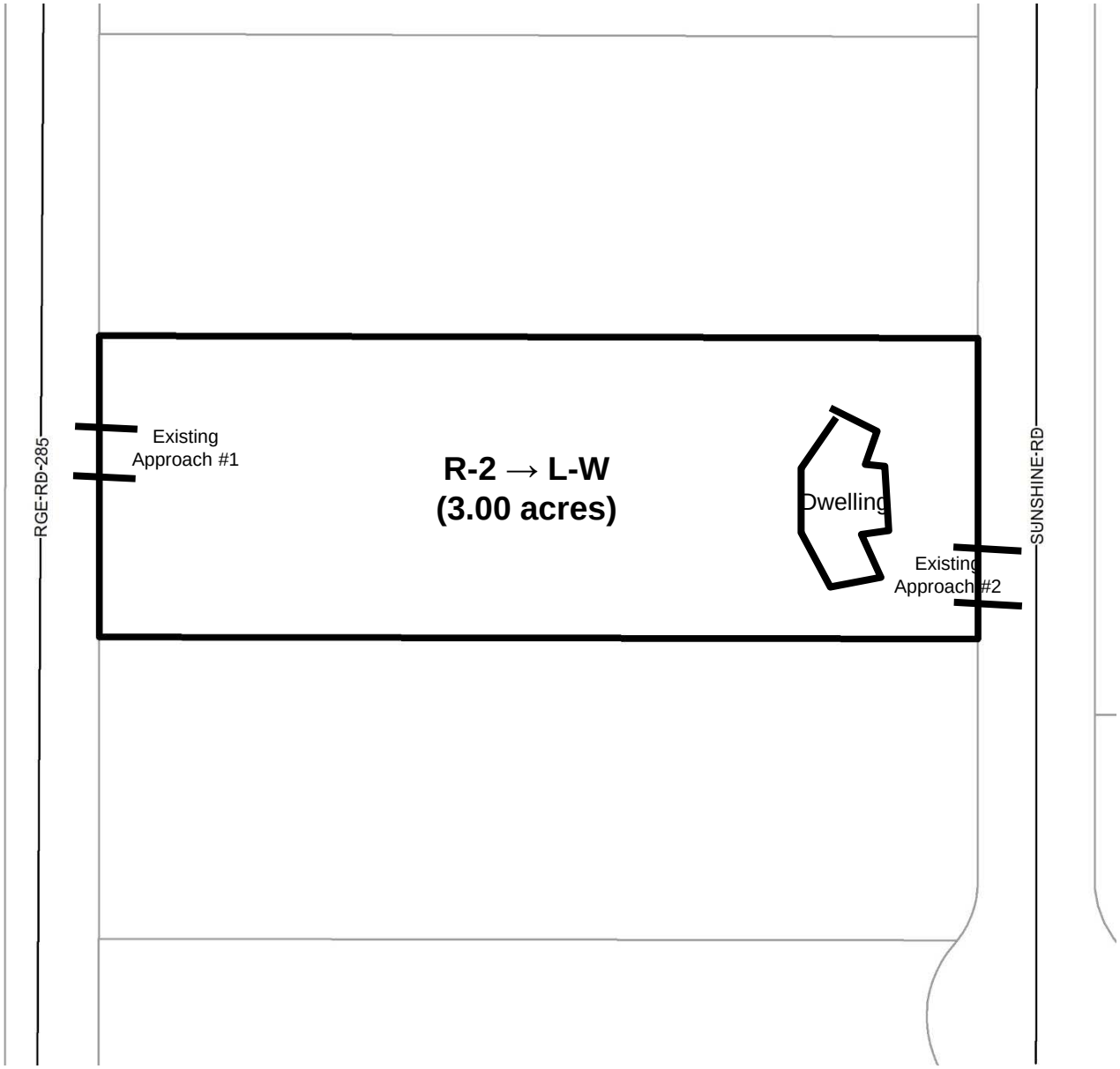
LOCATION PLAN

N

Lot 6,Block 4,Plan 0412583,NW-08-25-28-W04M

Date: April 9, 2020 **Division # 5** **File:** PL20200041 - 05308015

Redesignation Proposal: To redesignate the subject land from Residential Two District to Live-Work District in order to facilitate the operation of a trucking business

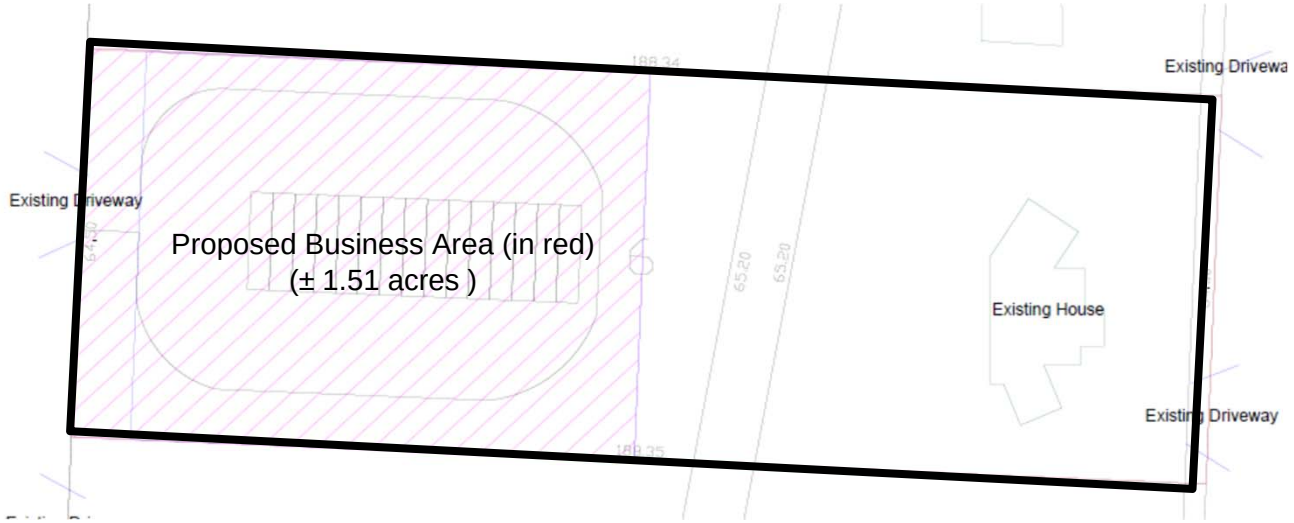


DEVELOPMENT PROPOSAL

N

Lot 6,Block 4,Plan 0412583,NW-08-25-28-W04M

Date: April 9, 2020 **Division # 5** **File:** PL20200041 - 05308015



PROPOSED SITE PLAN

N

Lot 6,Block 4,Plan 0412583,NW-08-25-28-W04M

Date: April 9, 2020 **Division # 5** **File:** PL20200041 - 05308015

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

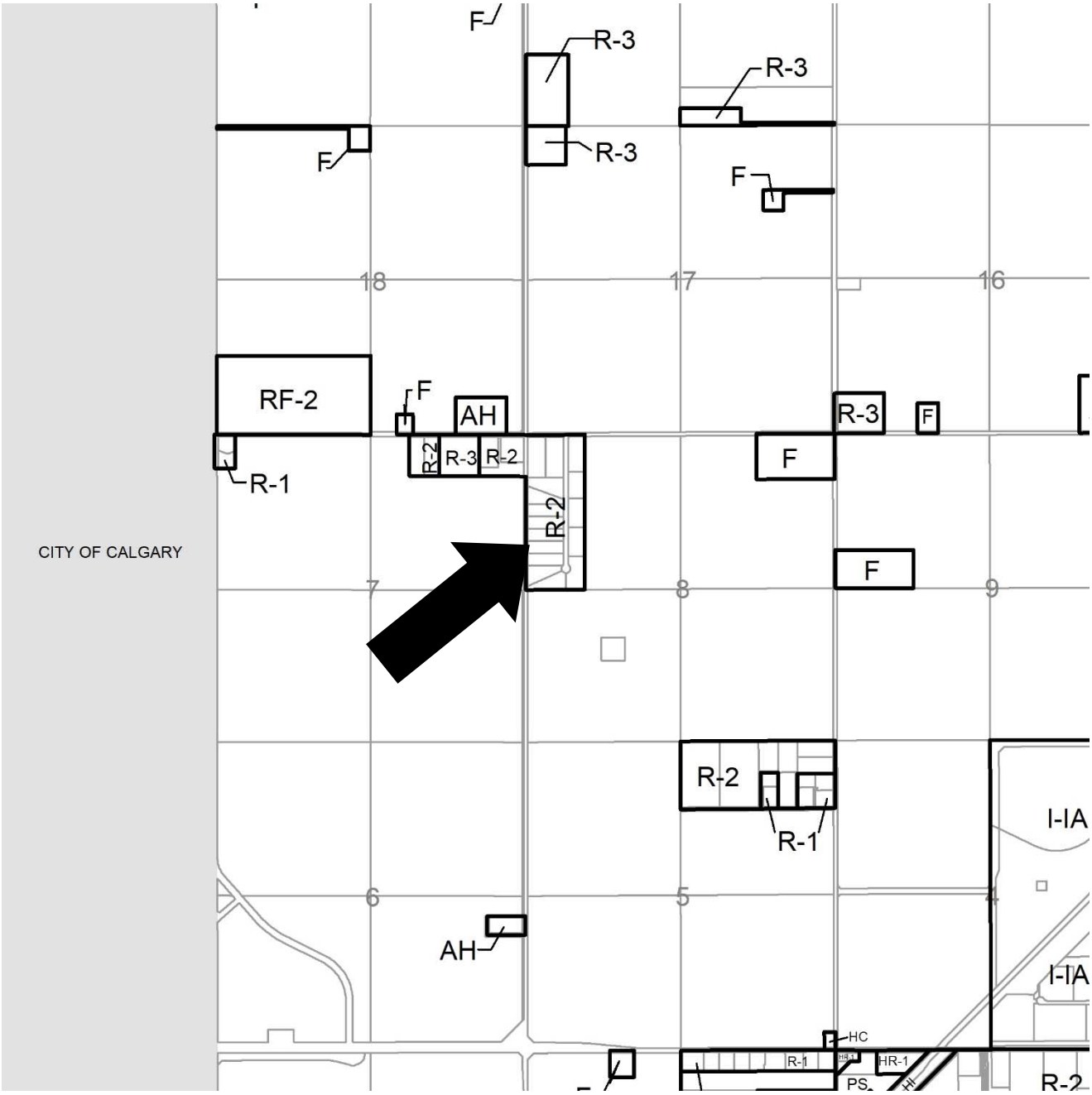
AIR PHOTO

Spring 2018

N

Lot 6,Block 4,Plan 0412583,NW-08-25-28-W04M

Date: April 9, 2020 **Division # 5** **File:** PL20200041 - 05308015



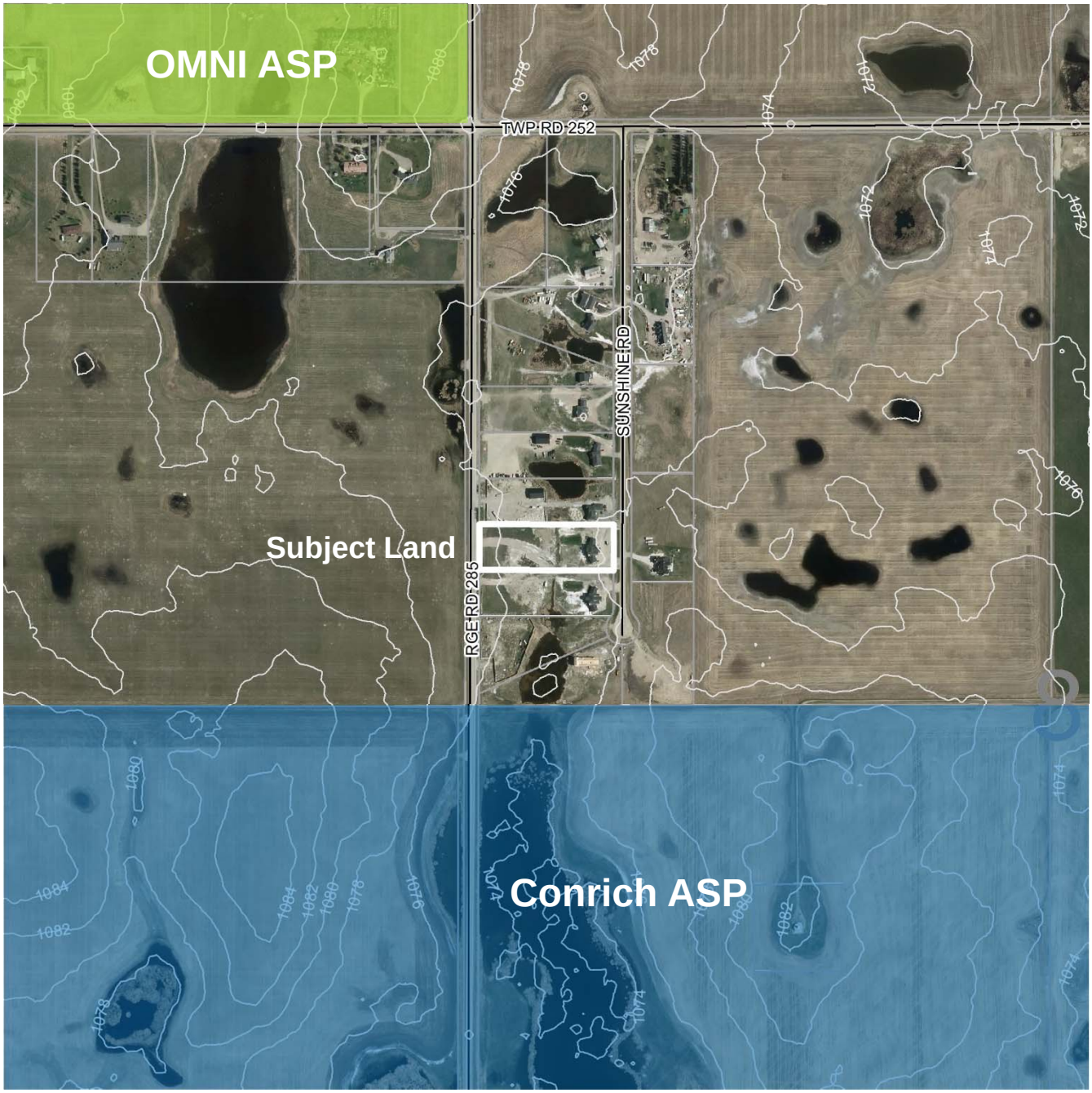
	Ranch and Farm	B-1	Highway Business
RF2	Ranch and Farm Two	B-2	General Business
RF3	Ranch and Farm Three	B-3	Limited Business
AH	Agricultural Holding	B-4	Recreation Business
F	Farmstead	B-5	Agricultural Business
R-1	Residential One	B-6	Local Business
R-2	Residential Two	NRI	Natural Resource Industrial
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

Lot 6,Block 4,Plan 0412583,NW-08-25-28-W04M

Date: April 9, 2020 **Division # 5** **File:** PL20200041 - 05308015



Relationship to the Existing Area Structure Plans in the area

N

Lot 6,Block 4,Plan 0412583,NW-08-25-28-W04M

Date: April 9, 2020 **Division # 5** **File:** PL20200041 - 05308015

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

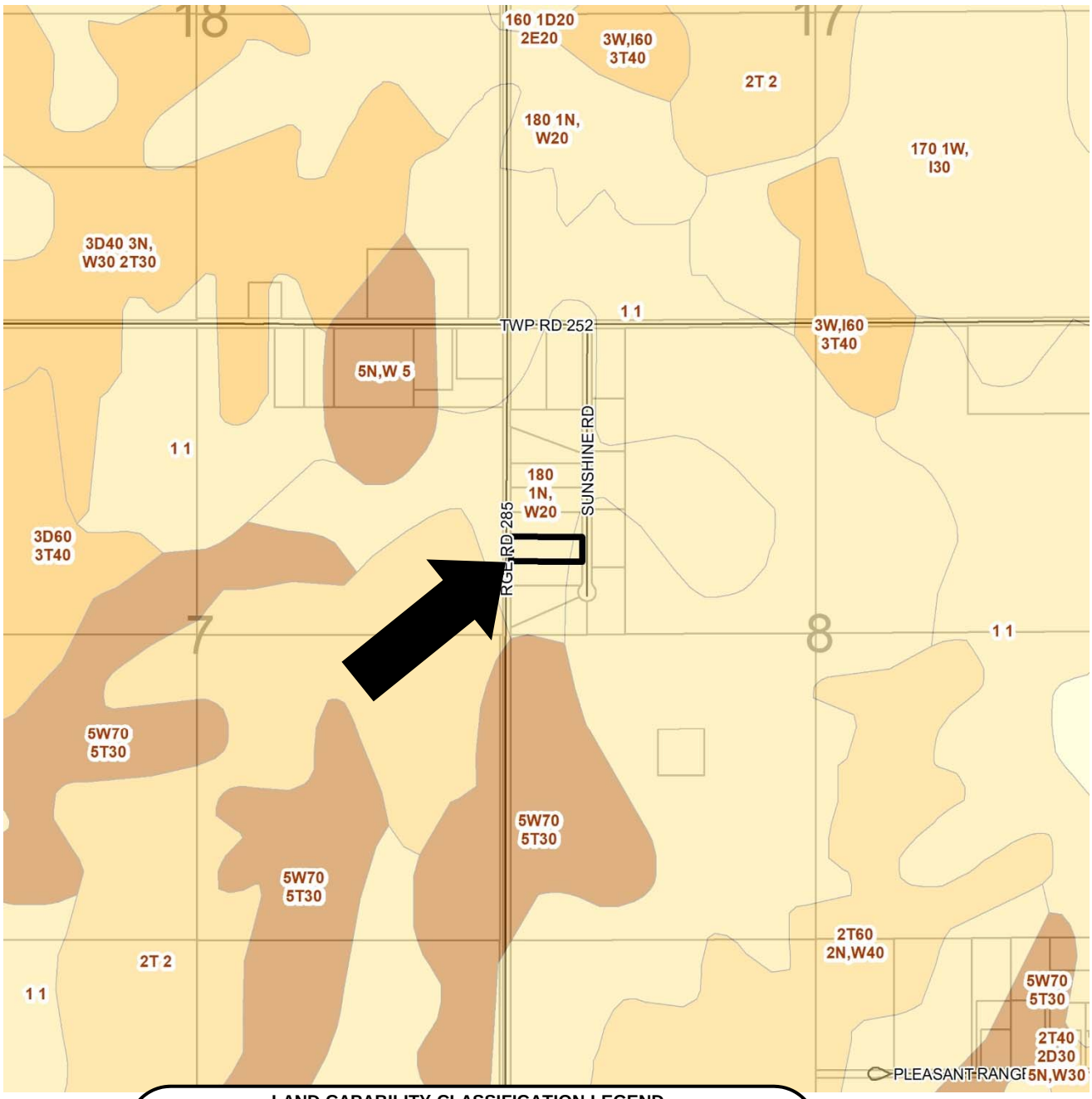
TOPOGRAPHY

Contour Interval 2 M

N

Lot 6,Block 4,Plan 0412583,NW-08-25-28-W04M

Date: April 9, 2020 **Division # 5** **File:** PL20200041 - 05308015



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

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

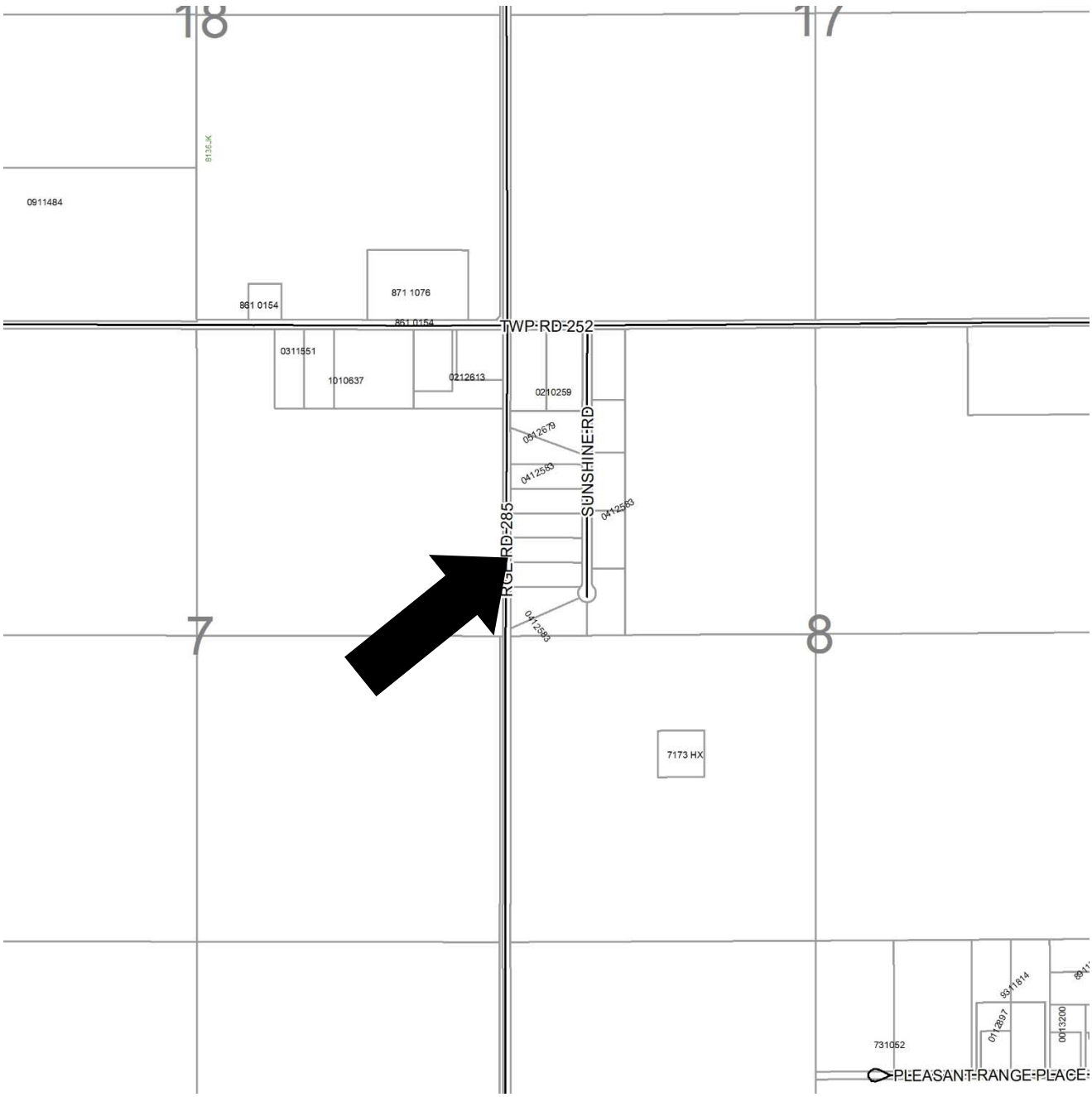
Limitations
B - brush/tree cover
C - climate
D - low permeability
E - erosion damage
F - poor fertility
G - Steep slopes
H - temperature
I - flooding
J - field size/shape
K - shallow profile development
M - low moisture holding, adverse texture
N - high salinity
P - excessive surface stoniness
R - shallowness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

SOIL MAP

N

Lot 6,Block 4,Plan 0412583,NW-08-25-28-W04M

Date: April 9, 2020 **Division # 5** **File:** PL20200041 - 05308015



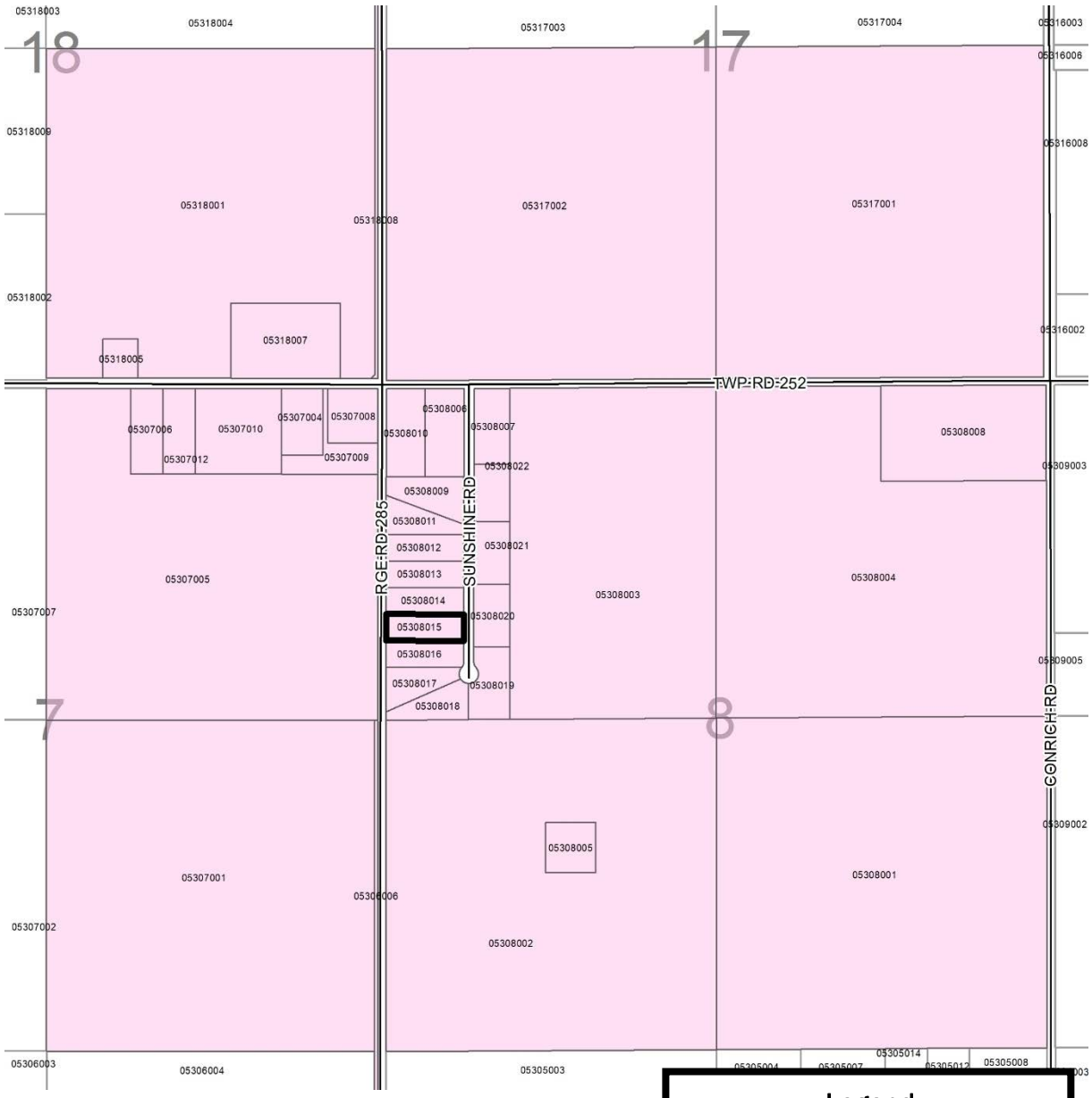
Legend – Plan numbers
- First two numbers of the Plan Number indicate the year of subdivision registration.
- Plan numbers that include letters were registered before 1973 and do not reference a year

HISTORIC SUBDIVISION MAP

N

Lot 6,Block 4,Plan 0412583,NW-08-25-28-W04M

Date: April 9, 2020 **Division # 5** **File:** PL20200041 - 05308015



Legend

Circulation Area

Subject Lands

Letters in Opposition

Letters in Support

LANDOWNER CIRCULATION AREA

N

Lot 6,Block 4,Plan 0412583,NW-08-25-28-W04M

Date: April 9, 2020 **Division # 5** **File:** PL20200041 - 05308015

ROCKY VIEW COUNTY

PLANNING AND DEVELOPMENT SERVICES

TO:	Council		
DATE:	July 28, 2020	**DIVISION:**	8
TIME:	Afternoon Appointment		
FILE:	06713007, 06713071, 06713072	**APPLICATION:**	PL20190139
SUBJECT:	Redesignation Item – Residential Two District to Residential One District		

POLICY DIRECTION:

The County Plan and Bearspaw Area Structure Plan.

EXECUTIVE SUMMARY:

The purpose of this application is to redesignate the subject lands, composed of three parcels, from Residential Two District to Residential One District in order to facilitate the creation of four 2.0 acre parcels with a 3.1 acre remainder.

Council gave first reading to Bylaw C-7954-2019 on November 26, 2019.

The application was circulated to 157 adjacent landowners and one letter of opposition was received in response (see Appendix 'D'); in addition, 13 letters of support submitted with the application. The application was also circulated to a number of internal and external agencies; responses are available in Appendix 'A'.

The following is a summary of the application assessment:

- Policies of the Bearspaw Area Structure Plan allow lot sizes less than four acres within the subject lands and surrounding area, subject to proposals being supported by a conceptual scheme. In this case, a conceptual scheme would have limited benefit in guiding subdivision of the lands and is not considered to be required.
- All other technical matters required at this stage of the application process are satisfactory.

ADMINISTRATION RECOMMENDATION:

Administration recommends approval in accordance with Option #1.

DATE APPLICATION RECEIVED:	September 30, 2019
DATE DEEMED COMPLETE:	May 4, 2020
PROPOSAL:	To redesignate the subject lands, composed of three parcels, from Residential Two District to Residential One District in order to facilitate the creation of a 2.0 acre parcel (Lot 1), a 2.0 acre parcel (Lot 2), a 2.0 acre parcel (Lot 3), a 2.0 acre parcel (Lot 4), and a 3.1 acre parcel (Lot 5).
LEGAL DESCRIPTION:	SE-13-26-3-W5M
GENERAL LOCATION:	Located 5 km northwest of the city of Calgary, at the northeast junction of Township Rd 262 and Poplar Hill Dr.
APPLICANT:	Planning Protocol 3, Inc. (Rodney Potrie)
OWNERS:	Inderjit & Harpal Wadhwa

Administration Resources

Oksana Newmen and Milan Patel, Planning and Development Services

ROCKY VIEW COUNTY

EXISTING LAND USE DESIGNATION:	Residential Two District (R-2)
PROPOSED LAND USE DESIGNATION:	Residential One District (R-1)
GROSS AREA:	± 11.43 acres
SOILS (C.L.I. from A.R.C.):	**Class 4T 4** – Severe limitations due to adverse topography. **Class 3C 3** – Moderate limitations due to climate.

HISTORY:

2007-RV-553	Council denied the application to redesignate seven existing parcels from Residential Two District to Residential One District, to facilitate the creation of approximately twenty-seven ± 2 acre parcels, noting a conceptual scheme was required pursuant to the Bearspaw Area Structure Plan.
2004-RV-141	Council approved the application which created the subject parcels.

POLICY ANALYSIS:

County Plan

Section 5 of the County Plan supports the development of existing country residential communities in accordance with their area structure plan; consequently, the application has principally been assessed against the Bearspaw ASP.

Bearspaw Area Structure Plan

Policy 8.1.20 of the BASP requires the minimum parcel size of four acres, however Policy 8.1.21 allows for development of parcels less than four acres with preparation of a conceptual scheme.

Although the Applicant did not propose a conceptual scheme, they provided anticipated layout detail as to future development of the site as single family residential. After evaluating the proposal and the applicable policy, Administration concluded that a conceptual scheme would not provide any additional information or benefit for the subdivision of these lands for the following reasons:

1. Conceptual schemes are generally focused at the quarter section scale, and are put in place to guide overall development of the wider area. In this case, submission of a conceptual scheme would be limited to the subject lands and the lands to the immediate north and would therefore not provide significant additional benefit. A proposed conceptual scheme exists to the northeast of the subject lands (Bearspaw Heights), while lands immediately to the east are already developed and are smaller than 4 acres in size.
2. This redesignation would only facilitate the creation of two new lots from three existing parcels.
3. There are no technical concerns from an access, stormwater, or servicing perspective. No new approaches are proposed, as existing accesses will be improved to a mutual approach standard.

It should be noted there are dual ATCO pipelines running through the subject parcels, and ATCO is opposed to creation of parcels less than five acres in size. If the application is approved, appropriate setbacks of 15m from the pipeline centreline will be required at subdivision stage.

Land Use Bylaw

The proposed lot sizes would meet the minimum parcel size and the intent of the Residential One district, and the application is consistent with the Land Use Bylaw.

ROCKY VIEW COUNTY

OPTIONS:

Option # 1: Motion #1 THAT Bylaw C-7954-2019 be given second reading.

Motion #2 THAT Bylaw C-7954-2019 be given third and final reading.

Option #2: That application PL20190139 be refused.

Respectfully submitted,

"Theresa Cochran"

Executive Director
Community Development Services

Concurrence,

"Al Hoggan"

Chief Administrative Officer

ON/llt

APPENDICES:
APPENDIX 'A': Application Referrals
APPENDIX 'B': Bylaw C-7954-2019 and Schedule A
APPENDIX 'C': Map Set
APPENDIX 'D': Landowner Comments

ROCKY VIEW COUNTY

APPENDIX A: APPLICATION REFERRALS

AGENCY	COMMENTS
ATCO Pipelines	*March 31, 2020 comments:* The Engineering Department of ATCO Pipelines (a division of ATCO Gas and Pipelines Ltd.) has reviewed your file and objects to proposed plan: • Subdivisions with lot sizes less than 5 acres are unacceptable. Until this concern has been addressed, ATCO Pipelines is unable to provide its consent to the proposed subdivision. Please submit a revised plan addressing the aforementioned concern(s) to ATCO Pipelines for further review. Until the concern(s) is (are) addressed, ATCO Pipelines is unable to provide its consent to the proposed subdivision. Should the property owner wish to obtain a cost estimate for a pipeline alteration, please contact Jon Dies, Manager, Transmission Engineering via email at Jon.Dies@atco.com. Your proposal is also subject to the following conditions: (see conditions as per November 6, 2019 comments, below) *November 6, 2019 comments:* The Engineering Department of ATCO Pipelines (a division of ATCO Gas and Pipelines Ltd.) has reviewed your file and **objects** to proposed plan: Any proposed lots between 2 and 5 acres will require detailed review. Please provide building pocket information for your proposed subdivision. Until this concern has been addressed, ATCO Pipelines is unable to provide its consent to the proposed subdivision. Please submit a revised plan addressing the aforementioned concern(s) to ATCO Pipelines for further review. Until the concern(s) is (are) addressed, ATCO Pipelines is unable to provide its consent to the proposed subdivision. Should the property owner wish to obtain a cost estimate for a pipeline alteration, please contact Jon Dies, Manager, Transmission Engineering via email at Jon.Dies@atco.com. Your proposal is also subject to the following conditions: 1. Any existing land rights shall be carried forward in kind and registered on any newly created lots, public utility lots, or other properties. 2. A pipeline alteration may be required in this area. • All costs associated with any alterations to ATCO Pipelines' pipeline(s) and/or appurtenances to accommodate development will be borne by the developer/owner. • This process can take up to 18 months to complete. 3. Ground disturbances and surface works within 30 meters require prior written approval from ATCO Pipelines before commencing any work. • Municipal circulation file number must be referenced; proposed works must be compliant with ATCO Pipelines' requirements as set forth in the company's conditional approval letter.

ROCKY VIEW COUNTY

AGENCY	COMMENTS
	• Contact ATCO Pipelines' Land Department at 1-888-420-3464 for more information. 4. Road crossings are subject to Engineering review and approval. • Road crossing(s) must be paved and cross at a perpendicular angle. • Parallel roads are not permitted within ATCO Pipelines' right(s)-of-way. • If the road crossing(s) requires a pipeline alteration, the cost will be borne by the developer/owner and can take up to 18 months to complete. 5. Parking and/or storage is not permitted on ATCO Pipelines' pipeline(s) and/or right(s)-of-way. 6. ATCO Pipelines recommends a minimum 15 meter setback from the centerline of the pipeline(s) to any buildings. 7. Any changes to grading that alter drainage affecting ATCO Pipelines' right-of-way or facilities must be adequate to allow for ongoing access and maintenance activities. • If alterations are required, the cost will be borne by the developer/owner. 8. Any revisions or amendments to the proposed plans(s) must be re-circulated to ATCO Pipelines for further review. 9. An evaluation must be completed to assess the electrical hazards of the proposed facilities to the pipeline. Mitigation of electrical hazards may be required. • All costs associated with the evaluation and any mitigation will be borne by the developer/owner. • This process can take up to 18 months to complete.
Planning and Development Services – Engineering Review	**General** • The review of this file is based upon the application submitted. These conditions/recommendations may be subject to change to ensure best practices and procedures **Geotechnical** - Section 300.0 requirements: • County GIS contours indicates that there are slopes less than 15%. • Engineering have no requirements at this time. **Transportation** - Section 400.0 requirements: • Access to proposed lot 1 will be provided a single approach off poplar hill drive. Access to proposed lot 2 and 3 will be provided by mutual approach off Poplar Hill Drive. Access to lot 4 and 5 will be provided by mutual approach off Township Road 262. • As a condition of future subdivision, applicant/owner shall upgrade the existing road approaches off Poplar Hill Drive and Township

ROCKY VIEW COUNTY

AGENCY	COMMENTS
	Road 262 to a mutual paved standard to provide access to lots 2, 3, 4 and 5. In addition, owner shall a) Provide an access right of way plan; and b) Prepare and register access easement on each title, where required. • As a condition of future subdivision, the applicant is required to provide payment of the Transportation Offsite Levy in accordance with the applicable bylaw at time of subdivision approval for the total gross acreage of proposed lots to be subdivided. • Engineering have no requirements at this time. **Sanitary/Waste Water** - Section 500.0 requirements: • Lot 1 and lot 5 are serviced by a septic tank and field system. • The applicant provided a Level 3 PSTS assessment, prepared by the Strom Engineering Inc., dated December 2019. As per the Level 3 assessment, proposed lot 2 and 4 are suitable for a conventional septic tank and pipe & rock system and proposed lot 3 will require a packaged treatment plant and/or treatment mound for sanitary servicing. However, as per County Policy 449, the County will not permit the use of standard PSTS to support the development as the proposed subdivision will result in the creation of lots less than 4 acres. As the connection to a Decentralized or Regional Wastewater Treatment System is not possible for proposed development, a Packaged Sewage Treatment Plant must be used for each lot along with a deferred servicing agreement for future requirement of connection to a decentralized or regional system once available. o As a condition of future subdivision, the applicant enter into a Site Improvements Services Agreement with the County In accordance with Level 3 PSTS assessment, prepared by the Strom Engineering Inc,. Dated December 2019. o For the construction of Packaged Sewage Treatment System on each lot in accordance with the County's servicing standards. • Engineering have no requirements at this time **Water Supply And Waterworks** - Section 600.0 & 800.0 requirements: • As per the planning brief, the area is serviced by Rockview Water Coop. Currently, three existing hookups are provided to their system and two additional water hookups will be provided in the future. • A letter from Rockyview Co-op was provided, dated September 20, 2019. As per the letter, Rockyview Water Co-op have capacity to service two additional lots. • As a condition of future subdivision, applicant is required to provide confirmation from Rockyview water Co-op that the necessary

ROCKY VIEW COUNTY

AGENCY	COMMENTS

	capacity for each lot has been purchased and the applicant has entered into a servicing agreement or contract with the co-op to tie two new lots to the existing distribution system.
	• Engineering have no requirements at this time.
	Storm Water Management – Section 700.0 requirements:
	• A stormwater management report was provided, prepared by Osprey Engineering Inc., dated May 11, 2020.
	• The stormwater management report recommends spreading out runoff from impervious areas and directing it to undisturbed areas or onto absorbent landscape. The stormwater management report recommends absorbent landscape be provided for added imperviousness.
	• As a condition of future subdivision, the applicant is required to enter in Site Improvement Service Agreement with County for all Stormwater site improvements.
	  o In accordance with the recommendation of the Stormwater Management Report by Osprey Engineering Inc., dated September 25, 2019.
	  o For the construction of absorbent landscaping in each lot.
	• Engineering have no requirement at this time.
	Environmental – Section 900.0 requirements:
	• Based on GIS review, no environmental constraints are present.
	• Engineering have no requirements at this time.

Transportation Services	Applicant to confirm access to development / subdivided lots. Access recommended off Poplar Hill Drive
Utility Services	Confirmation required from the proposed water supplier that there is capacity available and an agreement to supply water to the proposed development.

Circulation Period: October 16, 2019 to November 6, 2019

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

ROCKY VIEW COUNTY

BYLAW C-7954-2019

A Bylaw of Rocky View County, in the Province of Alberta, to amend Rocky View County Bylaw C-4841-97, being the *Land Use Bylaw.*

The Council of Rocky View County enacts as follows:

Title

1 This Bylaw may be cited as *Bylaw C-7954-2019*.

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 THAT Part 5, Land Use Maps No. 67 and 67-SE of Bylaw C-4841-97 be amended by redesignating a portion of SE-13-26-03-W5M from Residential Two District to Residential One District as shown on the attached Schedule 'A' forming part of this Bylaw.

4 THAT A portion of SE-13-26-03-W5M is hereby redesignated to Residential One District as shown on the attached Schedule 'A' forming part of this Bylaw.

Transitional

5 Bylaw C-7954-2019 is passed and comes into full force and effect when it receives third reading and is signed in accordance with the *Municipal Government Act*.

ROCKY VIEW COUNTY

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

PUBLIC HEARING HELD this _____ day of _____, 20XX

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

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

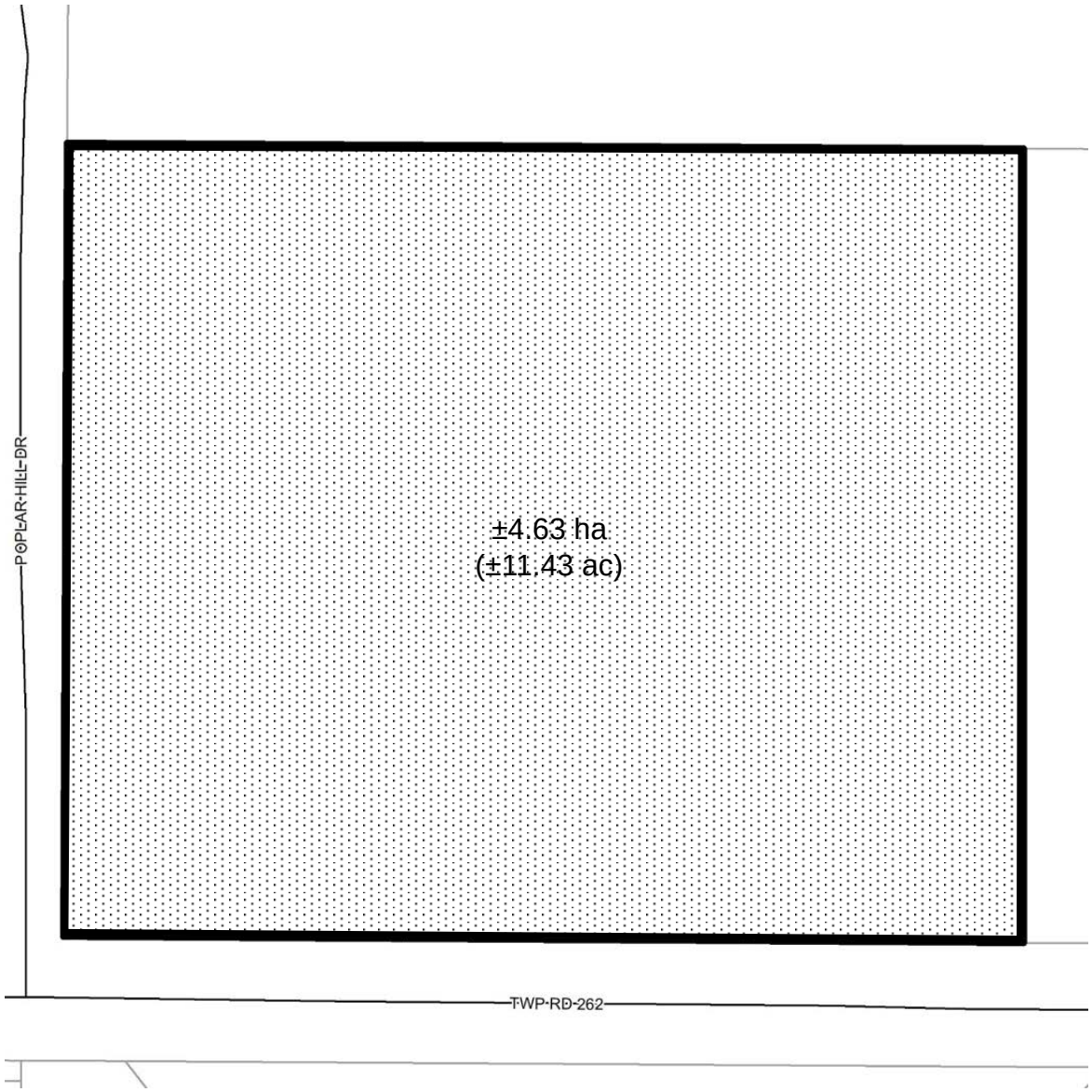
_____
Reeve

_____
Chief Administrative Officer or Designate

_____
Date Bylaw Signed

SCHEDULE "A"

BYLAW: C-7954-2019



AMENDMENT

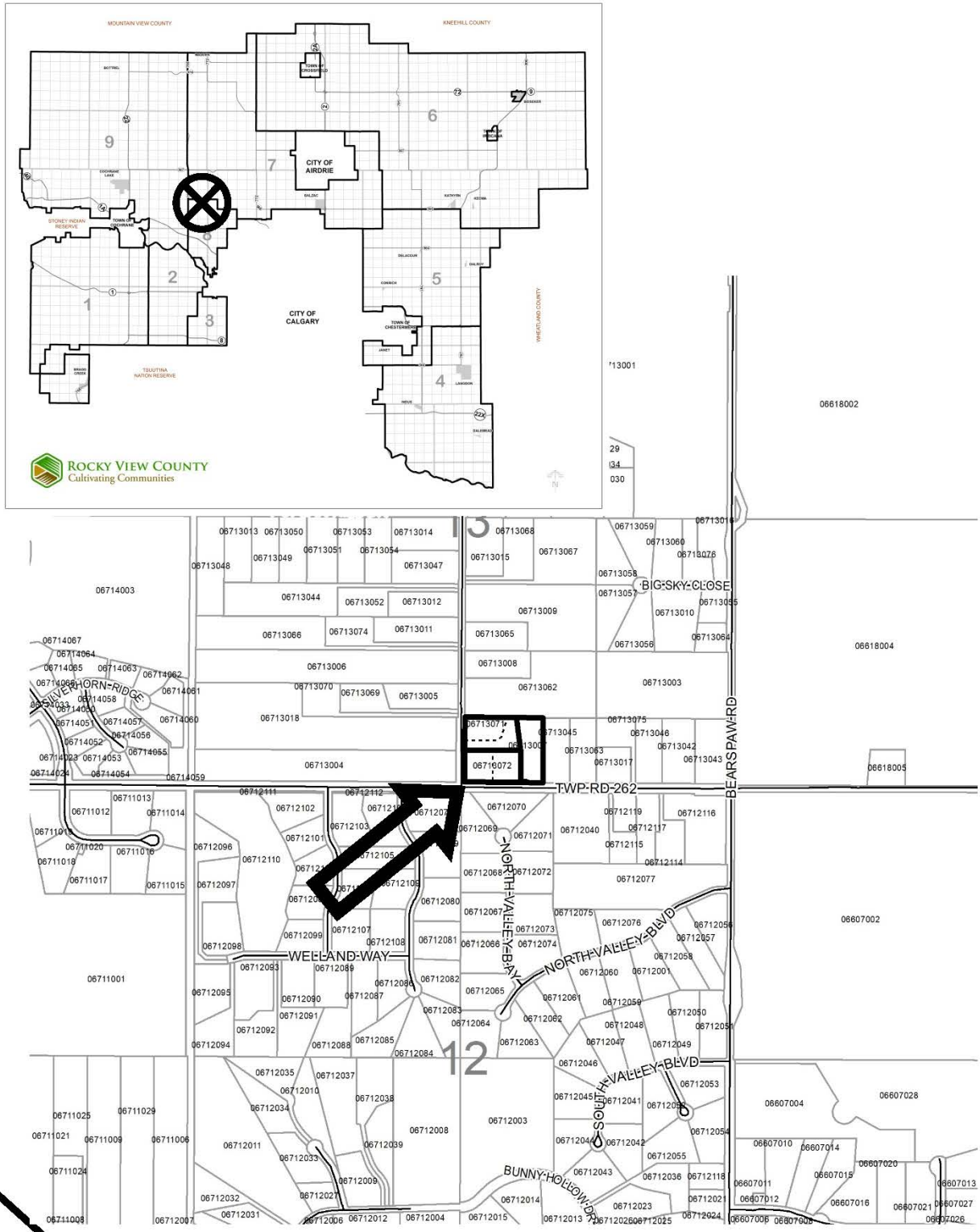
FROM Residential Two District **TO** Residential One District

Subject Land

LEGAL DESCRIPTION: SE-13-26-03-W5M

ROCKY VIEW COUNTY

FILE: 06713007/06713071/06713072 - PL2090139 **DIVISION: 6**



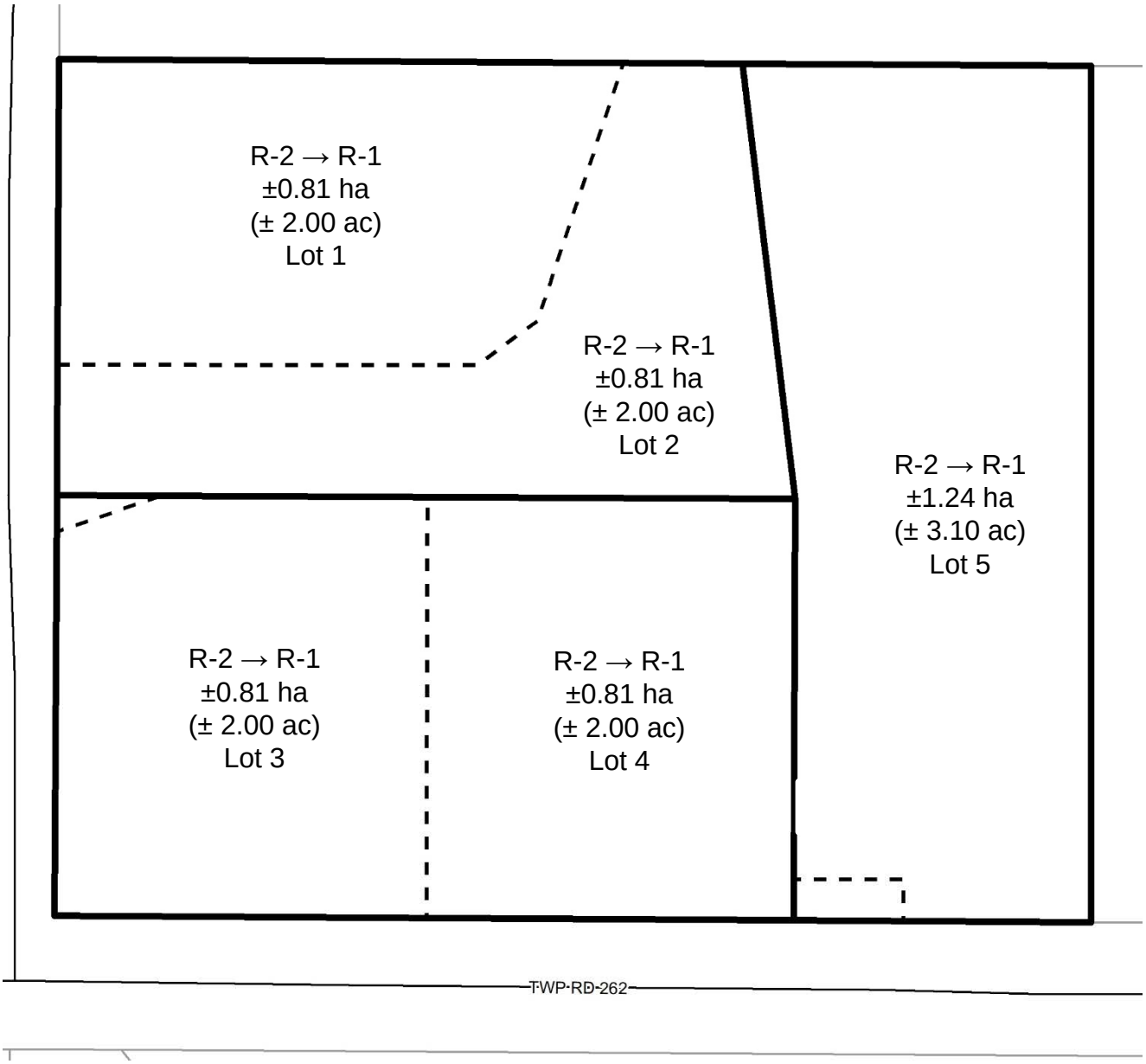
LOCATION PLAN

N

SE-13-26-03-W05M
Lot:1-3 Block:1 Plan:0512801

Date: June 3, 2020 **Division # 8** **File:** 06713007/06713071/06713072

To redesignate the subject lands, composed of three parcels, from Residential Two District (R-2) to Residential One District (R-1) in order to facilitate the creation of a ±0.81 hectare (2.0 acre) parcel (Lot 1), a ±0.81 hectare (2.0 acre) parcel (Lot 2), a ±0.81 hectare (2.0 acre) parcel (Lot 3), a ±0.81 hectare (2.0 acre) parcel (Lot 4), and a ±1.24 hectare (3.1 acre) parcel (Lot 5).

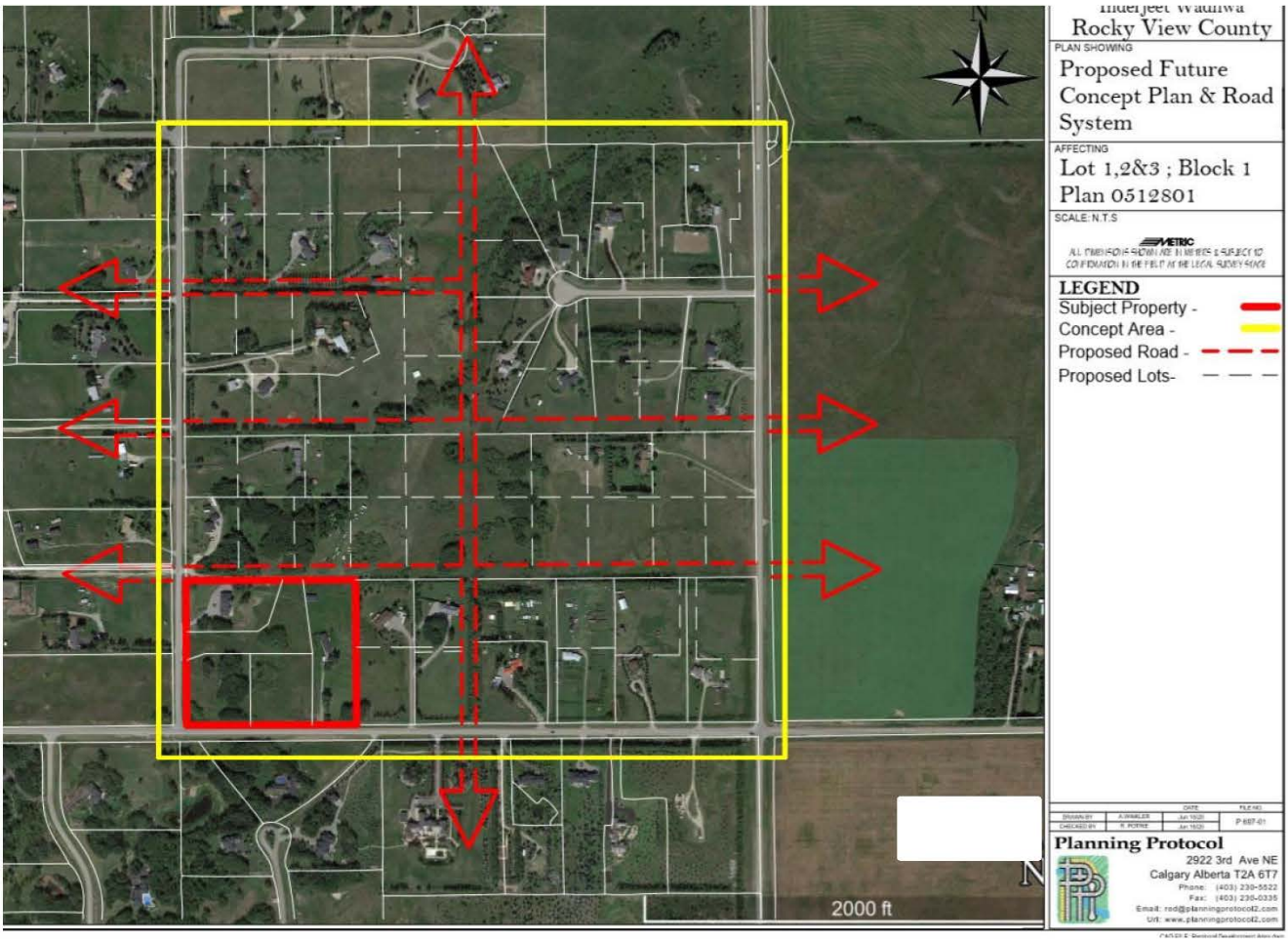


DEVELOPMENT PROPOSAL

N

SE-13-26-03-W05M
Lot:1-3 Block:1 Plan:0512801

Date: June 3, 2020 **Division # 8** **File:** 06713007/06713071/06713072



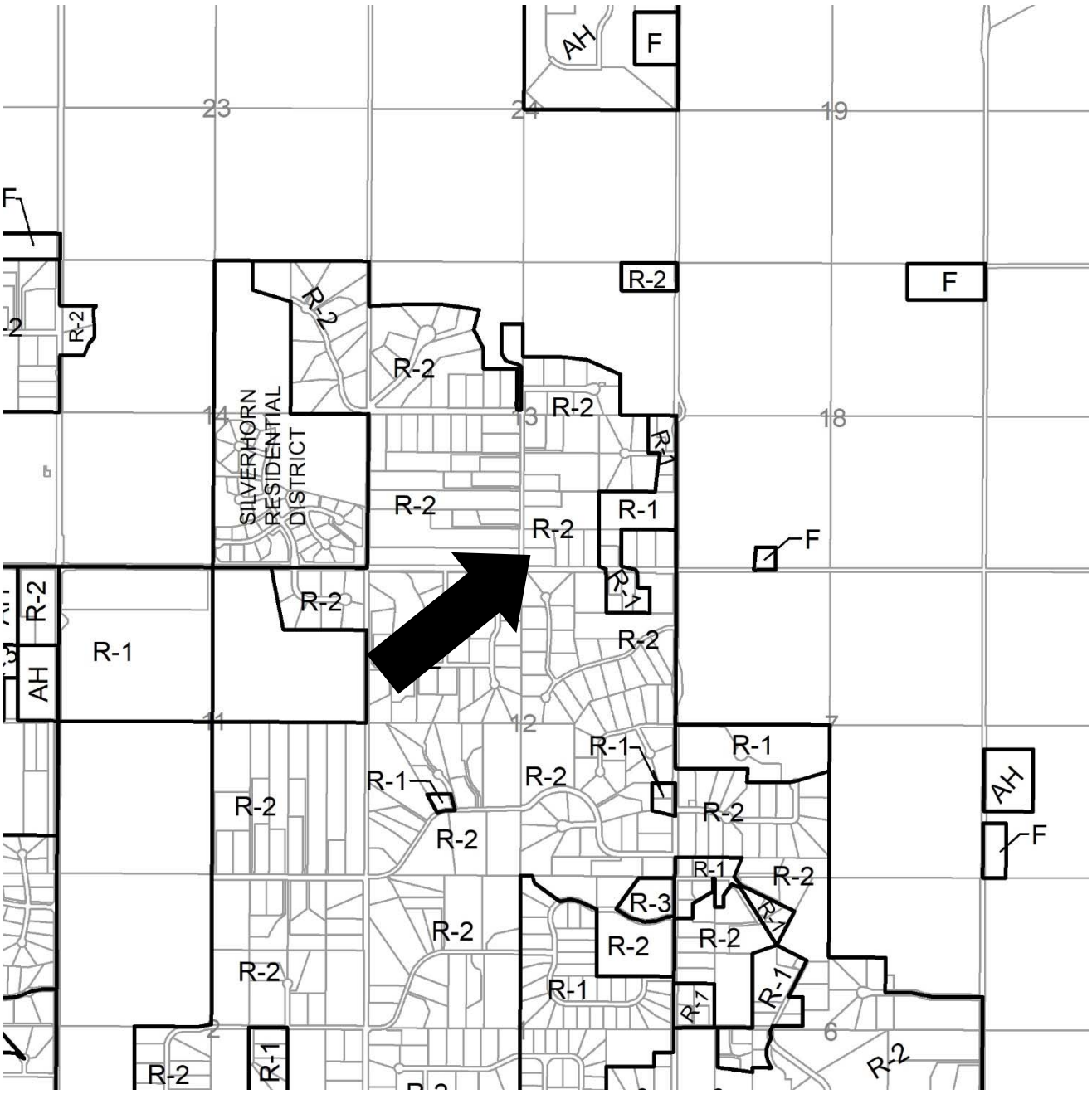
LOT AND ROAD PLAN

N

SE-13-26-03-W05M

Lot:1-3 Block:1 Plan:0512801

Date: June 3, 2020 **Division # 8** **File:** 06713007/06713071/06713072



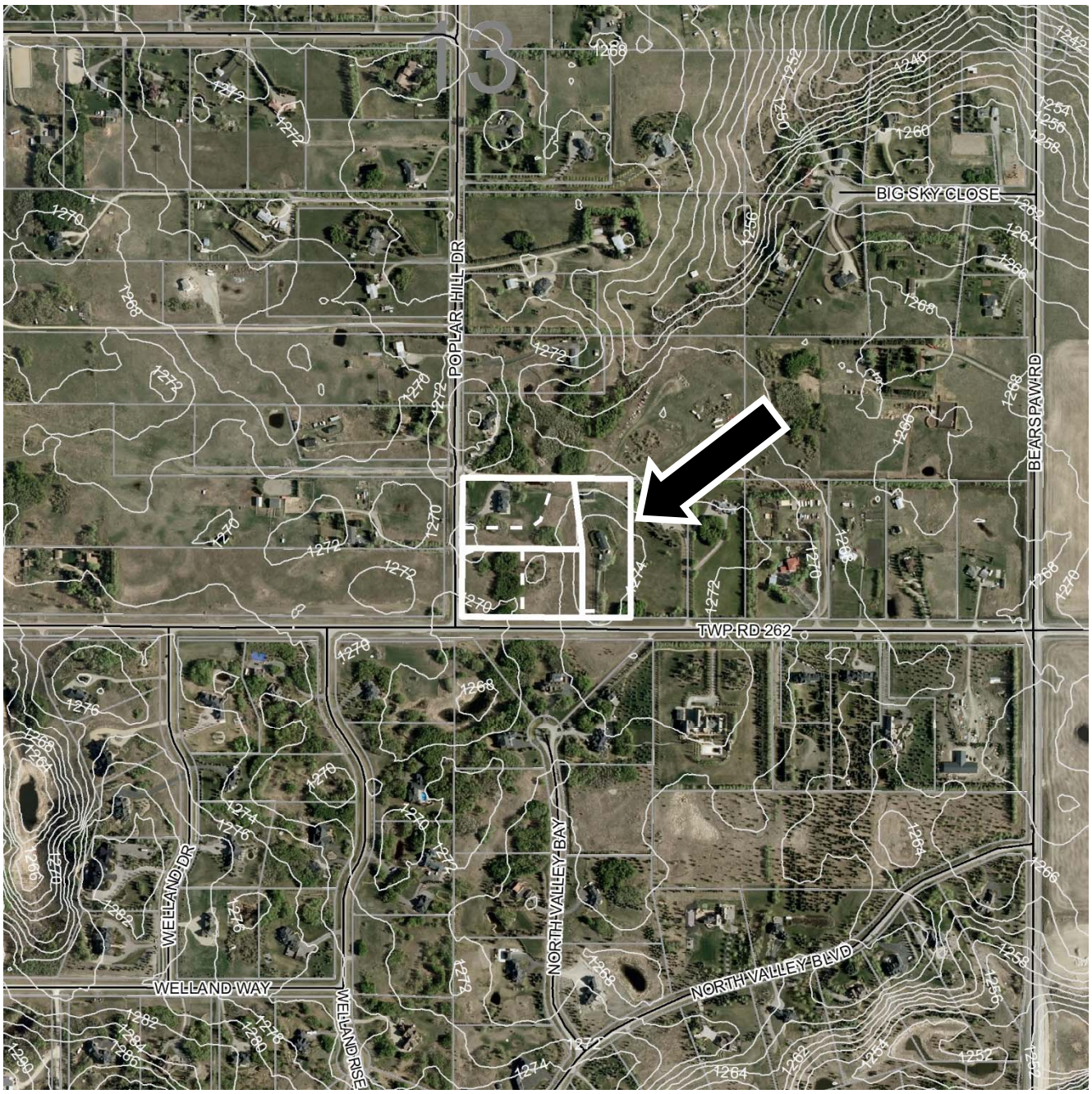
	Ranch and Farm	B-1	Highway Business
RF2	Ranch and Farm Two	B-2	General Business
RF3	Ranch and Farm Three	B-3	Limited Business
AH	Agricultural Holding	B-4	Recreation Business
F	Farmstead	B-5	Agricultural Business
R-1	Residential One	B-6	Local Business
R-2	Residential Two	NRI	Natural Resource Industrial
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

SE-13-26-03-W05M
Lot:1-3 Block:1 Plan:0512801

Date: June 3, 2020 **Division # 8** **File:** 06713007/06713071/06713072



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

N

SE-13-26-03-W05M
Lot:1-3 Block:1 Plan:0512801

Date: June 3, 2020 **Division # 8** **File:** 06713007/06713071/06713072

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

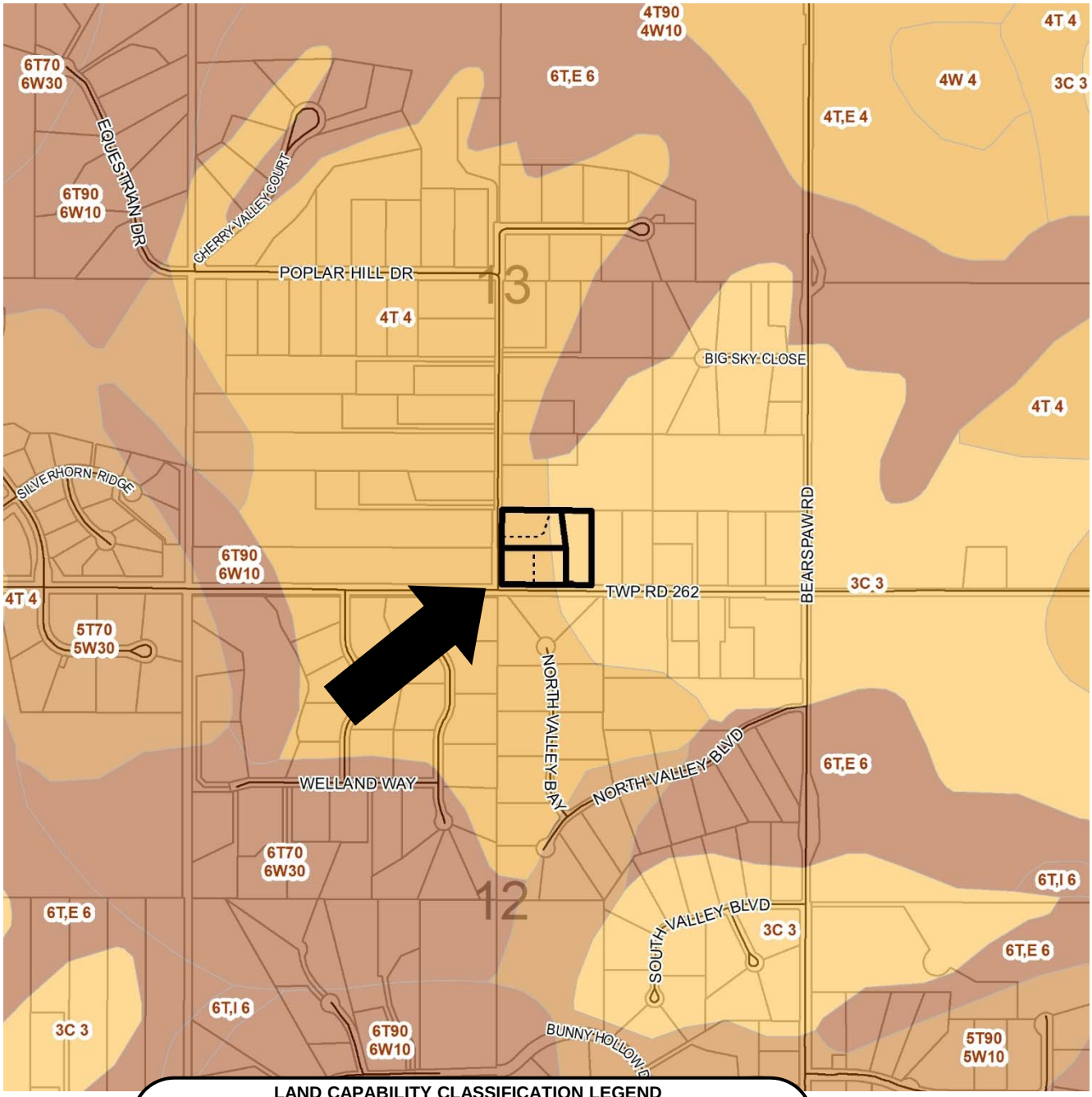
AIR PHOTO

Spring 2018

N

SE-13-26-03-W05M
Lot:1-3 Block:1 Plan:0512801

Date: June 3, 2020 **Division # 8** **File:** 06713007/06713071/06713072



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

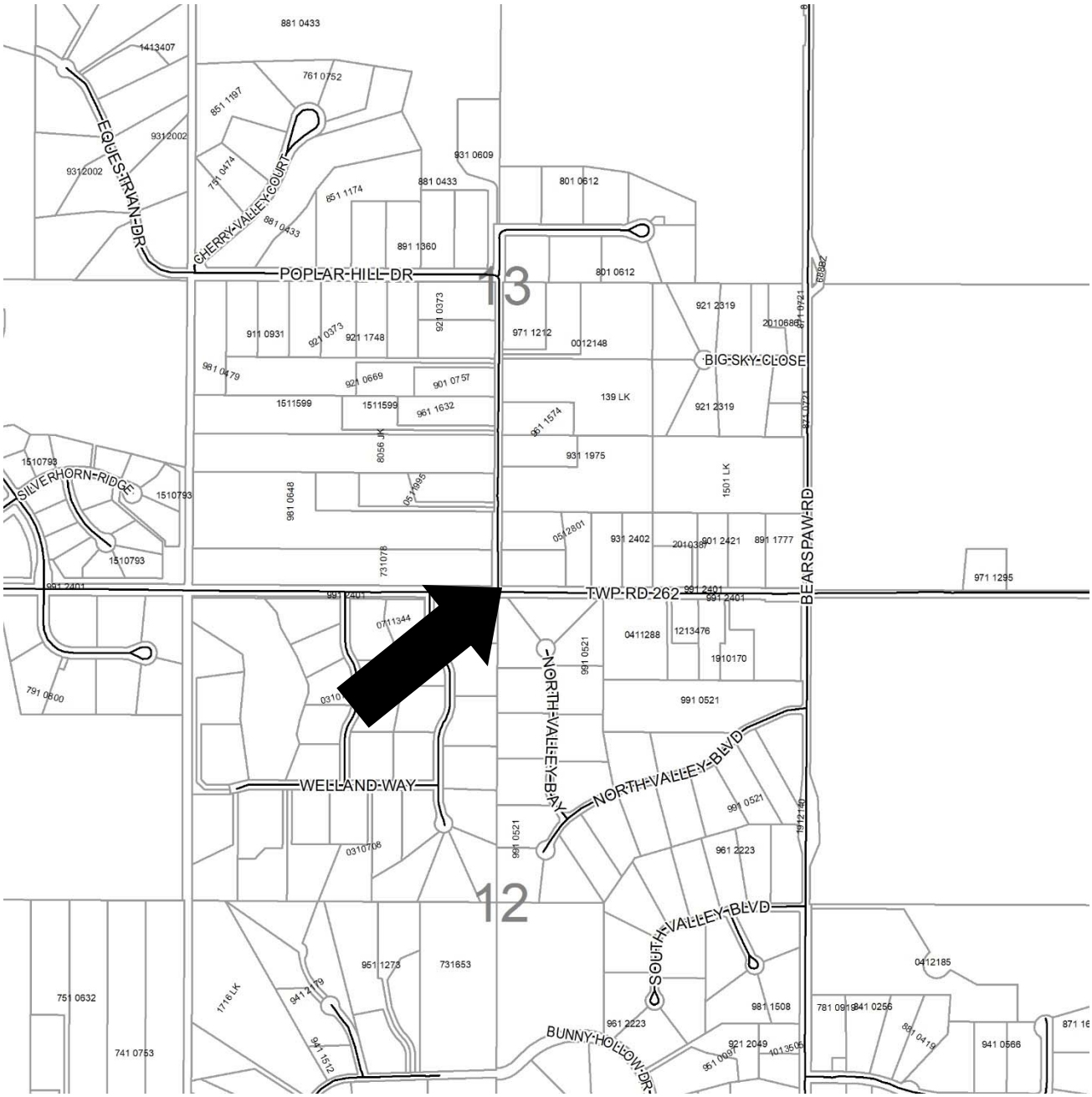
Limitations
B - brush/tree cover
C - climate
D - low permeability
E - erosion damage
F - poor fertility
G - Steep slopes
H - temperature
I - flooding
J - field size/shape
K - shallow profile development
M - low moisture holding, adverse texture
N - high salinity
P - excessive surface stoniness
R - shallowness 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

N

SE-13-26-03-W05M
Lot:1-3 Block:1 Plan:0512801

Date: June 3, 2020 **Division # 8** **File:** 06713007/06713071/06713072



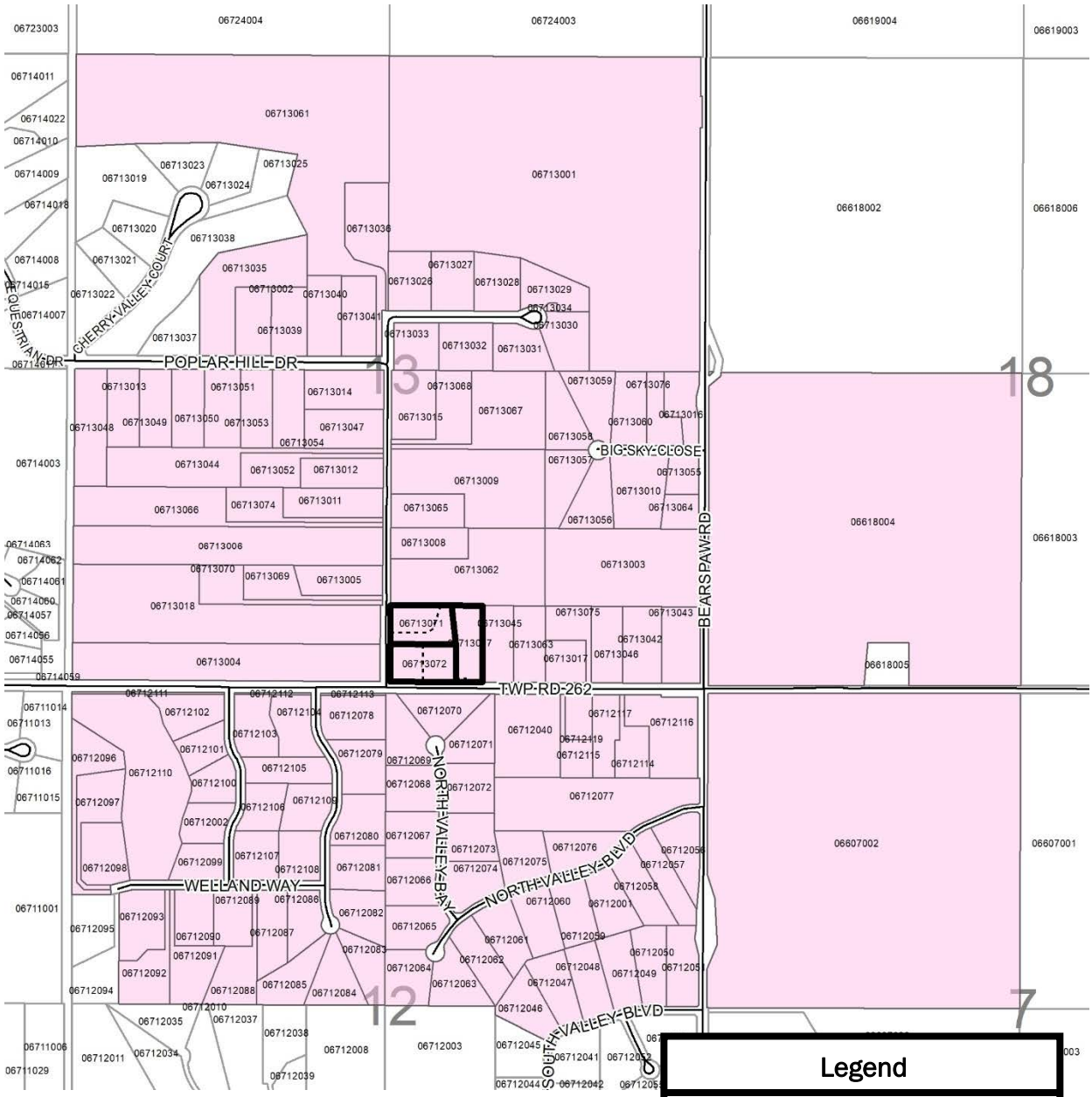
Legend – Plan numbers
- First two numbers of the Plan Number indicate the year of subdivision registration.
- Plan numbers that include letters were registered before 1973 and do not reference a year

HISTORIC SUBDIVISION MAP

N

SE-13-26-03-W05M
Lot:1-3 Block:1 Plan:0512801

Date: June 3, 2020 **Division # 8** **File:** 06713007/06713071/06713072



LANDOWNER CIRCULATION AREA

N

SE-13-26-03-W05M
Lot:1-3 Block:1 Plan:0512801

Date: June 3, 2020 **Division # 8** **File:** 06713007/06713071/06713072

PLANNING PROTOCOL 3 INC.
2922 3rd Ave NE Calgary, Alberta T2A 6T7
Work: (403) 230 - 5522
Cell: (403) 703 - 1726
www.planningprotocol3.com

Dear Reeve and Rocky View County Council

I have reviewed the information and development proposal of Inderjit, & Harpal Wahdwa completed by Planning Protocol 3 Inc. for Portion of SE of 13 – 26 – 3 W5M (Lot 1 & 2 Block 1 Plan 051 2801) located just west of Bearspaw Road at the corner of Township Road 262 and Poplar Hill Drive. I would like to lend my voice and **offer my support in favour of this project** as it would be a great asset for the area. It is located in a great area with great existing infrastructure such as roads, water and views.

I live near the property in question

My Name is JARROD JOHNSTON

My Legal Description is 262079 POPLARHILL DRIVE

I live 1 miles from the property in question.

My contact information is [redacted]

Signature

Date OCT/15/19.

PLANNING PROTOCOL 3 INC.
2922 3rd Ave NE Calgary, Alberta T2A 6T7
Work: (403) 230 - 5522
Cell: (403) 703 - 1726
www.planningprotocol3.com

Dear Reeve and Rocky View County Council

I have reviewed the information and development proposal of Inderjit, & Harpal Wahdwa completed by Planning Protocol 3 Inc. for Portion of SE of 13 – 26 – 3 W5M (Lot 1 & 2 Block 1 Plan 051 2801) located just west of Bearspaw Road at the corner of Township Road 262 and Poplar Hill Drive. I would like to lend my voice and **offer my support in favour of this project** as it would be a great asset for the area. It is located in a great area with great existing infrastructure such as roads, water and views.

I live near the property in question

My Name is DAVE BLANCHARD

My Legal Description is 262073 POPLAR HILL DRIVE

I live 1 miles from the property in question.

My contact information is [redacted]

Signature

Date OCT 6, 2019

PLANNING PROTOCOL 3 INC.
2922 3rd Ave NE Calgary, Alberta T2A 6T7
Work: (403) 230 - 5522
Cell: (403) 703 - 1726
www.planningprotocol3.com

Dear Reeve and Rocky View County Council

I have reviewed the information and development proposal of Inderjit, & Harpal Wahdwa completed by Planning Protocol 3 Inc. for Portion of SE of 13 – 26 – 3 W5M (Lot 1 & 2 Block 1 Plan 051 2801) located just west of Bearspaw Road at the corner of Township Road 262 and Poplar Hill Drive. I would like to lend my voice and **offer my support in favour of this project** as it would be a great asset for the area. It is located in a great area with great existing infrastructure such as roads, water and views.

I live near the property in question

My Name is Waldemar Wilke

My Legal Description is 262080 Poplar Hill Drive T3R1C7

I live 1 miles from the property in question.

My contact information is [redacted]

Signature

Date 6/10/19.

PLANNING PROTOCOL 3 INC.
2922 3rd Ave NE Calgary, Alberta T2A 6T7
Work: (403) 230 - 5522
Cell: (403) 703 - 1726
www.planningprotocol3.com

Dear Reeve and Rocky View County Council

I have reviewed the information and development proposal of Inderjit, & Harpal Wahdwa completed by Planning Protocol 3 Inc. for Portion of SE of 13 – 26 – 3 W5M (Lot 1 & 2 Block 1 Plan 051 2801) located just west of Bearspaw Road at the corner of Township Road 262 and Poplar Hill Drive. I would like to lend my voice and **offer my support in favour of this project** as it would be a great asset for the area. It is located in a great area with great existing infrastructure such as roads, water and views.

I live near the property in question

My Name is HIGGIN J. N

My Legal Description is 262056 POPLAR HILL DR.

I live .1 miles from the property in question.

My contact information is [redacted]

Signature

Date Oct. 6/19.

PLANNING PROTOCOL 3 INC.
2922 3rd Ave NE Calgary, Alberta T2A 6T7
Work: (403) 230 - 5522
Cell: (403) 703 - 1726
www.planningprotocol3.com

Dear Reeve and Rocky View County Council

I have reviewed the information and development proposal of Inderjit, & Harpal Wahdwa completed by Planning Protocol 3 Inc. for Portion of SE of 13 – 26 – 3 W5M (Lot 1 & 2 Block 1 Plan 051 2801) located just west of Bearspaw Road at the corner of Township Road 262 and Poplar Hill Drive. I would like to lend my voice and **offer my support in favour of this project** as it would be a great asset for the area. It is located in a great area with great existing infrastructure such as roads, water and views.

I live near the property in question

My Name is Joan S Kent Joan S. Kent

My Legal Description is 262035 Poplar Hill Drive.

I live 1 miles from the property in question.

My contact information is [redacted]

Signature Joan S. Kent

Date Oct. 6/19.

Jan 8, 2020

Planning Services

Rocky View County
262075 Rocky View Point
Rocky View County, Ab
T4A OX2

Attn: Oksana Newmen
RE: Application number PL201901139. Division 8 File number: 06713007/3071/3072

Please accept this letter as our official record of objection to the above land redesignation application.

We object to the above application for the following reasons:

1. This application was brought forward previously in 2014 and refused by council. What has changed ? There is no new policy or changes to support this type of application. It was refused mostly due to the poor drainage and flooding in the SW corner of these lots.

   There is a history of flooding in this immediate area. Pictures attached to show the flooding currently. The county has spent a significant amount of money to install a lift pump immediately across the road from the applicant to pump water West to a coulee. Further densification will only increase the flooding problems and cost to the county to deal with it.

2. Where is the concept plan ? This application in conflict with the Bearspaw Area Structure Plan requirements for: (i)minimum parcel sizes, and (ii) Concept Plan submission, and the fact the proposal does not meet the servicing requirements of Policy #449,

3. There are Multiple High pressure ATCO natural gas pipelines pretty much running right through the middle of these proposed lots. The ROW is 24M wide which severely restricts building envelopes. Pictures attached.

The above mentioned issues make further resignation of these lots with development in mind pretty much impossible. The applicants have already subdivided this land previously, any further re-designation for smaller lots does not make any sense.

We ask council to consider the facts, follow policy and do the right thing.

Regards,

Darrin and Deborah Durda
31 Big Sky Close

Pipeline ROW from Popular Hill Rd, looking East.

Flooding in SW corner. Property is Pot and Kettle in nature in this area

Lift pump installed immediately across RR262 from the applicants land pumping excess water West to Coulee.

PLANNING PROTOCOL 3 INC.
2922 3rd Ave NE Calgary, Alberta T2A 6T7
Work: (403) 230 - 5522
Cell: (403) 703 - 1726
www.planningprotocol3.com

Dear Reeve and Rocky View County Council

I have reviewed the information and development proposal of Inderjit, & Harpal Wahdwa completed by Planning Protocol 3 Inc. for Portion of SE of 13 – 26 – 3 W5M (Lot 1 & 2 Block 1 Plan 051 2801) located just west of Bearspaw Road at the corner of Township Road 262 and Poplar Hill Drive. I would like to lend my voice and **offer my support in favour of this project** as it would be a great asset for the area. It is located in a great area with great existing infrastructure such as roads, water and views.

I live near the property in question

My Name is Alexander Kurteev
262 053 Bearspaw Rd Rocky view.

My Legal Description is _____

I live _____ mile[redacted]

My contact information is [redacted]

Signature _____

Date Sept 21/19.

PLANNING PROTOCOL 3 INC.
2922 3rd Ave NE Calgary, Alberta T2A 6T7
Work: (403) 230 - 5522
Cell: (403) 703 - 1726
www.planningprotocol3.com

Dear Reeve and Rocky View County Council

I have reviewed the information and development proposal of Inderjit, & Harpal Wahdwa completed by Planning Protocol 3 Inc. for Portion of SE of 13 – 26 – 3 W5M (Lot 1 & 2 Block 1 Plan 051 2801) located just west of Bearspaw Road at the corner of Township Road 262 and Poplar Hill Drive. I would like to lend my voice and **offer my support in favour of this project** as it would be a great asset for the area. It is located in a great area with great existing infrastructure such as roads, water and views.

I live near the property in question

My Name is Ella Kurteeva
36 Poplar Hill place T3R 1C7.

My Legal Description is _____

I live _____ miles from the property in question.

My contact information is [redacted]

Signature _____

Date Sept 21/2019.

PLANNING PROTOCOL 3 INC.
2922 3rd Ave NE Calgary, Alberta T2A 6T7
Work: (403) 230 - 5522
Cell: (403) 703 - 1726
www.planningprotocol3.com

Dear Reeve and Rocky View County Council

I have reviewed the information and development proposal of Inderjit, & Harpal Wahdwa completed by Planning Protocol 3 Inc. for Portion of SE of 13 – 26 – 3 W5M (Lot 1 & 2 Block 1 Plan 051 2801) located just west of Bearspaw Road at the corner of Township Road 262 and Poplar Hill Drive. I would like to lend my voice and **offer my support in favour of this project** as it would be a great asset for the area. It is located in a great area with great existing infrastructure such as roads, water and views.

I live near the property in question

My Name is DOUG WESTCOTT

My Legal Description is 30010 - TWP - 262.

I live _____ miles from the property in question.

My contact information is _____

Signature D Westcott

Date 21 SEPT 2019

PLANNING PROTOCOL 3 INC.
2922 3rd Ave NE Calgary, Alberta T2A 6T7
Work: (403) 230 - 5522
Cell: (403) 703 - 1726
www.planningprotocol3.com

Dear Reeve and Rocky View County Council

I have reviewed the information and development proposal of Inderjit, & Harpal Wahdwa completed by Planning Protocol 3 Inc. for Portion of SE of 13 – 26 – 3 W5M (Lot 1 & 2 Block 1 Plan 051 2801) located just west of Bearspaw Road at the corner of Township Road 262 and Poplar Hill Drive. I would like to lend my voice and **offer my support in favour of this project** as it would be a great asset for the area. It is located in a great area with great existing infrastructure such as roads, water and views.

I live near the property in question

My Name is JEREMY YOUNGBLOOD.

My Legal Description is 30011 TWP RD. 262

I live 1 miles from the property in question.

My contact information is

Signature

Date SEPT. 21/19

PLANNING PROTOCOL 3 INC.
2922 3rd Ave NE Calgary, Alberta T2A 6T7
Work: (403) 230 - 5522
Cell: (403) 703 - 1726
www.planningprotocol3.com

Dear Reeve and Rocky View County Council

I have reviewed the information and development proposal of Inderjit, & Harpal Wahdwa completed by Planning Protocol 3 Inc. for Portion of SE of 13 – 26 – 3 W5M (Lot 1 & 2 Block 1 Plan 051 2801) located just west of Bearspaw Road at the corner of Township Road 262 and Poplar Hill Drive. I would like to lend my voice and **offer my support in favour of this project** as it would be a great asset for the area. It is located in a great area with great existing infrastructure such as roads, water and views.

I live near the property in question

My Name is Murray Doneff

My Legal Description is 30022 Township Rd 262

I live 1 miles from the property in question.

My contact information is [redacted]

Signature

Date Sept 21 / 2019

PLANNING PROTOCOL 3 INC.
2922 3rd Ave NE Calgary, Alberta T2A 6T7
Work: (403) 230 - 5522
Cell: (403) 703 - 1726
www.planningprotocol3.com

Dear Reeve and Rocky View County Council

I have reviewed the information and development proposal of Inderjit, & Harpal Wahdwa completed by Planning Protocol 3 Inc. for Portion of SE of 13 – 26 – 3 W5M (Lot 1 & 2 Block 1 Plan 051 2801) located just west of Bearspaw Road at the corner of Township Road 262 and Poplar Hill Drive. I would like to lend my voice and **offer my support in favour of this project** as it would be a great asset for the area. It is located in a great area with great existing infrastructure such as roads, water and views.

I live near the property in question

My Name is Herman Kreutz

My Legal Description is Nieghbor

I live 1/2 miles from the property in question.

My contact information is

Signature

Date Sept 21 2019

PLANNING PROTOCOL 3 INC.
2922 3rd Ave NE Calgary, Alberta T2A 6T7
Work: (403) 230 - 5522
Cell: (403) 703 - 1726
www.planningprotocol3.com

Dear Reeve and Rocky View County Council

I have reviewed the information and development proposal of Inderjit, & Harpal Wahdwa completed by Planning Protocol 3 Inc. for Portion of SE of 13 – 26 – 3 W5M (Lot 1 & 2 Block 1 Plan 051 2801) located just west of Bearspaw Road at the corner of Township Road 262 and Poplar Hill Drive. I would like to lend my voice and **offer my support in favour of this project** as it would be a great asset for the area. It is located in a great area with great existing infrastructure such as roads, water and views.

I live near the property in question

My Name is DAVID M. REID

My Legal Description is 20 POPLAR HILL PLACE,

I live 1 miles from the property in question.

My contact information is [redacted]

Signature

Date 22 Sept-2019

PLANNING PROTOCOL 3 INC.
2922 3rd Ave NE Calgary, Alberta T2A 6T7
Work: (403) 230 - 5522
Cell: (403) 703 - 1726
www.planningprotocol3.com

Dear Reeve and Rocky View County Council

I have reviewed the information and development proposal of Inderjit, & Harpal Wahdwa completed by Planning Protocol 3 Inc. for Portion of SE of 13 – 26 – 3 W5M (Lot 1 & 2 Block 1 Plan 051 2801) located just west of Bearspaw Road at the corner of Township Road 262 and Poplar Hill Drive. I would like to lend my voice and **offer my support in favour of this project** as it would be a great asset for the area. It is located in a great area with great existing infrastructure such as roads, water and views.

I live near the property in question

My Name is Telman Rustam

My Legal Description is SE 13 26 3 W5

I live 1/4 miles from the property in question.

My contact information is [redacted]

Signature

Date 09/22/2019

ROCKY VIEW COUNTY

INTERGOVERNMENTAL AFFAIRS

TO: Council

DATE: July 28, 2020 **DIVISION:** All

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

SUBJECT: Request for Council Direction: Specialized Municipality Status

DIRECTION:

On December 10, 2019, Council directed Administration to continue the process of changing Rocky View County's status from Municipal District to Specialized Municipality, and of consulting residents and adjacent municipalities. The results of that consultation were presented to Council on June 23, 2020. Administration is seeking final direction from Council to submit a status change application to Alberta Municipal Affairs.

EXECUTIVE SUMMARY:

The purpose of this report is to request Council's approval to proceed with an application to Alberta Municipal Affairs to change Rocky View County's status from a Municipal District to Specialized Municipality. The change would allow the County to more equitably link service delivery with assessment and taxation for specific geographic areas. The change would also enable the County to access urban-focused grants and programs. The results of the public engagement indicated general support for the proposal, contingent upon clear demonstration of linkages between service delivery and taxes.

Administration is also requesting that Council confirm the urban service areas included in the County's final application. Based on the public engagement results and an assessment of the proposed urban service areas, Administration is recommending the following areas be included in the application as urban service areas: Balzac East, Conrich (business and hamlet areas), Janet, Springbank Airport area, Harmony, Langdon, and Bragg Creek.

Should Council concur with the recommendation, Administration will proceed with the application to Municipal Affairs.

ADMINISTRATION RECOMMENDATION:

Administration recommends proceeding with the application, in accordance with Option #1.

HISTORY:

December 10, 2019	Council directed Administration to begin the formal application process for Specialized Municipality status, which included engagement with residents and municipal neighbours.
March-April, 2020	Administration engaged with Rocky View residents and businesses, as well as municipal neighbours.
June 23, 2020	Council received the results of public engagement for information.

Administration Resources
Amy Zaluski and Ben Manshanden, Intergovernmental Affairs

ROCKY VIEW COUNTY

BACKGROUND:

Rocky View County is classified as a Municipal District under the *Municipal Government Act* (MGA), which is primarily rural in nature. Over time, several areas of the County have become increasingly urbanized, and that trend is expected to continue with additional densification and population growth. Residents and businesses in urban environments have different expectations and servicing needs than rural or country residential areas.

This has created a governance challenge, primarily with respect to taxation because tax rates are currently uniform across the municipality. This means that all residents and businesses are paying the same tax rates regardless of the level of services that they receive. As a municipal district, the County has limited ability to create differing assessment and taxation classes to address this issue.

Specialized status would provide tools for the County to identify urban service areas with tax rates that better match the services that are provided within those areas. To change the status, an application must be made to the Minister of Municipal Affairs, outlining the rationale for specialized status.

There are three main benefits to seeking Specialized Municipality status:

1) **Urban Service Areas**: identified urban services areas could have different levels of service than other areas of the County, supported by differential tax rates, establishing a better relationship between the services and levels and their associated costs.
2) **Grants/Programs**: the County could access urban-focused grants and programs in appropriate areas, while maintaining access to rural-focused grants and programs.
3) **Recognition**: Increased recognition of the County's unique blend of rural and urban areas may help to attract additional investment, as businesses recognize that the County has the ability to pay for increased services in a particular area, if appropriate.

For a detailed discussion on the merits of, and process for, applying for specialized municipality status, refer to Item D-1 from the Rocky View County Council Agenda on December 10, 2019 (found here: https://www.rockyview.ca/Portals/0/Files/Government/Council/Agendas/2019/2019-12-10-Council-Agenda-Full.pdf).

Throughout March and April of 2020, Administration undertook a public engagement process to gather feedback on the proposed status change. Intermunicipal engagement was also conducted during this time to consult with the County's municipal neighbours.

The results of the public engagement indicated that residents are generally willing to pay for services where they are the direct beneficiary, and are supportive of the rationale behind the initiative. Of those that participated in the survey, 75% of respondents support linking service levels to rates of taxation. Support for the initiative exceeds opposition by a 2:1 ratio, but a significant proportion of respondents were either unsure, or neither supported nor opposed the initiative.

While survey respondents agree that services levels should be linked to rates of taxation, it will be important for the County, if granted the specialized status, to continue to engage with residents and clearly demonstrate the cost/benefit of changes to services and the cost to deliver them.

The County received several responses from neighbouring municipalities ranging from no concern to support, to concerns about the County's continued participation in the Calgary Metropolitan Region Board.

For detailed information on public engagement and intermunicipal engagement results, refer to Item D-1 from the Rocky View County Council Agenda on June 23, 2020 (found here: https://www.rockyview.ca/Portals/0/Files/Government/Council/Agendas/2020/20200623-Council-Agenda-Full.pdf)

ROCKY VIEW COUNTY

DISCUSSION:

Throughout this process, Administration has proposed that the application identify eight urban service areas based on existing development approvals and expected future growth. The proposed urban service areas are: the Regional Business Centres of East Balzac, Conrich, Janet, and Springbank Airport, and the hamlets of Langdon, Harmony, Conrich, West Balzac, and Glenbow. All of these areas are currently identified in the Municipal Development Plan (MDP) as regionally significant development areas. It should be noted that for Conrich, the Regional Business Centre and the hamlet are included in the same area structure plan and would effectively form one urban service area.

With respect to the proposed urban service areas, two main questions were raised during the engagement process:

1. Why were West Balzac and Glenbow Ranch included, as there is currently minimal population in those areas and the approved plans have not yet started to develop; and
2. Why was Bragg Creek not included, as there are significant service demands in that area?

In response to this feedback, Administration developed a number of criteria to assist in determining which urban service areas should be included in the application. The criteria, which are included in Attachment A, were developed to identify those areas that have immediate or near term requirements to link service delivery and taxation. Other criteria included: existing development, density and population, and current service demands. Of particular importance are the business areas, where current assessment and taxation tools in the MGA are limited.

Following the assessment of each proposed area with the criteria, Administration recommends the following be included as urban service areas in the application:

- East Balzac
- Janet
- Conrich (business and hamlet areas)
- Springbank Airport area
- Harmony
- Langdon
- Bragg Creek

West Balzac and Glenbow Ranch do not currently have sufficient development, or imminent development, to meet the criteria. Once these areas begin to develop and sufficient criteria is met, rationale can be made to include them as urban service areas.

Bragg Creek was not originally included as it is not identified as a regional hamlet in the Municipal Development Plan. However, it does meet a number of the criteria, particularly increased service demand, mixed use, and increasing commercial development. Through the hamlet expansion lands project, Council is considering increased density, which will further drive the need for service delivery and taxation linkages. As a result of this assessment, Administration is recommending that Bragg Creek be included in the application as an urban service area.

Focusing on the areas of immediate need will strengthen the County's application. If the status change is achieved and the County can demonstrate effective implementation of the urban service areas, then future amendments can be made to Municipal Affairs to add additional urban service areas, as need arises.

ROCKY VIEW COUNTY

NEXT STEPS:

Pending Council direction today, Administration would finalize and submit the application for Specialized Municipality status to Alberta Municipal Affairs.

BUDGET IMPLICATIONS:

There are no budget implications at this time.

CONCLUSION:

Becoming a Specialized Municipality would provide the County with enhanced assessment and taxation tools to appropriately deliver services to urban service areas without increasing the tax burden on rural residents and businesses. It would also provide access to urban grants and programs, as well as increased recognition of the unique nature of the County. The proposed urban service areas have been identified using a set of criteria that reflect the existing need. The County will consider expanding the number of urban service areas in the future as demand for that classification arises.

Administration is recommending that Council proceed with the application, in accordance with Option #1. Should Council wish to identify additional urban service areas for the application, Motion #2 of Option #1 can be amended accordingly.

OPTIONS:

Option #1	Motion #1	THAT Administration be directed to proceed with the application for Specialized Municipality status to the Minister of Municipal Affairs.
	Motion #2	THAT Administration be directed to include the following areas in the application as urban service areas: Balzac East, Conrich (business and hamlet area), Janet, Springbank Airport, Langdon, Harmony, and Bragg Creek.
Option #2	THAT alternative direction be provided.	

Respectfully submitted,

"Amy Zaluski"

Manager
Intergovernmental Affairs

Concurrence,

"Al Hoggan"

Chief Administrative Officer

ATTACHMENTS:

Attachment 'A' – Urban Service Area Criteria

Attachment 'A': Urban Service Area Criteria

To assist with determining recommended urban service areas, Administration developed technical criteria based on the *Municipal Government Act,* the County's Municipal Development Plan, commonly accepted measures of urbanization such as build out rate, and regional significance.

The following criteria were used to identify the proposed urban service areas:

Stream 1: Regional Hamlet – Urban Service Area A regional hamlet must meet at least four (4) of the following criteria: - An actively growing population of 1,000 people, as per MGA requirement for a Town (or expected to reach 1,000 in the near-term); - Density threshold: a majority of the buildings are on parcels of land smaller than 1850 square meters, as per MGA requirements for a Town; - Existing or anticipated demand for additional services/amenities; - Existing services and amenities consistent with an urbanized setting; - Mixed land-use/zoning (i.e.: commercial or light industrial alongside residential); - Existing urban-style infrastructure (i.e.: piped water & wastewater etc.)
Stream 2: Regional Business Centres – Urban Service Area A regional business centre must meet at least five (5) of the following criteria: - Identified as a regional business centre in the County's Municipal Development Plan; - Areas with existing business development, representing significant investment; - Existing urban characteristics; e.g.: sidewalks, pathways, piped services; - Proximity to regional transportation networks (air, rail, or provincial highway) that facilitate market access and supply of inputs to production; - Existing regional utility infrastructure and services that are appropriate to business demand, or where it is feasible to expand infrastructure/servicing into the area; - Regional scale of business (i.e.: not focused on the local community and has the potential to expand the local economy).

ROCKY VIEW COUNTY

LEGAL & LAND ADMINISTRATION

TO:	Council		
DATE:	July 28, 2020	**DIVISION:** All	
FILE:	N/A	**APPLICATION:** N/A	
SUBJECT:	Additional Named Insured Request		

EXECUTIVE SUMMARY:

Legal and Land Administration has received a request from Springbank Trails and Pathways Association, herein known as STAPA, a Non-Profit Organization that was incorporated in Alberta on February 27, 2017. STAPA is requesting to be identified as an Additional Named Insured (ANI) under the Genesis Reciprocal Insurance Exchange, through Rocky View County's (the "County") insurance provider, Rural Municipal of Alberta (RMA) Insurance. Through correspondence and literature provided, STAPA has determined their precise insurance need(s), and the STAPA Board acknowledges that RMA Insurance is their preferred choice for insurance coverage.

RMA Insurance provided a "Program Quotation Proposal" to STAPA, which was accepted by STAPA in June 2020, and was subsequently reviewed by Rocky View County's insurance division. The Program Quotation Proposal is provided by RMA, upon request from Rocky View County, to ensure the group meets the insurance requirements established by RMA prior to seeking approval from Council.

Currently, Policy C-200 does delegate the approval of ANI requests to Administration; however, RMA has directed that such approvals require a Council resolution. Administration is currently reviewing Policy C-200 and will prepare revisions for Council's consideration at a later date.

ADMINISTRATION RECOMMENDATION:

Administration recommends approval in accordance with Option #1.

BACKGROUND:

As per Council Policy C-200, Rocky View County Council recognizes the importance of providing insurance to community organizations, by providing financial savings and enhanced coverage through the County's insurance program. Currently, Rocky View County and RMA Insurance facilitate 26 Non-Profit Organizations with ANI insurance coverage based on their diverse insurance needs.

An Additional Named Insured (ANI) refers to an organization, other than Rocky View County, identified as an insured entity in the policy declarations or an addendum to the policy declarations. This entity would have the same rights and responsibilities as the County, also named as an insured in the policy declarations, other than those rights and responsibilities reserved to the first named insured. The County or RMA Insurance reserves the right to terminate any ANI insurance policy, with a 30 day written notification period commencing on the date of issuance provided to the organization.

By offering organizations access to all related property, liability, bond and crime, and auto insurance coverage, it is the intention of Rocky View County to provide a municipal-based service to its residents, thereby offering a proactive approach and minimizing risk and claims. Prior to obtaining insurance coverage, organizations requesting to be identified as an ANI will agree to comply with procedures set out from time to time by the County and RMA Insurance.

Administration Resources
Cheryl Bevans, Legal and Land Administration

ROCKY VIEW COUNTY

BUDGET IMPLICATIONS:

There are no budget implications at this time.

OPTIONS:

Option #1	THAT the request from Springbank Trails and Pathways Association to access the County's Additional Named Insured program be approved.
Option #2	THAT alternative direction be provided.

Respectfully Submitted,

"Kent Robinson"

Executive Director
Corporate Services

Concurrence,

"Al Hoggan"

Chief Administrative Officer

clb/rp

APPENDICES:

APPENDIX 'A' – STAPA Letter of Request
APPENDIX 'B' – Rocky View County - Council Policy C-200

I am the Treasurer for Springbank Trails & Pathways Association, a community group within RVC. At present we are a small volunteer group serving on our Board and are advocating for trails and pathways within Springbank. To date we have not been involved in building a pathway. We are in the process of applying for an operating grant and know that we need to have Directors & Officers insurance, as well likely Errors & Ommissions coverage.

We want to confirm that:

- RVC community groups are responsible for obtaining their own insurance directly with a broker and are not able to gain coverage under the umbrella of RVC insurance for this purpose.
-Are there preferred insurers that RVC recommends to obtain the most cost effective policy coverage?
- What would be the appropriate coverage to obtain for this type of insurance?
- What would be reasonable premium for Directors & Officers insurance?

We understand that at such as time as there is active involvement with a pathway that our insurance coverage will need to be reassessed.

Many thanks,
Shelly Jacober
Treasurer, Springbank Trails and Pathways Association (STAPA)

COUNCIL POLICY C-200

ROCKY VIEW COUNTY Cultivating Communities	**Title:** Insurance Coverage For Non-Profit Organizations	
Revised Date: May 3, 2016 **Effective Date:** August 13, 1996	**Policy: 200**	**Supporting Department: Financial Services**
	Reference(s): Supercedes Policy 135	

1. PURPOSE

The intent of this policy is to assist non-profit organizations located within Rocky View County with obtaining insurance coverage from the County's insurers (Jubilee Insurance Agencies Ltd.)

2. POLICY STATEMENT

Rocky View County Council recognizes the importance of providing insurance to community organizations to enable these groups to realize financial savings and enhanced coverage through the County's insurance program.

3. DEFINITIONS

Additional Named Insured – Refers to an organization, other than Rocky View County, identified as an insured in the policy declarations or an addendum to the policy declarations. This entity would have the same rights and responsibilities as the County named as an insured in the policy declarations (other than those rights and responsibilities reserved to the first named insured).

Administration – Means Rocky View County's, County Manager or his/her designate.

Annual Policy – Refers to twelve (12) months of insurance coverage that will be in force until the insured or the insurer decides to update or eliminate the policy, from November 1 to November 1 of the following year.

County/Municipality – Means Rocky View County.

Coverage – Means the amount of risk or liability protection for an entity, by way of insurance services. Coverage is issued through Jubilee Insurance Brokers against unforeseen or unwanted occurrences.

Homeowners Associations – Means an organization in a subdivision, planned community or condominium that makes and enforces rules for the properties in its jurisdiction.

Insurance Policy – Means the printed insurance contract.

Large Loss – Means a claim that exceeds $50,000, excluding reserves and recoveries.

Non-profit organization – Means a corporation or an association that conducts business for the benefit of the general public within the County, without shareholders and without a profit motive.

Special Event – Denotes a single/multi-day functions with or without service of alcohol. These events might be held with or without live entertainment or sports.

4. BACKGROUND AND HISTORY

On the Council meeting of October 13, 2015, Council recommended that Administration take over the responsibilities of approving Additional Named Insureds who wish to be added onto the County's insurance policy written through Jubilee Insurance Brokers Ltd.

As a member of the Alberta Association of Municipal Districts and Counties, the County is a part of a large group of local governments which utilize their strength in numbers, volumes and size to secure insurance from Jubilee Insurance Agencies Ltd. This company is willing to provide insurance to non-profit organizations that work with local governments to provide various municipal based services to residents. By allowing "additional named insureds" parties to access the County's insurance plan, these groups may realize financial savings and enhanced coverage.

Loss prevention and control are key aspects of any insurance coverage plan. Organizations accessing coverage as "additional named insured" parties to the County's plan retain primary responsibility for ensuring that loss prevention and control practices are implemented and reviewed regularly. A proactive approach will assist these organizations and the County with minimizing risk and claims, controlling insurance costs and ensuring that coverage is available in the future.

5. POLICY

i. *ELIGIBILITY*

Non-profit organizations may apply to the County to access "additional named insured" coverage, subject to all of the following conditions:

(a) They must be registered societies or legally recognized incorporated entities.

(b) Their primary programs and activities and any related insured property are to be located within Rocky View County's geographic boundaries. In addition, Municipal residents should represent a majority of the organization's membership.

(c) Programs and facilities eligible for "additional named insured" coverage as arranged and confirmed with Jubilee Insurance Agencies Ltd., include:

- community halls,
- playground sites,
- recreation facilities trails,
- drop-in centers,
- playschools (only on property not owned by school boards or churches),
- campgrounds,
- museums and historical sites,
- other leased municipal reserve sites with improvements open space municipal reserve lands,
- a vehicle which has been formally classified by the insurance company as a handibus to be used exclusively to transport seniors and disabled individuals,
- regional environmental management initiatives undertaken by Rocky View County in partnership with other municipalities,
- Rural Crime Watch non-patrol community based events (i.e. fund raising activities, organization meetings and social functions),
- spectators at competitive horse show jumping, horse track and barrel racing, gymkhana, rodeo and chuckwagon events and spectators at non-competitive Pony Club and 4-H Club horse riding activities.

Programs, activities and facilities that are specifically excluded from being eligible for "additional named insured" coverage include:

- water co-ops,
- sewer transmission, disposal and treatment infrastructures,
- solid waste collection equipment and recycling programs,
- street lighting installations,
- economic development initiatives (as an organization's primary objective),
- flying, parachuting, balloon travel or other aerial activities,
- mountain or rock wall climbing,
- cycling and motorcycle, quad or four wheel drive riding,
- organized sports events, games and activities held in or at recreation facilities located within the County's boundaries (examples of such activities include minor hockey, figure skating, baseball and curling),
- activities and facilities on property owned by school boards or churches organized activities on trails located in the County,
- vehicles (other than for the exclusive use identified above),
- special events, including parade float coverage, for organizations not accessing "additional named insured" coverage for other purposes,
- participants in competitive horse show jumping, horse track and barrel racing, gymkhana, rodeo and chuckwagon events and participants in non-competitive Pony Club and 4-H Club horse riding activities,
- archery, trap and skeet shooting, target practices, gun firing and related activities,
- auto and stock car races and related activities for participants and spectators,
- tractor pulling competitions and related activities for participants and spectators,
- concerts, musicals, dramas and other special event cultural performances.

Home Owner's Associations are currently not allowed as additional named insureds under this program as they are considered to be more of a regulator body than a community group.

The activities and facilities identified above and other program activities not identified above can be reviewed by the County and the insurance company on a case-by-case basis to determine whether the related requests can be considered.

(d) As "additional named insured" parties, organizations will obtain all related property, liability, bond and crime and auto coverage for the eligible programs, activities and facilities outlined above from Jubilee Insurance. This will assist organizations and the County with ensuring that the requested insurance coverage is relatively consistent with that of the County and that recommended by Rocky View County's insurance company.

ii. ***RENEWAL OF "ADDITIONAL INSURED" STATUS AND RELATED POLICIES:***

Administration's approval of "additional named insured" status requests will cover a three year term from the commencement of the first year's policy to the expiry of the third annual policy. Should there be no substantive changes in insurance requirements, organizations will present their "additional name insured" status renewal requests to administration every third year prior to the expiry of the annual policy in effect during the final year of the current three year term. In other words, organizations will renew their policy coverage with the County and the insurance company annually, but they will only request administration's approval of "additional named insured" status every three years.

Should an organization require significant adjustments to its "additional named insured" policy coverage that may arise from changes in its operations (i.e. due to expansion of a facility or as a result of altering the delivery of services), the County and the insurance company must be advised in advance of these changes being implemented. An updated insurance policy will be prepared by the organization, the insurance company and the County.

iii. ***NOTICE OF TERMINATION:***

The County or the insurance company reserves the right to terminate any policy obtained via "additional named insured" coverage by an organization. A thirty (30) day period commencing on the date of issuance of written notice will be provided to the organization.

iv. ***TERMINATION CRITERIA:***

An "additional named insured" may be removed from RVC's insurance program as a result of the following:

- If the loss ratio for the "additional named insured" consistently exceeds 100% within a 3 year period,
- Should an "additional named insured" experience more than 3 large losses within 2 insurance terms, which excludes *vis major* occurrences,
- Where an "additional named insured" fails to attend more than 2 "additional named

insured" workshops,

- When, upon advice, an "additional named insured" neglects to satisfactorily maintain their property to desired levels or rejects a request(s) to complete repairs on insured property,
- For non-payment of premiums, after billing requests have been issued by the County.

v. ***COMPLIANCE WITH PROCEDURES:***

Prior to actually obtaining coverage, organizations accessing "additional named insured" policies will agree to comply with procedures set out from time to time by the County and the insurance company.

vi. ***FINAL AUTHORITY FOR APPROVAL OF "ADDITIONAL NAMED INSURED" REQUESTS:***

In accordance with the policy statements outlined above, the County's administration retains ultimate and final authority with respect to approving any insurance requests from organizations to obtain "additional named insured" coverage.

ROCKY VIEW COUNTY

RECREATION, PARKS AND COMMUNITY SUPPORT

TO: Council

DATE: July 28, 2020 **DIVISION:** 4

FILE: 3330

SUBJECT: Budget Adjustment - Langdon Off Leash Dog Park

POLICY DIRECTION:

In accordance with Bylaw C-8026-2020, commonly referred to as the "2020 Langdon Special Tax Rate Bylaw", funding requests for the purposes of recreational services can be presented to Council for consideration for approval. As granted by the *Municipal Government Act*, Council is the approving authority for the County's budget and for adjustments to the budget.

EXECUTIVE SUMMARY:

The original Langdon off leash dog park project estimate of $45,000 was based on an initial proposed location that had established site conditions that required minimal construction and site improvements. This potential location was located centrally in the community and utilized an area of Langdon Park that was informally used for other recreational pursuits. Based on feedback received from the public, it was determined that this site is no longer a suitable location. As such, Administration further reviewed alternate locations that were more favorable to support an off leash dog park.

Since the time of project approval, specific site design details for the new high school and the quad ball diamond complex located within the Joint Use lands have been established. As identified in Attachment 'A', a more suitable location has been identified within the Joint Use lands adjacent to complimentary recreational services with ample parking and pedestrian connectivity. Site preparation, including earthworks, fencing, and seeding would be required. The $88,600 collected under the 2020 Langdon Special Tax Bylaw (C-8026-2020) would be needed to support the implementation of a dog park at this location.

As per Bylaw C-8026-2020, Recreational Services are defined as follows:

> *"Recreational Services means providing funding for an increased service delivery model for the development of community programs, amenities, and events exclusively for community organizations that operate and support projects within the hamlet of Langdon, as approved by the County."*

Upon review of the aforementioned bylaw, development of a dedicated off leash dog park is deemed to be compliant with the terms found therein. Should Council proceed with the budget adjustment, the full intake from the 2020 Langdon Special Tax will be allocated to this project.

ADMINISTRATION RECOMMENDATION:

Administration recommends approval in accordance with Option #1.

Administration Resources
Greg Van Soest; Recreation, Parks and Community Support

ROCKY VIEW COUNTY

BACKGROUND:

The 2019 County Community Needs Assessment determined that a dedicated off leash dog park was identified as a top five (5) community recreational need in the southeast area of the County. In response to this feedback, Administration conducted a review of County-owned properties within the area to identify suitable locations that could support the development of an off leash dog park. An initial location that had favourable site conditions -- including established turf and accessibility -- was identified and further concept planning was undertaken.

Included in the 2020 base budget was a consideration of $45,000 for construction of an off leash dog park within established park space in Langdon.

The initial location required minimal improvements to construct an enclosed dog park. Upon further review of the location and evaluation of feedback received from neighbourhood residents, it was determined that the location was not ideal due to the established use of the lands as informal community open space, and the close proximity to a mature residential neighbourhood. Administration evaluated additional County land holdings in Langdon and ascertained that the Joint Use lands offered a central location within the community, planned pedestrian connections, complimentary planned services/amenities, and access to adequate parking.

Currently, the desired location for the dog park requires additional surface preparation. In addition to the necessary installation of fencing, signage, and waste receptacles, the site requires an application of loam and seeding. Excess topsoil from the construction of the quad ball diamonds on the eastern end of the site is available for use. Costing for the development of the off leash dog park at this location is summarized below:

Table 1: Joint Use Lands – Off Leash Dog Park Estimates

Item	*Estimated cost
Site preparation and seeding	$51,500
Gravel entrance pad	$2,500
Fencing	$44,000
Gates	$2,500
Waste receptacles	$4,000
Signage	$500
Professional services	$6,500
Sub-total	$111,500
Contingency (20%)	$22,000
Total	$133,500
Dedicated funds	$45,000
Amount requested	$88,500
	*Values rounded to the nearest $500.

Anticipated construction of the off leash dog park would occur in 2020, with an expected opening in spring 2021 after the grass has had an opportunity to grow and provide suitable ground cover conditions to support use.

ROCKY VIEW COUNTY

BUDGET IMPLICATIONS:

The original budget allocated for the development of an off leash dog park in Langdon consisted of $45,000; this has been factored into the 2020 base budget. The original location presented established grass: a condition that would have required minimal development, such as installation of fencing, signage, and waste receptacles.

Due to additional costs associated with site preparation, consideration for development of an off leash dog park within the Joint Use lands requires an additional amount of $88,500, as detailed in Appendix 'B'. Upon review, it has been determined that the full intake collected under the 2020 Langdon Special Tax program, referred to as the "2020 Langdon Special Tax Rate Bylaw", will be applied to this project should Council support the budget adjustment.

OPTIONS:

Option #1	THAT the budget adjustment for the Langdon Off-leash Dog Park for $88,500 from the 2020 Langdon Special Tax program be approved as per Appendix 'B'.
Option #2	THAT alternative direction be provided.

Respectfully submitted,

"Theresa Cochran"

Executive Director
Community Development Services

Concurrence,

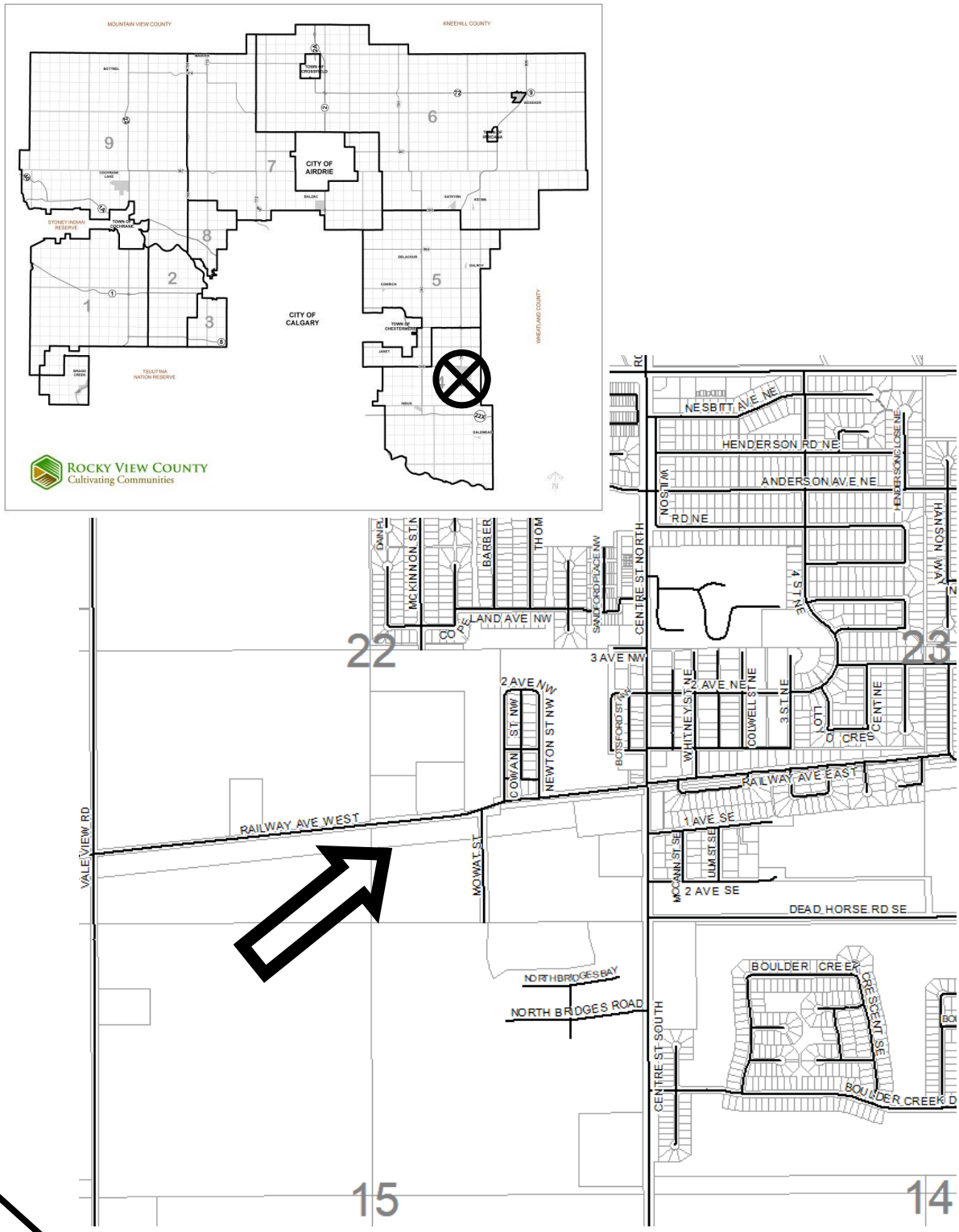
"Al Hoggan"

Chief Administrative Officer

GVS/rp

APPENDICES:

APPENDIX 'A' – Off leash dog park site map
APPENDIX 'B' – Budget adjustment



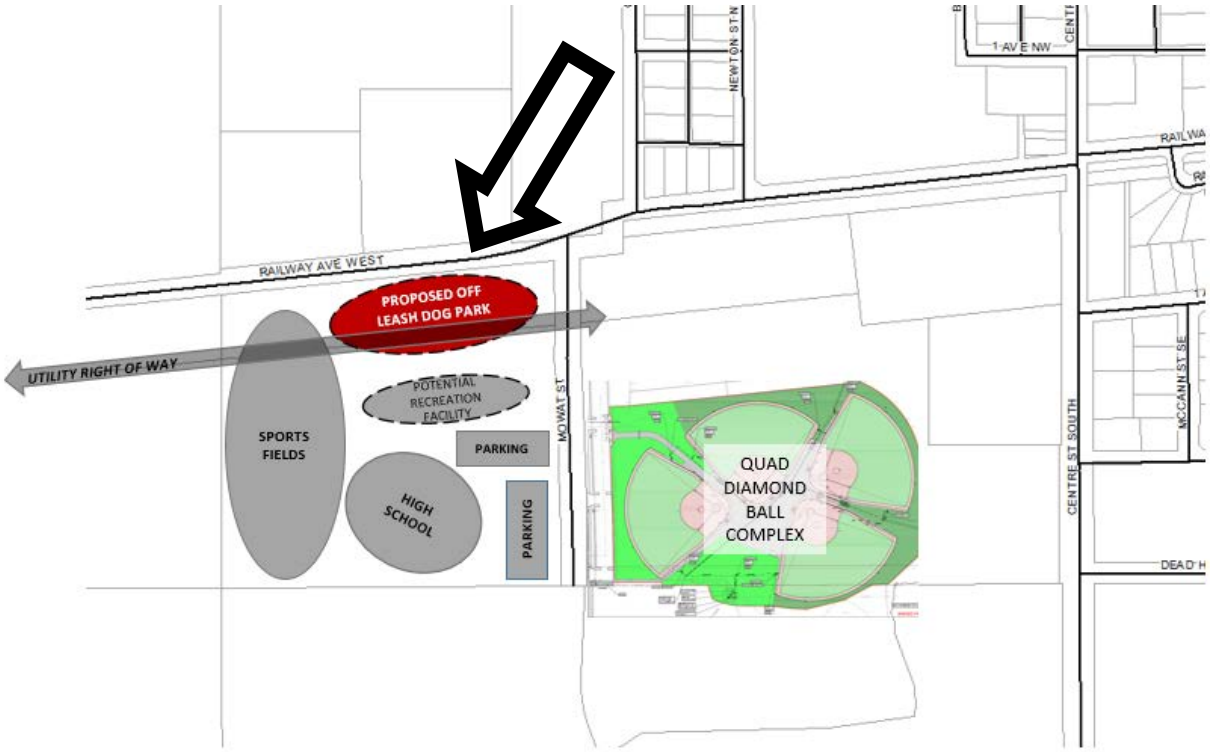
LOCATION PLAN

N

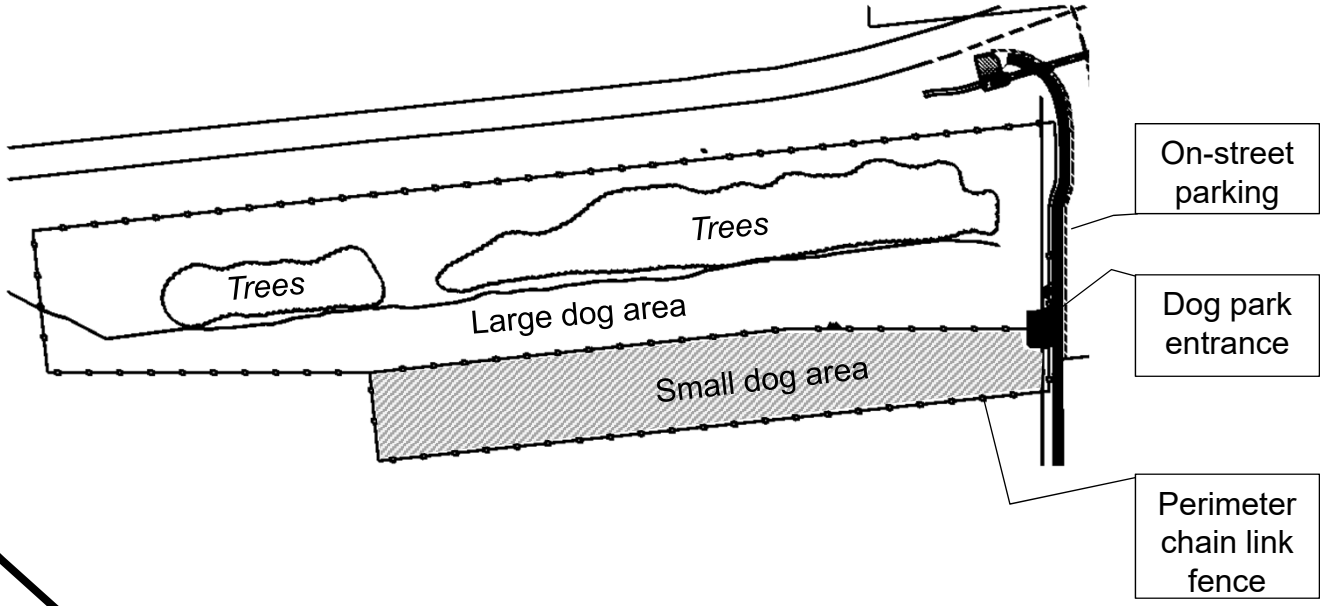
SE-22-23-27-W04M

Date: 20-Jul-28 **Division #** 4 **File:** 03222687/03222206

Langdon Joint Use Site: Overall layout



Proposed off leash dog park: Design concept



TENTATIVE PLAN

N

SE-22-23-27-W04M

Date: 20-Jul-28 **Division #** 4 **File:** 03222687/03222206

ROCKY VIEW COUNTY
BUDGET ADJUSTMENT REQUEST FORM
BUDGET YEAR: 2020

Description	Budget Adjustment
EXPENDITURES:	
Langdon Off Leash Dog Park	88,500
TOTAL EXPENSE:	88,500
REVENUES:	
Transfer from Langdon Park Fund	(88,500)
TOTAL REVENUE:	(88,500)
NET BUDGET REVISION:	0

REASON FOR BUDGET REVISION:
Current 2020 budget for the Langdon Off Leash Dog Park is $45,000
Requested budget adjustment of $88,500 would give a total project budget of $133,500

AUTHORIZATION:

Chief Administrative Officer: _____ Council Meeting Date: _____
Al Hoggan

Executive Director Corporate Services: _____ Council Motion Reference: _____
Kent Robinson

Manager: _____ Date: _____

Budget AJE No: _____

Posting Date: _____

ROCKY VIEW COUNTY

RECREATION, PARKS AND COMMUNITY SUPPORT

TO: Council

DATE: July 28, 2020 **DIVISION:** All

FILE: 6036-100

SUBJECT: Family and Community Support Services Budget Reallocation

POLICY DIRECTION:

Bylaw C-7387-2014 Family and Community Support Services (FCSS) allows the FCSS Board to approve FCSS grants within the overall FCSS budget as determined by Council. Bylaw C-7350-2014 grants authority to the Chief Administrative Officer (CAO) to authorize budget reallocations permitting the transfer of expenses and incomes for the same or similar purposes.

EXECUTIVE SUMMARY:

Due to the impact of the COVID-19 pandemic on the operation of FCSS funded programs, and an anticipated decrease in Administrative and FCSS Board expenses due to the cancellation of events and gatherings, the FCSS Board will be reallocating funds within the Council-approved FCSS budget to address these needs as FCSS funded programs have realized additional costs due to the pandemic.

ADMINISTRATION RECOMMENDATION:

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

BACKGROUND:

The COVID-19 pandemic has had a substantial impact on the operations of all FCSS funded non-profit agencies. Programs have had to pivot their operations and deliver services in alternative methods in response to the pandemic. Administration has recently surveyed programs to better understand our FCSS partners' plans for the future and to gather information that will help guide the County's efforts in assisting with the successful realization of these goals as we move through the COVID-19 pandemic and beyond.

The results of the survey show that regular expenses such as rent, salaries, etc. have continued, while fundraising and other grant sources have virtually disappeared. New expenses related to providing delivery in alternate formats such as video conferencing, development of online modules, and the delivery of services following Alberta Health's COVID-19 guidelines have been reported.

The FCSS Board will be reallocating $28,000 in funds from anticipated surplus dollars within other FCSS budget line items to help address this shortfall. These dollars are available due to the cancellation of conferences, regional and provincial meetings, and FCSS Board initiatives.

The FCSS Board is meeting on July 27, 2020, to disburse the remaining funds to organizations that are currently receiving FCSS funding through the County for the 2020 calendar year. The allocation of these anticipated surplus dollars will made pending the CAO's approval of this reallocation.

BUDGET IMPLICATION(S):

The budget reallocation of $28,000 for this grant program is included in the 2020 Operating Budget.

Administration Resources
Randy Ell, Recreation, Parks and Community Support

ROCKY VIEW COUNTY
Cultivating Communities

OPTIONS:

Option #1 THAT this report be received as information.

Option #2 THAT alternative direction be provided.

Respectfully submitted,

"Theresa Cochran"

Executive Director
Community Development Services

Concurrence,

"Al Hoggan"

Chief Administrative Officer

RE/rp

ROCKY VIEW COUNTY

FINANCIAL SERVICES

TO: Council

DATE: July 28, 2020 **DIVISION:** ALL

FILE: 0194

SUBJECT: Local Improvement Tax Petitions for Water System Upgrades – Prince of Peace – Harbour, Manor, and School

POLICY DIRECTION:

Section 393 of the *Municipal Government Act* (MGA) provides that a group of owners in a municipality may petition the Council for a local improvement.

EXECUTIVE SUMMARY:

On June 19, 2020, property owners in the Prince of Peace development submitted petitions requesting that Council proceed with the installation of a potable water pipeline.

As requested in the petitions, the property owner is requesting that the costs that would be incurred for this project be collected from all owners within the Prince of Peace development via a 25-year Local Improvement Tax. This portion of the development includes two senior living facilities, the Harbour and the Manor, and a school that is currently operated by Rocky View School Division.

In adherence with the *MGA*, when proposing a Local Improvement Tax, the following steps are required:

1. The Petition must be signed by 2/3's of the owners who would be liable to pay for the Local Improvement Tax. In this case, there are two lots with three institutional uses on them. Both lots are owned by the same company and they have submitted a petition for each of the institutional uses. This meets and exceeds the 2/3 requirement; and

2. The owners who signed the Petition must represent at least 50% of the value of the assessments prepared for the parcels of land upon which the Local Improvement Tax will be imposed, In this case, the owners who signed the petition in favor of the Local Improvement Tax exceeds the 50% requirement.

The Chief Administrative Officer has deemed the Petitions as sufficient as they meet the requirements prescribed in section 392(2) of the *MGA*. The attached Declarations of Sufficient Petition (Attachment 'A, B and C') satisfies section 226(1) of the MGA.

Local Improvement Plan

Sections 394 and 395 of the *MGA* provide that the County must prepare a Local Improvement Plan that sets out detailed information on the local improvement. Information such as costs, method of Local Improvement Tax distribution to properties affected and the direction of the Local Improvement Tax are included in this plan.

Unlike the Prince of Peace Village, the properties included in these Petitions vary in size. The MGA prescribes the methods of applying a local improvement tax, and they are best suited for similar types of properties. Administration is continuing to work with the owners to determine the best method of funding the costs associated with these lands.

Administration Resources
Barry Woods, Financial Services

ROCKY VIEW COUNTY

ADMINISTRATION RECOMMENDATION:

Administration recommends approval in accordance with Option #1.

BUDGET IMPLICATIONS:

No budget implications at this time.

OPTIONS:

Option #1 THAT the Local Improvement Tax report be received for information.

Option #2 THAT alternative direction be provided.

Respectfully submitted,

"Kent Robinson"

Executive Director
Corporate Services

Concurrence,

"Al Hoggan"

Chief Administrative Officer

BW/bb

ATTACHMENTS:

ATTACHMENT 'A' – Declaration of Sufficient Petition – Harbour
ATTACHMENT 'B' – Declaration of Sufficient Petition – Manor
ATTACHMENT 'C' – Declaration of Sufficient Petition – School

ROCKY VIEW COUNTY

DECLARATION OF SUFFICIENT PETITION

For a local improvement tax to cover the Prince of Peace Harbour's portion of waterline construction costs to connect to the Conrich Water Reservoir

---

Pursuant to sections 392(2)(a)(b) of the *Municipal Government Act (MGA)*, I, Byron Riemann, A/Chief Administrative Officer for Rocky View County, do hereby declare that the local improvement tax petition received on June 19, 2020 from the Prince of Peace Harbour property owners meets the minimum requirements set out in the *MGA*, as noted below:

1. The petition is signed by two thirds of the owners who would be liable to pay for the local improvement tax; and

2. The owners who signed the petition represent at least half of the value of the assessments prepared under Part 9 for the parcels of land in respect to which the tax will be imposed.

Declared sufficient on this 29 day of June, 2020

Byron Riemann, A/Chief Administrative Officer

ROCKY VIEW COUNTY

DECLARATION OF SUFFICIENT PETITION

For a local improvement tax to cover the Prince of Peace Manor's portion of waterline construction costs to connect to the Conrich Water Reservoir

---

Pursuant to sections 392(2)(a)(b) of the *Municipal Government Act (MGA)*, I, Byron Riemann, A/Chief Administrative Officer for Rocky View County, do hereby declare that the local improvement tax petition received on June 19, 2020 from the Prince of Peace Manor property owners meets the minimum requirements set out in the *MGA*, as noted below:

1. The petition is signed by two thirds of the owners who would be liable to pay for the local improvement tax; and

2. The owners who signed the petition represent at least half of the value of the assessments prepared under Part 9 for the parcels of land in respect to which the tax will be imposed.

Declared sufficient on this 29 day of June, 2020

Byron Riemann, A/Chief Administrative Officer

ROCKY VIEW COUNTY

DECLARATION OF SUFFICIENT PETITION

For a local improvement tax to cover the Prince of Peace School's portion of waterline construction costs to connect to the Conrich Water Reservoir

---

Pursuant to sections 392(2)(a)(b) of the *Municipal Government Act (MGA)*, I, Byron Riemann, A/Chief Administrative Officer for Rocky View County, do hereby declare that the local improvement tax petition received on June 19, 2020 from the Prince of Peace School property owners meets the minimum requirements set out in the *MGA*, as noted below:

1. The petition is signed by two thirds of the owners who would be liable to pay for the local improvement tax; and

2. The owners who signed the petition represent at least half of the value of the assessments prepared under Part 9 for the parcels of land in respect to which the tax will be imposed.

Declared sufficient on this 29 day of June, 2020

Byron Riemann, A/Chief Administrative Officer

ROCKY VIEW COUNTY

FINANCIAL SERVICES

TO: Council

DATE: July 28, 2020 **DIVISION:** ALL

FILE: 0194

SUBJECT: Local Improvement Tax Petition for Water System Upgrades – Prince of Peace - Village

POLICY DIRECTION:

Section 393 of the *Municipal Government Act* (MGA) provides that a group of owners in a municipality may petition the council for a local improvement.

EXECUTIVE SUMMARY:

On June 12, 2020, property owners in the Prince of Peace subdivision submitted a petition requesting that Council proceed with the installation of a potable water pipeline.

As requested in the petition, this group of property owners is requesting that the costs that would be incurred for this project be collected from all owners within the Prince of Peace subdivision via a 25-year Local Improvement Tax.

In adherence with the *MGA*, when proposing a Local Improvement Tax, the following steps are required:

1. The Petition must be signed by 2/3's of the owners who would be liable to pay for the Local Improvement Tax. In this case, owners for 159 of the 176 lots have signed the Petition in favor of the Local Improvement Tax. This meets and exceeds the 2/3 requirement; and

2. The owners who signed the Petition must represent at least 50% of the value of the assessments prepared for the parcels of land upon which the Local Improvement Tax will be imposed. In this case, the owners who signed the petition in favor of the Local Improvement Tax exceeds the 50% requirement.

The Chief Administrative Officer has deemed the Petition as sufficient as it meets the requirements prescribed in section 392(2) of the *MGA*. The attached Declaration of Sufficient Petition (Attachment 'A') satisfies section 226(1) of the MGA.

Local Improvement Plan

Sections 394 and 395 of the *MGA* provides that the County must prepare a Local Improvement Plan that sets out detailed information on the local improvement. Information such as costs, method of Local Improvement Tax distribution to properties affected, and the direction of the Local Improvement Tax are included in this plan.

Notification to Owners Liable to Pay Local Improvement Tax

Section 396 of the Act provides that the County must send notices to the person who will be liable to pay the Local Improvement Tax. These notices must include a copy of the Local Improvement Plan. If after 30 days, the Chief Administrative Officer has not received a sufficient petition objecting to the Local Improvement Tax, Council may proceed with the Local Improvement Tax within three (3) years after the sending of the notices.

Administration Resources
Barry Woods, Financial Services

ROCKY VIEW COUNTY

ADMINISTRATION RECOMMENDATION:

Administration recommends approval in accordance with Option #1.

BUDGET IMPLICATIONS:

No Budget implications at this time.

OPTIONS:

Option #1 Motion # 1: THAT the Local Improvement Tax report be received for information.

Motion # 2: THAT Administration be directed to prepare a Local Improvement Plan and corresponding borrowing bylaw for the water system in the Prince of Peace subdivision for Council's consideration.

Option #2 THAT alternative direction be provided.

Respectfully submitted,

"Kent Robinson"

Executive Director
Corporate Services

Concurrence,

"Al Hoggan"

Chief Administrative Officer

bw/bb

ATTACHMENTS:

ATTACHMENT 'A' – Declaration of Sufficient Petition - Village

ROCKY VIEW COUNTY

DECLARATION OF SUFFICIENT PETITION

For a local improvement tax to cover the Prince of Peace Village's portion of waterline construction costs to connect to the Conrich Water Reservoir

---

Pursuant to sections 392(2)(a)(b) of the *Municipal Government Act (MGA)*, I, Byron Riemann, A/Chief Administrative Officer for Rocky View County, do hereby declare that the local improvement tax petition received on June 12, 2020 from the Prince of Peace Village property owners meets the minimum requirements set out in the *MGA*, as noted below:

1. The petition is signed by two thirds of the owners who would be liable to pay for the local improvement tax; and

2. The owners who signed the petition represent at least half of the value of the assessments prepared under Part 9 for the parcels of land in respect to which the tax will be imposed.

Declared sufficient on this 29 day of June, 2020

Byron Riemann, A/Chief Administrative Officer

ROCKY VIEW COUNTY

CAPITAL PROJECT MANAGEMENT

TO:	Council		
DATE:	July 28, 2020	**DIVISION:**	4
FILE:	4055-660	**APPLICATION:**	N/A
SUBJECT:	Glenmore Trail and Garden Road Intersection Improvement – Budget Adjustment		

EXECUTIVE SUMMARY:

In order to support continued regional growth and supportive transportation networks, the County (30%), the City of Calgary (30%), and Alberta Transportation (40%), have agreed to partner on a $6.2 Million intersection upgrade at Glenmore Trail and Garden Road.

Further, a consortium of active developers within the Janet ASP Area have agreed to contribute half of the County's contribution, with Emcor Development Corporation (Emcor) representing the group.

As conditions of a development agreement, Emcor will provide security for 15% of the total project cost, undertake construction activities, and submit monthly progress billings to the County for 85% reimbursement. Rocky View will subsequently invoice the City of Calgary and Alberta Transportation directly for their proportionate share.

Detailed engineering for the project is complete and the land acquisition, regulatory approvals, and construction tendering will be complete in 2020, with construction expected in 2021.

Rocky View County's total contribution will be $930,000, with funds coming from the Transportation Offsite Levy.

ADMINISTRATION RECOMMENDATION:

Administration recommends approval in accordance with Option #1.

BACKGROUND:

The intersection of Glenmore Trail and Garden Road provides critical access to the County's Janet ASP Area by connecting the commercial/industrial area to major transportation routes. In order to facilitate further growth and maintain safety for motorists, Rocky View County, the City of Calgary, and Alberta Transportation have agreed to partner in a $6.2 Million intersection upgrade, with Rocky View County and the City of Calgary contributing 30% each, and Alberta Transportation contributing 40%.

Rocky View County has further agreed to partner with a consortium of active developers within the Janet area to cost-share the County's contribution (50% County, 50% Developer).

Administration Resources
Doug Hafichuk, Capital Projects

ROCKY VIEW COUNTY

As a result of these two agreements, the County will contribute $930,000, as described in Table 01, below, with funds coming from the Transportation Offsite Levy:

Stakeholder	Responsibility	Amount
Developer	15%	$930,000.00
Rocky View County	15%	$930,000.00
Province of Alberta	40%	$2,480,000.00
City of Calgary	30%	$1,860,000.00
Total Cost		**$6,200,000.00**

Table 01 – Cost Breakdown by Stakeholder

For the purposes of executing the work, Rocky View County will act on behalf of the government partners to provide oversight, and Emcor Development Corporation (Emcor) will act on behalf of the development group and undertake construction management.

As part of a development agreement, Emcor will provide securities for the developer contribution ($930,000) and submit monthly progress claims to Rocky View County for 85% reimbursement. The County will subsequently invoice these costs to other government partners for their proportionate share.

Detailed design (to 90% drawings) is complete and the remainder of 2020 will be spent completing land acquisition, obtaining regulatory approvals, and undertaking a competitive construction tender. Construction is tentatively scheduled for Spring 2021 and is expected to last between six to 12 weeks. A specific schedule will be determined once a Contractor has been selected.

BUDGET IMPLICATIONS:

Expenses for budget year 2020 will increase by $930,000 with revenues coming from the Transportation Offsite Levy.

OPTIONS:

Option #1 THAT the budget adjustment for intersection improvements at Glenmore Trail and Garden Road be approved as described in Attachment ‘A’.

Option #2 THAT alternative direction be provided.

Respectfully submitted,

“Byron Riemann”

Executive Director of Operations

Concurrence,

“Al Hoggan”

Chief Administrative Officer

DH/bg

ROCKY VIEW COUNTY

ATTACHMENTS:

ATTACHMENT ‘A’ – Budget Adjustment Form

ATTACHMENT ‘B’ – Proposed Intersection

ROCKY VIEW COUNTY
BUDGET ADJUSTMENT REQUEST FORM
BUDGET YEAR: 2020

Description	Adjustment for Glenmore Trail and Garden Road Intersection Improvements	Budget Adjustment
EXPENDITURES:		
	County Contribution to the Glenmore Trail and Garden Road Intersection Improvement	930,000.00
	Reimbursement for Developer Construction Costs (70% of Incurred Costs)	4,340,000.00
TOTAL EXPENSE:		$ 5,270,000.00
REVENUES:		
	Transfer from Transportation Offsite Levy (TOL)	(930,000.00)
	Third Party Funding - Recovered from City of Calgary and Alberta Transportation	(4,340,000.00)
TOTAL REVENUE:		$ (5,270,000.00)
NET BUDGET REVISION:		0

REASON FOR BUDGET REVISION:

Completion of a $6.2 Million intersection upgrade at Glenmore Trail and Garden Road.

Cost-Sharing between Rocky View County (15%), City of Calgary (30%), Alberta Transportation (40%), and Local Developers (15%)

The Local Developers will submit monthly progress billings to the County for 85% reimbursement, which is $5.27 Million

AUTHORIZATION:

Chief Administrative Officer _____ Council Meeting Date: _____
Al Hoggan

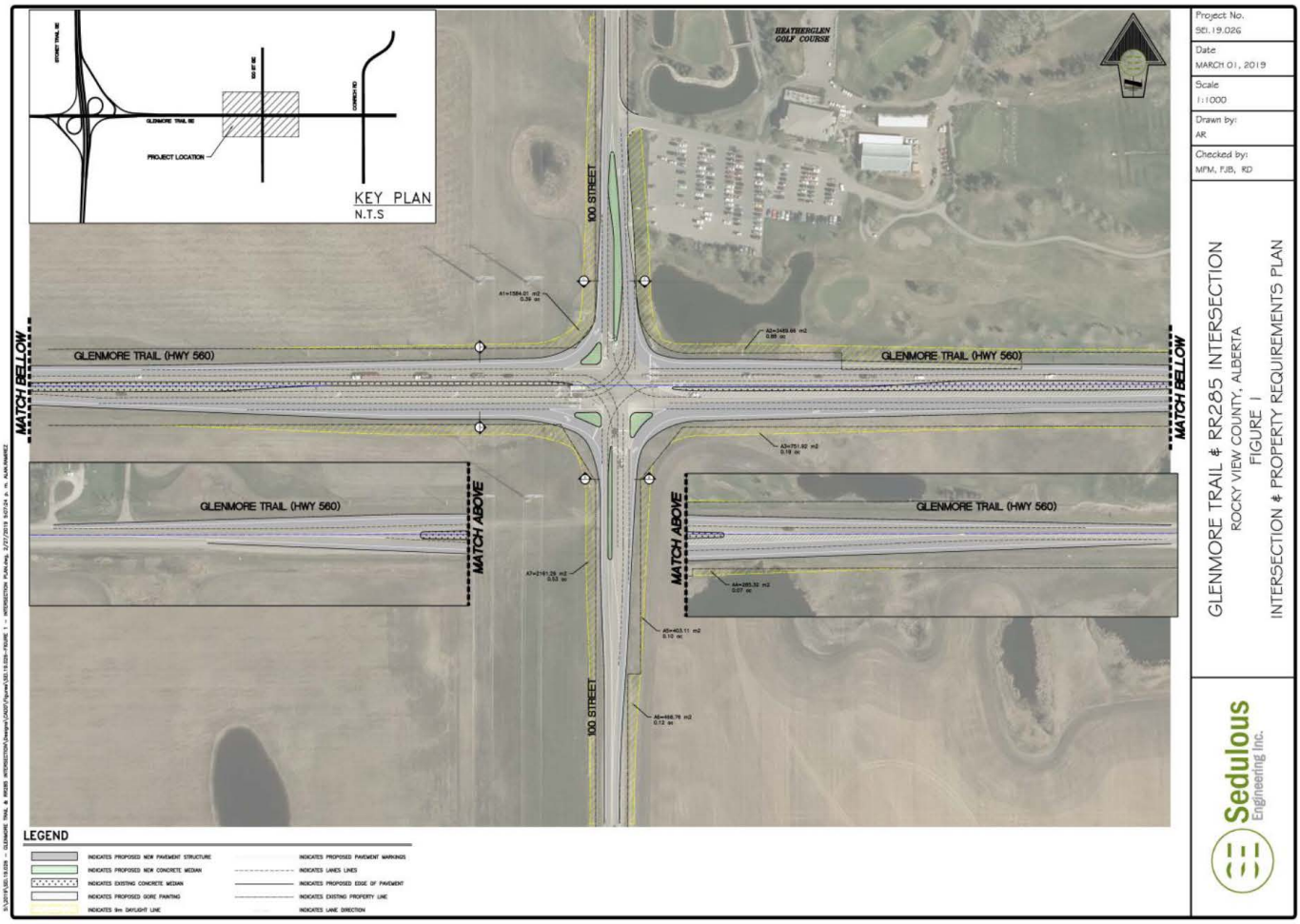
Exec Dir, Corp Services _____ Council Motion Reference: _____
Kent Robinson

Manager: _____ Date: _____
Byron Riemann

Budget AJE No: _____

Posting Date: _____

ROCKY VIEW COUNTY



ROCKY VIEW COUNTY

CAPITAL PROJECT MANAGEMENT

TO: Council

DATE: July 28, 2020 **DIVISION:** 1

FILE: 1025-700 **APPLICATION:** N/A

SUBJECT: Provincial Funding Amendment for Bragg Creek Flood Mitigation

EXECUTIVE SUMMARY:

The Province of Alberta has committed $9,425,463 in additional funding to complete the Bragg Creek Flood Mitigation Project.

Under the revised funding agreement, the Province will be providing $358,865 to support 2020 construction, with $9,066,598 being transferred to the County following approval of the 2021 provincial budget. Administration is confident that this amended agreement provides sufficient funding and cash flow to complete the project as intended.

Administration seeks Council's approval to endorse the amended funding agreement and adjust the 2020 budget to make an additional $358,865 available to the project.

ADMINISTRATION RECOMMENDATION:

Administration recommends approval in accordance with Option #1.

BACKGROUND:

The Hamlet of Bragg Creek is subject to regular flooding, with significant events recorded as early as 1915. In 2013, flooding caused widespread damage in the Bragg Creek area to municipal infrastructure, flood protection works, homes, property, and businesses along the Elbow River. The flooding had economic and social impacts in the community long after the waters receded and the physical damage repaired.

In recognition of this long-standing risk, the Federal Government and Government of Alberta has committed funding for the flood mitigation project to protect the community to a design level of 1:100 year event.

In June and July 2019, the County obtained approval for construction from Alberta Environment and Parks under the Water Act and Public Lands Act, and authorization by Fisheries and Oceans Canada under the Fisheries Act.

The tender for construction closed in October 2019. The lowest bid exceeded the initial project estimate of $32.8 million. In April 2020, the Government of Alberta committed additional funds that will allow the project to proceed, with an updated budget of $42.2 million.

The increased provincial contribution totals of $9.4 million, with $358,865 committed to the County in 2020, and the balance of funds being committed for the 2021 budget year. Administration has reviewed the revised cost-contribution agreement (and terms), and believes that the Province's commitment meets the budge and cash flow requirements to complete the project as intended.

Administration recommends that (1) Council authorize Administration to endorse the amending agreement and (2) approve the attached budget adjustment.

Administration Resources
Doug Hafichuk, Capital Projects

ROCKY VIEW COUNTY

BUDGET IMPLICATIONS:

Expenses for budget year 2020 will increase by $358,865 with offsetting revenues coming from the Province of Alberta.

OPTIONS:

Option #1	Motion #1	THAT Administration be directed to endorse the amended funding agreement between Rocky View Count and the Province of Alberta.
	Motion #2	THAT the budget adjustment for the Bragg Creek Flood Mitigation Project be approved as described in Attachment 'A'.
Option #2	THAT alternative direction be provided.	

Respectfully submitted,

"Byron Riemann"

Executive Director of Operations

DH/bg

Concurrence,

"Al Hoggan"

Chief Administrative Officer

ATTACHMENTS:

ATTACHMENT 'A' – Budget Adjustment Form

ATTACHMENT 'B' – Letter from Deputy Minister Yee

ROCKY VIEW COUNTY
BUDGET ADJUSTMENT REQUEST FORM
BUDGET YEAR: 2020

Description	Budget Adjustment for the Bragg Creek Flood Mitigation Project	Budget Adjustment
EXPENDITURES:		
	Bragg Creek Flood Mitigation Project Costs	9,425,500.00
TOTAL EXPENSE:		$ 9,425,500.00
REVENUES:		
	Alberta Resilience Grant Programs	(9,425,500.00)
TOTAL REVENUE:		$ (9,425,500.00)
NET BUDGET REVISION:		0

REASON FOR BUDGET REVISION:

Current 2020 budget for the Bragg Creek Flood Mitigation is $18,129,900.
Requested budget adjustment of $9,425,500 will provide a total project budget of $27,555,400.
Additional Provincial funding to support completion of the Bragg Creek Flood Mitigation Project.

The Province of Alberta, through Alberta Environment and Parks, has committed additional funds to support the completion of the Bragg Creek Flood Mitigation Project.
$358,865 is being provided to support 2020 project activities. An additional $9,066,598 will be provided in 2021.

AUTHORIZATION:

Chief Administrative Officer _____ Council Meeting Date: _____
Al Hoggan

Exec Dir, Corp Services _____ Council Motion Reference: _____
Kent Robinson

Manager: _____ Date: _____
Byron Riemann

Budget AJE No: _____

Posting Date: _____

Alberta Environment and Parks

Office of the Deputy Minister
10th Floor, South Petroleum Plaza
9915 - 108 Street
Edmonton AB T5K 2G8
Telephone: 780-644-5155
www.alberta.ca

105549

April 24, 2020

Al Hoggan, Chief Administrative Officer
Rocky View County
262075 Rocky View Point
Rocky View County AB T4A 0X2
ahoggan@rockyview.ca

Dear Al Hoggan:

Bragg Creek was heavily impacted by the 2013 flooding event and still remains at risk of flooding from the Elbow River until flood mitigation measures are put in place.

I understand the construction of the Bragg Creek Flood Mitigation Project has been put on hold because of budgetary shortfalls. As such, I am pleased to advise that Environment and Parks has committed to providing Rocky View County the additional $9.4 million requested in the county's November 5, 2019, letter from Rafael Odie to Mark Comerford. These funds will be in addition to the $27.2 million previously provided to the county for the project.

These funds will help protect the community of Bragg Creek and get Albertans back to work as part of the Government of Alberta's economic stimulus initiatives.

Please contact Andy Lamb, Director of Resilience Grant Programs, to finalize the details of this funding. You can reach him at 403-396-2343, or andy.lamb@gov.ab.ca.

The Government of Alberta will continue to support municipalities by ensuring they receive the resources necessary to effectively protect Albertans, infrastructure and the environment.

Sincerely,

Bev Yee
Deputy Minister

cc: Andy Lamb
Environment and Parks

ROCKY VIEW COUNTY

PLANNING AND DEVELOPMENT SERVICES

TO: Council

DATE: July 28, 2020 **DIVISION:** 4

FILE: N/A

SUBJECT: Terms of Reference – Shepard Industrial Area Structure Plan

POLICY DIRECTION:

The Interim Growth Plan, Rocky View County/City of Calgary Intermunicipal Development Plan, and County 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 wholly developer-funded Shepard Industrial Area Structure Plan (ASP) to guide future development in the area, in accordance with the relevant statutory plans.

The proposed ASP is located immediately east of the city of Calgary and approximately 1.4 miles (2.28 kilometres) south of Highway 560 (Glenmore Trail). Technical considerations and stakeholder feedback may result in adjustment of the final plan area, subject to Council's approval.

As the proposed ASP adjoins the municipal boundary with Calgary, intermunicipal collaboration with the City would be an important consideration in developing the ASP. Although the Rocky View County/City of Calgary Intermunicipal Development Plan identifies the proposed ASP lands as being within a Calgary Industrial Growth Corridor, no policies appear to preclude the County from amending or developing statutory plans in such corridors.

The Terms of Reference was submitted to Administration on July 3, 2020 by a developer group (Shepard Development Corporation) that holds a majority of the lands within the ASP area. The ASP would cover an area of approximately 1,847 and is intended to provide a mix of industrial uses with supporting commercial elements; it is proposed to take advantage of the existing CP rail line on the southern Plan boundary to develop a CP rail intermodal transportation logistics hub.

County staff would provide input at several points in the plan's development, including assisting the project team in discussions with the City of Calgary 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 developer group for Council's consideration 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 Shepard Industrial 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
Dominic Kazmierczak, Planning and Development Services

ROCKY VIEW COUNTY

OPTIONS:

Option #1: Motion #1 THAT the Terms of Reference for a developer-led and wholly developer-funded Shepard Industrial Area Structure Plan be adopted as per Appendix 'A'.

Option #2: THAT alternative direction be provided.

Respectfully submitted,

"Theresa Cochran"

Executive Director
Community Development Services

Concurrence,

"Al Hoggan"

Chief Administrative Officer

JKwan/llt

APPENDICES:
APPENDIX 'A': Developer-led and Developer-funded ASP Terms of Reference
APPENDIX 'B': Shepard Industrial ASP Information Package

Administration Resources
Dominic Kazmierczak, Planning and Development Services

Direction

1 Council has directed that a wholly developer-funded Area Structure Plan (ASP) be drafted for the lands identified in **Appendix A** to provide a framework for future growth in the area.

It is intended that the ASP shall provide for a mix of industrial land uses, including a major intermodal industrial complex and complementary commercial land uses. It is worth noting that these lands are one of the last opportunities to develop a CP Rail intermodal transportation logistics hub in the Calgary Region.

The project aligns with the County's Strategic Plan for "responsible growth" as the subject lands are ideally situated along major transportation corridors and can be serviced by the County's existing infrastructure.

The ASP shall be drafted to align with the following statutory documents:
(1) Interim Growth Plan/Regional Growth Plan
(2) Rocky View County/City of Calgary IDP
(3) County Municipal Development Plan

Contributing to ASP policy and direction will be:
(1) Community and stakeholder input;
(2) Collaboration with the City of Calgary;
(3) Technical studies including, but not limited to:
  a. water servicing strategy for connection to Langdon Water Treatment Plant;
  b. waste water servicing strategy for connection to Langdon Waste Water Treatment Plant;
  c. storm water management plan;
  d. transportation Impact Assessment;
  e. historical Resources Overview;
  f. biophysical Inventory and Impact Assessment; and
  g. other technical studies including electrical, gas, and communications.
(4) Funding strategy for transportation upgrades;
(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 extent of the content, level of detail, and scope of work for all reports and technical studies will be determined at a later date at the discretion of the developer group and in consultation with the County.

Study Area

2 The Shepard Industrial Area Structure Plan (SIASP) area includes approximately 747 hectares (1,847 acres) of land in the southeast sector of Rocky View County. The study area is located immediately east of RR284, north of the CP Rail mainline right-of-way and south of the abandoned rail right-of-way that exists approximately one half of a mile north of TWP RD232. The eastern boundary is RR282. A portion of the plan falls within the City of Calgary/Rocky View County Intermunicipal Development Plan (IDP).

Although the ASP study area has been identified in Appendix A, technical considerations and stakeholder feedback may result in amendment to the final ASP boundary, subject to approval by Council.

Project Objectives

3 In developing the ASP, the following objectives shall be achieved:

i. Project Plan

a. To execute the Project Plan in an efficient manner, adhering with the approved timelines and budget;
b. To ensure that Council is frequently updated on the project's progress and direction is requested, as needed.

ii. Community, Stakeholder, and Interjurisdicational Engagement:

a. To implement effective, inclusive and transparent community engagement;
b. To collaborate with the City of Calgary and other agencies to identify and address any issues and opportunities at the earliest point.

iii. Plan Creation:

a. Land Use
   (i) To develop a land use strategy;
   (ii) To establish a development sequence for future redesignation, subdivision, and development of lands;
   (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. Business Services:
   (i) Further explore the potential for commercial development within the plan area;
f. ASP Boundary and Phasing:
   (i) To arrive at a boundary for the ASP that takes into account a foreseeable time horizon, based on market analysis, industrial and commercial 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;
g. 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)	
• Terms of Reference to Council	Q3, 2020
• Project Plan	
o Background Information, Fiscal and Technical Analysis Report	Q3, 2020
o Project Charter, Stakeholder Register	
• Communications Plan	Q3, 2020
o Stakeholder Engagement Plan	
o Intermunicipal Engagement Plan	
• Initiate Technical Studies	Q3, 2020
Phase 2 (Execution)	
• Community and Stakeholder Engagement	Q3-Q4, 2020
o Engagement Summary Reports	
• Completed Technical Studies	Q3-Q4, 2020
• Draft Plan	Q4, 2020
Phase 3 (Approval)	
• Public Hearing	Q1, 2021

Variance

5 Any substantial departure from the project scope and timeline detailed within this terms of reference shall require approval from Council.

Costs

6 Costs relating to the completion of this developer-led ASP project shall be borne entirely by the developer group.

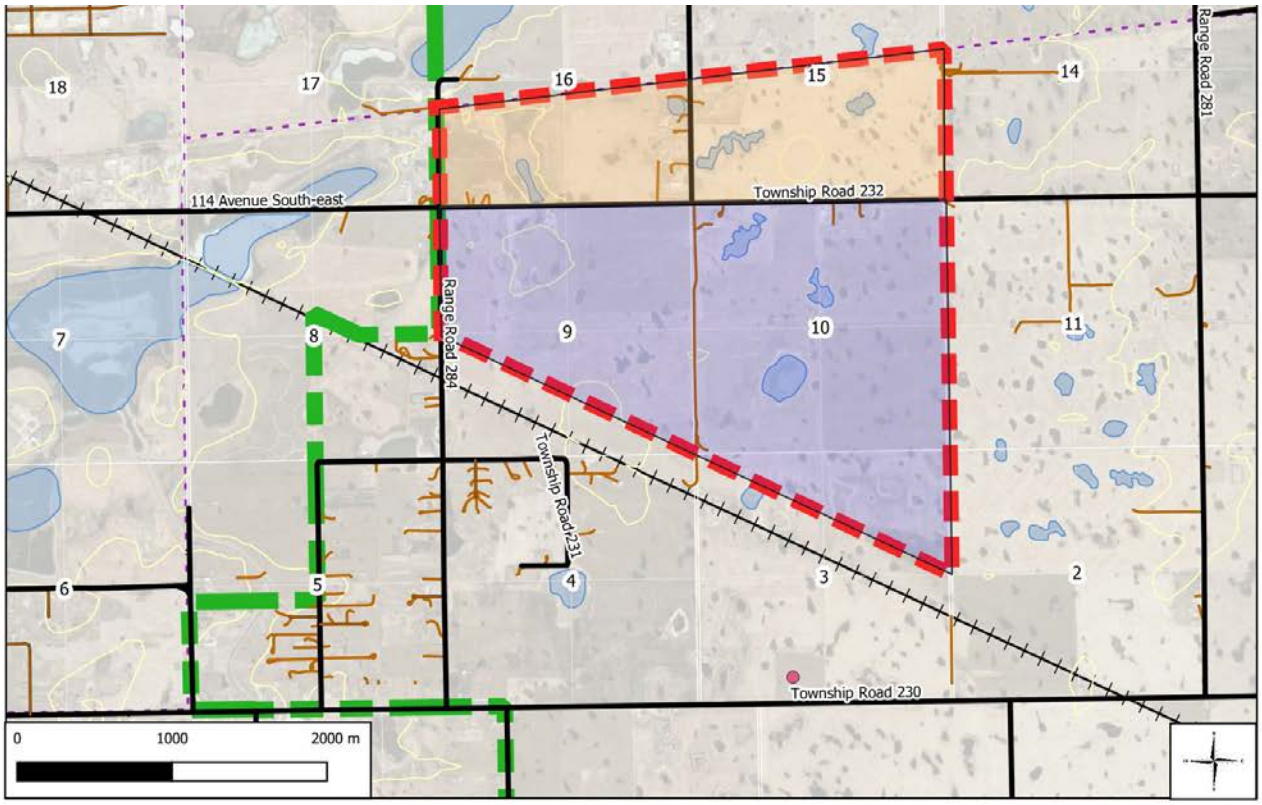
7 The developer will enter into an agreement with the County to cover the costs to the County for any staff time and resources contributed to the project.

APPENDIX A:

Shepard Industrial Area Strucutre Plan

LOCATION MAP

The Shepard Industrial Area Structure Plan (SIASP) area includes approximately 747 hectares (1,847 acres) of land in the southeast sector of Rocky View County along the eastern edge of the City of Calgary. The SIASP area is located immediately east of RR284, north of the CP Rail mainline right-of-way and south of the abandoned rail right-of-way that exists approximately one half of a mile north of TWP RD232. The eastern boundary is RR282.



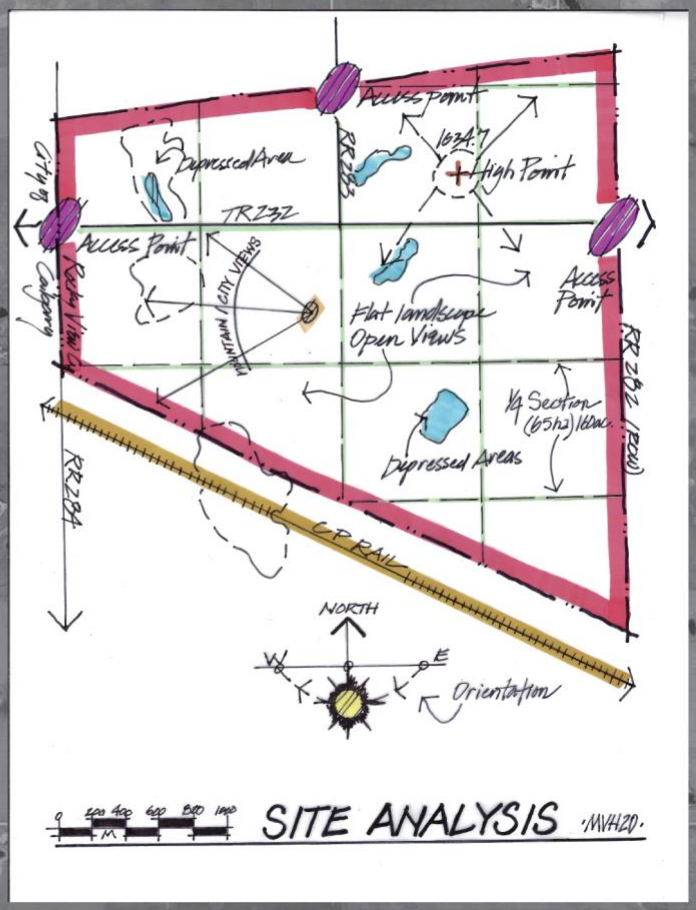
Map Scale 1:70,000

Legend

- Municipal Boundary
- Shepard ASP Boundary
- Contour
- Railway
- Water
- Road Class
- Collector
- Local / Street
- Other ownership
- Shepard Dev. Corp. Ownership

Regional Context

Shepard Industrial ASP



SHEPARD INDUSTRIAL ASP
SUMMARY

July 4, 2020

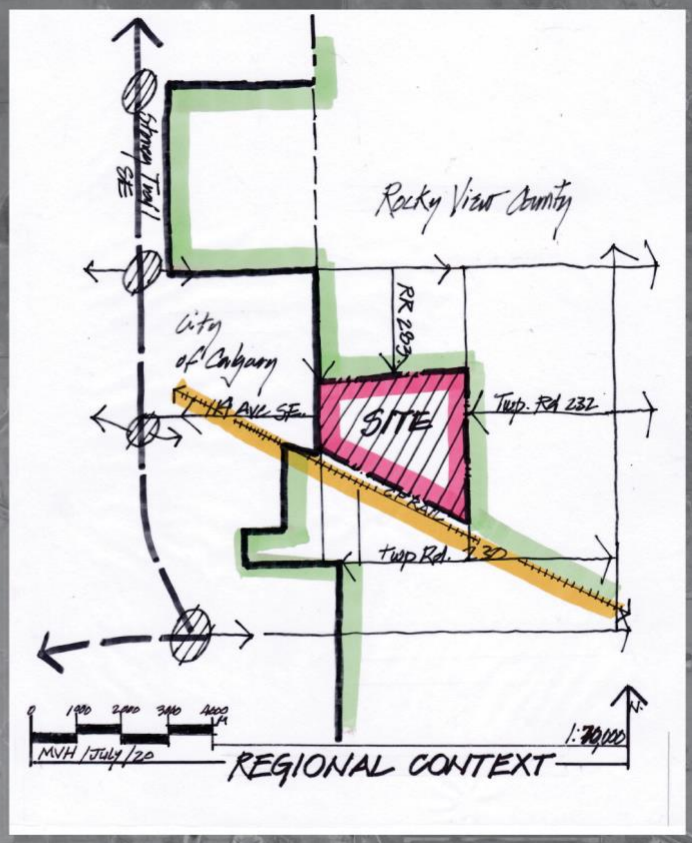
Submitted to:

ROCKY VIEW COUNTY

Prepared by:

MVH Urban Planning & Design

Michael von Hausen, President
E vhausen @ telus.net
W www.mvhinc.com



MVH Urban Planning & Design Inc.

VISION

To create an Intermodal Logistics Hub that will be a future economic powerhouse for the County and Calgary Region on 1847 acres of prime development land next to CP's mainline.

OVERVIEW

Shepard Industrial Area Structure Plan (ASP) area includes approximately 747 hectares (1847 acres) of land in the southeast of Rocky View County. It is located immediately east of Range Road 284; north of the CP Rail mainline right-of-way; south of an abandoned CP rail right-of-way, approximately one-half mile north of TWP RD232; and west of the Range Road 282 undeveloped right-of-way (see Figure 1).

The ASP area consists of primarily un-subdivided quarter sections, larger farming parcels, and a few smaller parcels, mostly light industrial uses. The area has been identified as a future growth corridor for industrial development in the Intermunicipal Development Plan (IDP) between Rocky View County and the City of Calgary. The Shepard Industrial Area will provide direct access to the future CP Rail Intermodal site.

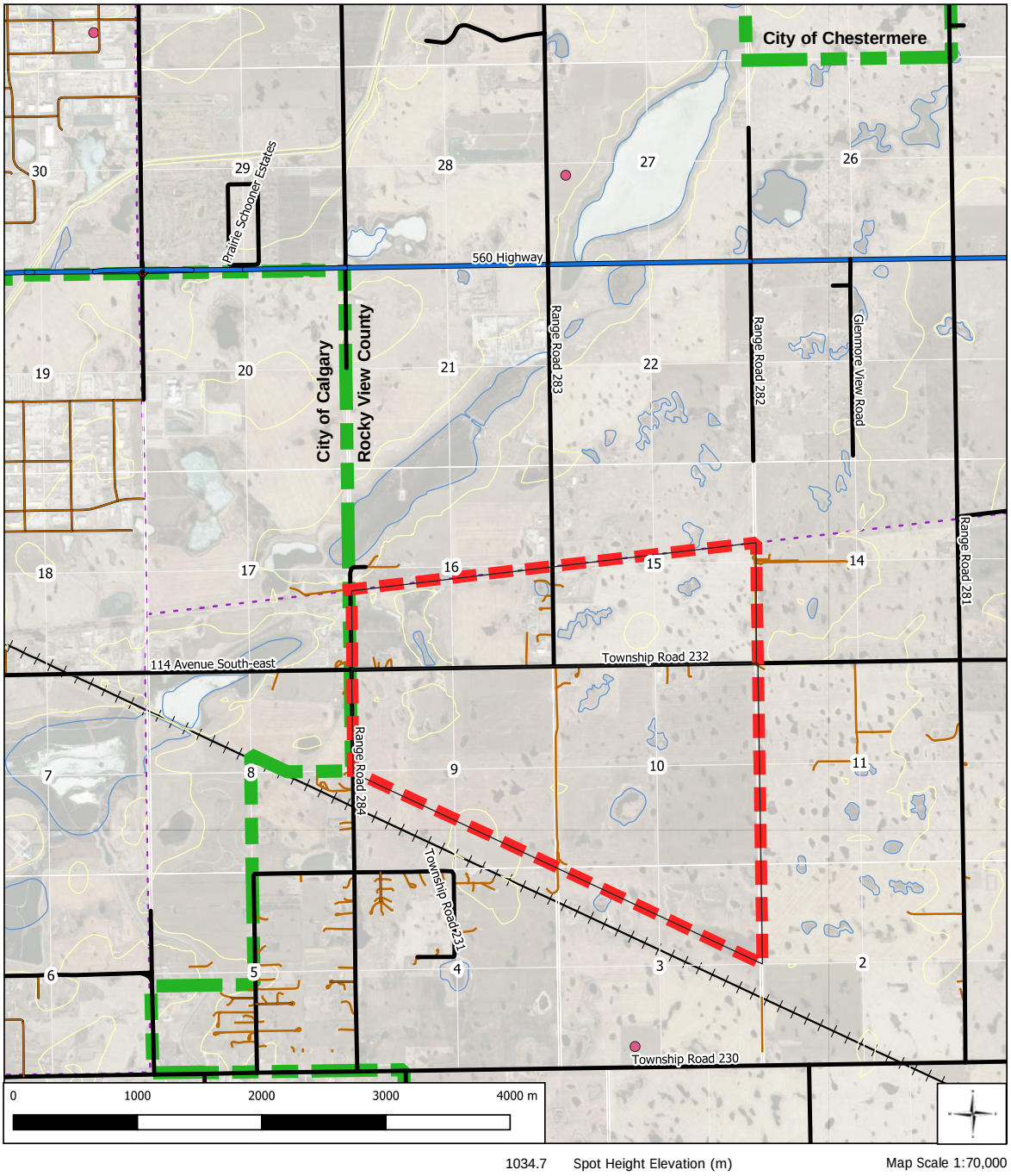
The ASP lands are majority owned by Simpson Ranch Ltd. and include strong financial and technical support by *Shepard Development Corporation*, *IDEA Group*, *Colliers International* and *MVH Urban Planning & Design*.

PROJECT GOAL & OBJECTIVES

The overall *goal* for the Shepard Industrial ASP is to create a regionally significant industrial project that is a lasting legacy for the County and the Calgary Region.

The *objectives* for the Shepard Industrial ASP include:

1. Create a strong and clear project vision through engagement with Rocky View County, landowners, residents and stakeholders.
2. Work collaboratively with Rocky View County as an interdisciplinary team to create an economically viable development concept that is also inspiring, attractive, and resilient.
3. Create an ASP document that complies with the Terms of Reference, meets or exceeds County ASP standards, is visually attractive, and contains widely supported policies that clearly implement the project vision.
4. Create broad project support across the County, Region, and with stakeholders and landowners through a strategic communications and engagement plan.
5. Work as an interdisciplinary team to implement best practices in industrial and intermodal site design, including storm water management, efficient land use, transportation planning, and potable water and wastewater servicing.
6. Maintain clear and open communications between Rocky View County, the consultants, and the development/ownership group.



Legend

- Municipal Boundary
- Shepard ASP Boundary
- Contour
- Railway
- Water
- Road Class
- Collector
- Local / Street
- Other ownership
- Shepard Dev. Corp. Ownership

Regional Context

Shepard Industrial ASP

Figure 1: Regional Context and Ownership

DEVELOPMENT POTENTIAL & POLICY

The Calgary Region has become a hub for regional, national and international logistics operations. Rocky View County has secured many of these developments over the last decade along Calgary's eastern edge. The Conrich Station Intermodal development led by CN Rail continues to grow and expand in the Conrich area. The subject site promises to be a similar thriving logistics hub for CP Rail and could be an even greater attraction than Conrich Station.

POLICY CONTEXT

CALGARY REGIONAL INTERIM GROWTH PLAN (IGP)

The Interim Growth Plan does not preclude such a development as this, but as a *Statutory Plan* it will require approval from the Calgary Metropolitan Region Board (CMRB). During the creation of the ASP the final Growth Plan may be adopted by the CMRB and the ASP must align with that document when/if adopted.

CALGARY – ROCKY VIEW COUNTY INTERMUNICIPAL DEVELOPMENT PLAN (IDP)

The subject site is located within the Calgary - Rocky View County IDP and more specifically within the City of Calgary identified "Growth Corridor". This means that the subject site may be a part of future annexation by the City of Calgary. Nonetheless, the bright spot in the Calgary economy in the past few years has been logistics and warehousing on the east side of Calgary in Rocky View County. From Balzac / Wagon Wheel in the northeast through to OMNI, Conrich Station, Janet and now the Shepard Industrial Area, industrial activity continues to attract tenants in the logistics industry.

ROCKY VIEW COUNTY MUNICIPAL DEVELOPMENT PLAN (MDP)

The County's MDP is presently undergoing a major update/review and a draft MDP is available for public review. The new draft MDP is significantly different than the old MDP. However, the new MDP (when adopted) must align with the new Regional Growth Plan and thus additional time may be required since both are supposedly on a similar timeline. In addition, the impacts of COVID-19 on the MDP process and engagement may cause some delays.

The following are recommended adjustments to the County's MDP to permit the Shepard Industrial ASP to proceed.

1. **Amendment to "Figure 2: Growth Concept Map Identifying Priority Areas for Growth"**
   The Shepard ASP represents a significant economic opportunity for Rocky View County on prime industrial land connected by the CP mainline. Due to this pending employment opportunity and proposed Shepard Industrial ASP, we are requesting *Figure 2* in the draft MDP be amended to add an orange/red "Employment Areas" dot around the subject site. See our below marked-up *Figure 2*.

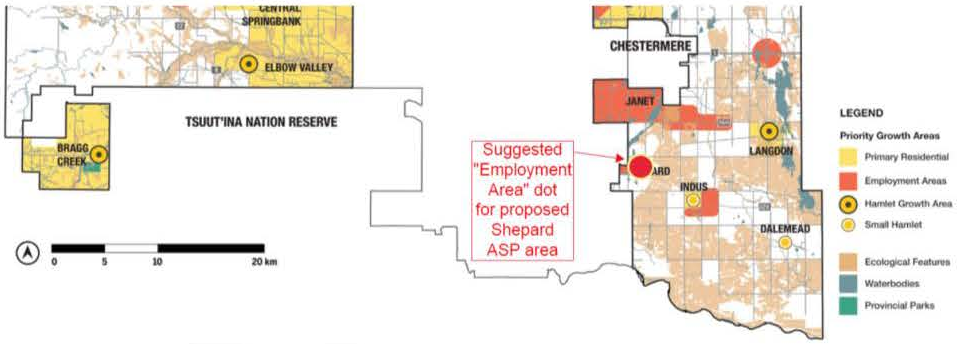


Figure 2: Growth Concept Map Identifying Priority Areas for Growth

2. **Amendment to "Figure 3: Planned and Future Planning Growth Priority Areas"**
   To ensure consistency within the MDP maps, we would subsequently request that *Figure 3* be amended to add a dark blue shaded area around the subject site of the Shepard Industrial ASP to identify it as a "Future Planning Area". See our below marked-up *Figure 3*.

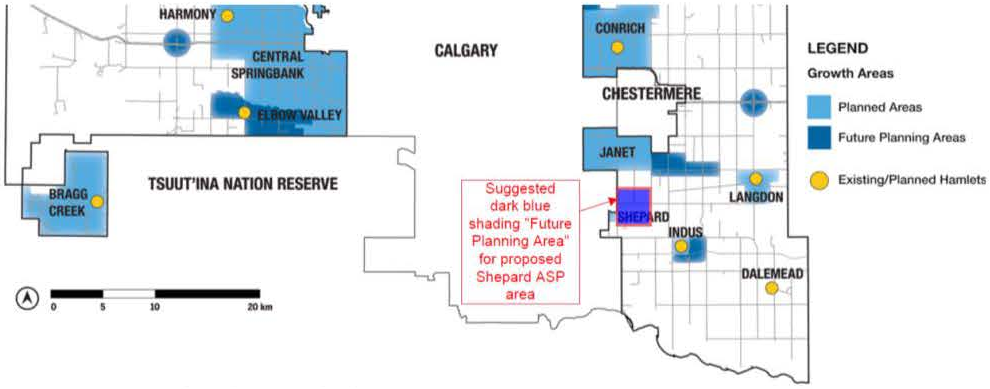


Figure 3: Planned and Future Planning Growth Priority Areas

OPPORTUNITY SUMMARY

The Shepard Industrial ASP site offers a unique opportunity in the Calgary Region.

Why is the Shepard Industrial ASP significant?

The Shepard ASP represents possibly the last opportunity for a viable intermodal industrial logistics hub for Canadian Pacific (CP) railway in the Calgary region. The County has witnessed and benefited from the success of the CN intermodal hub in Conrich and should equally support CP's opportunity to create a similar development opportunity at the MDP level in the Shepard ASP location.

But the County already has lots of available industrial land, why does it need more?

The Shepard ASP is not typical industrial land, such as that available in Janet or Conrich along the east side of Calgary. The creation of an intermodal logistics hub around CP's mainline is a unique economic opportunity that cannot be located in those other places. Additionally, much of the available industrial land in Conrich and Janet is divided into smaller ownership parcels and is not likely to be developed until some landownership consolidation occurs and servicing connections are developed. In contrast, the Shepard ASP lands are majority owned by Simpson Ranch Ltd. and can be economically developed and serviced at this time with the required economies of scale.

Does the subject site meet the draft MDP's requirements for an Employment Area and Future Planning Area?

Section 2.4.1 in the draft MDP outlines the purpose, intent and policies for Employment Areas. The intent and vision for the proposed Shepard ASP aligns with Section 2.4.1, including: providing regional and national employment opportunities, business services, large-scale commercial and industrial development, efficient road connection to the provincial highway network, large parcel sizes, and multiple transportation options (e.g. road and rail).

Section 2.2.1 Planned and Unplanned Growth Areas state that "New growth areas have been identified to provide residential, commercial and industrial development that meets the needs and preferences of a growing population". These areas will require ASPs or conceptual schemes according to the draft MDP. The proposed Shepard ASP aligns with this section of the MDP as it is an area of future industrial development and is proposed to have an ASP.

330, 115 Quarry Park Road SE MAIN +1 403 266 5544
Calgary, AB T2C 5G9 FAX +1 403 705 0477
www.colliers.com/calgary

Terms of Reference for the Shepard Industrial Area Structure Plan

The Greater Calgary Industrial Market, on average, experiences ±3.5 million square feet of net absorption per annum. In 2019, we finished the year with ±2.4 million square feet of net absorption and have achieved ±422,000 square feet of net absorption year-to-date in 2020 (±141,000 square feet in the second quarter, which was largely impacted by COVID-19).

Calgary continues to see a positive spinoff impact from businesses that are looking to the Greater Vancouver area to satisfy their industrial real estate requirements, but as the Vancouver market possesses a lack of development land in the industrial sectors, experiences higher prices of real estate, and industrial real estate demand is outpacing availability, residual demand continues to come to the Calgary industrial market.

The northern Greater Calgary Area, specifically the MD of Rockyview/Balzac area, is experiencing this phenomenon with the likes of Wayfair, Amazon, Lowes, and Home Depot to mention a few. Wayfair is actively trying to secure a site and lease ±500,000 square feet within High Plains Industrial Park, Amazon just completed a ±300,000 square foot lease in Balzac, Lowes just completed a ±1,250,000 square foot facility in High Plains Industrial Park, and Home Depot just completed a ±400,000 square foot lease in High Plains Industrial Park. Lowes and Amazon are not yet accounted for in any of the absorption numbers for 2020 and should help propel the year-end absorption numbers above the historical average.

All of this demand and leasing has a positive impact on land absorption. The Greater Calgary Industrial Market experiences ±451 acre in land sales per year. With a modest growth of 1%, we can expect that there will be need for ±5,257 acres of industrial land over the next 10 years. With larger format distribution centres and the continued growth of the E-commerce sector, we expect that the need could be even higher, as the types of developments have a much lower site coverage.

The City of Calgary, over the years, has slowed its servicing of industrial land and put a larger onus on the merchant developer to provide and service this need. We believe that this trend will continue as the city grapples with continue revenue constraints. The lack of available larger industrial land options within the City of Calgary will put a greater focus on development opportunities in Rocky View County. Rocky View County has provided a growth corridor in the northeast with the Balzac and Conrich development Area Structure Plan (Conrich serving CN Rail) and in the southeast with the Janet Area Structure Plan.

Currently, there are approximately ±2,300 acres of long-term development land within the Janet Area Structure Plan of which, 68% is still privately held by families who are/are not be ready to sell and or develop. The self-directed and self-funded area structure plan that is being proposed would bring on a development opportunity in the south that could be serviced by CP Rail. This single source area structure plan is 70% owned by Simpson Ranch Ltd. and is ready to move forward with servicing/developing a significant industrial park of more than ±1,840 acres. This would provide a much-needed organized development area for growth in the southeast. The benefit and growth demand will be widely sought after from users/developers that want to service clients that are not prepared to venture to the northeast. The added benefit of being able to provide an access point to the CP Rail systems provides a significant advantage to the development area.

ROCKY VIEW COUNTY

COMMUNITY & BUSINESS CONNECTIONS DIVISION

TO: Council

DATE: July 28, 2020 **DIVISION:** All

FILE: N/A

SUBJECT: Customer Service Standards Policy C-108

POLICY DIRECTION:

Council regularly develops and reviews Council policies to ensure that Council's objectives are represented, and that the needs of the County are addressed, pursuant to its responsibilities under the *Municipal Government Act.*

EXECUTIVE SUMMARY:

Administration recently reviewed Customer Service Standards Policy C-108 as part of the County's regular policy review project, and identified opportunities to align the policy with the County's current practices and standards.

ADMINISTRATION RECOMMENDATION:

Administration recommends approval in accordance with Option #1.

BACKGROUND:

Council adopted Customer Service Standards Policy C-108 on June 6, 2017. The policy outlines the customer service standards for interactions between Rocky View County and its customers.

Administration reviewed the policy and recommends that it be amended to reflect the County's current practices and standards. In addition to applying the County's current policy format and writing standards, the proposed amendments to Customer Service Standards Policy C-108 include:

Proposed Amendment	Reasoning
Remove reference to County Manager	Updated with Chief Administrative Officer
Add *Definitions* section and moving some items from other sections into it	To reflect current practices
Updating principles to guide interactions	To reflect current practices

BUDGET IMPLICATIONS:

There are no budget implications.

OPTIONS:

Option #1 THAT Customer Service Standards Policy C-108 be amended as per Attachment 'A'.

Option #2 THAT alternative direction be provided.

Administration Resources
Grant Kaiser, Community & Business Connections

ROCKY VIEW COUNTY

Respectfully submitted,

"Grant Kaiser"

Executive Director, Community & Business Connections

Concurrence,

"Al Hoggan"

Chief Administrative Officer

GK/gk

APPENDICES:

Attachment 'A' – Proposed Customer Service Standards Policy, C-108
Attachment 'B' – Redline Customer Service Standards Policy, C-108

ROCKY VIEW COUNTY

CUSTOMER SERVICE STANDARDS

Council Policy

C-108

Policy Number:	**C-108**
Policy Owner:	**Community & Business Connections Directorate**
Adopted By:	**Council**
Adoption Date:	**2017 June 06**
Effective Date:	**2017 June 06**
Date Last Amended:	**TBD**
Date Last Reviewed:	**February 25, 2020**

Purpose

1 This policy outlines the customer service standards for interactions between Rocky View County (the County) and its customers.

Policy Statement

2 The County is dedicated to providing high quality, timely, and effective services to its customers.

Policy

3 Council and the Chief Administrative Officer follow eight principles to guide customer service interactions:

(1) Access: Providing equitable access to services;

(2) Openness and transparency: Clarifying how and why decisions are made;

(3) Consultation: Listening to the needs and issues of customers;

(4) Redress: Acknowledging mistakes when made and finding effective solutions when possible;

(5) Courtesy: Offering services with courtesy and consideration;

(6) Service standards: Anticipating needs and informing customers of the level and quality of service they can expect;

(7) Information: Providing accurate information about the municipality and its services; and

(8) Value for money: Delivering solutions economically and efficiently.

ROCKY VIEW COUNTY

CUSTOMER SERVICE STANDARDS

Council Policy

C-108

4 The Chief Administrative Officer ensures administrative policy exists to support the above principles.

5 The Chief Administrative Officer ensures public access to the County Hall from 8:00 a.m. to 4:30 p.m. on weekdays, with the exception of statutory and County-recognized holidays, or in the case of an emergency or public safety issue.

References

Legal Authorities	• N/A
Related Plans, Bylaws, Policies, etc.	• Rocky View County Strategic Plan
Related Procedures	• N/A
Other	• N/A

Policy History

Amendment Date(s) – Amendment Description	• TBD
Review Date(s) – Review Outcome Description	• TBD

Definitions

6 In this policy:

(1) "Chief Administrative Officer" means the Chief Administrative Officer of Rocky View County as defined in the *Municipal Government Act* or their authorized delegate;

(2) "Council" means the duly elected Council of Rocky View County;

(3) "County" means Rocky View County;

(4) "customer" means residents, ratepayers, landowners, and other individuals and businesses who have a relationship or association with Rocky View County;

(5) "Rocky View County" means Rocky View County as a municipal corporation and the geographical area within its jurisdictional boundaries, as the context requires; and

ROCKY VIEW COUNTY

CUSTOMER SERVICE STANDARDS

Council Policy

C-108

(6) "services" means the range of programs or systems providing for a public need that are delivered to residents, business owners, and visitors as directed by Council or legislation.

ROCKY VIEW COUNTY

CUSTOMER SERVICE STANDARDS ~~POLICY~~

Council Policy

C-108

~~Approval Date: June 6, 2017~~
~~Effective Date: June 6, 2017~~
~~Review Date: June, 2020~~
~~Revision Date(s):~~
~~Policy Category:~~
~~Administration~~
~~Reference(s):~~
~~*Municipal Government Act*~~
~~*CAO Bylaw C-7350-2015*~~
~~*2015 – 2018 Strategic Plan*~~

Policy Number:	C-108
Policy Owner:	Community & Business Connections
Adopted By:	Council
Adoption Date:	2017 June 06
Effective Date:	2017 June 06
Date Last Amended:	TBD
Date Last Reviewed:	February 25, 2020

~~1.~~ Purpose

1 This policy outlines the customer service standards for interactions between Rocky View County (the County) and its customers.

~~2.~~ Policy Statement

~~(a)~~2 ~~Rocky View~~The County is dedicated to providing high quality, timely, and effective services to its customers. ~~Customers include members of the public, applicants of Rocky View County processes, service providers, contractors, and other government agencies.~~

~~(b) Council has recognized customer service as a top priority in the 2015-2018 Strategic Plan.~~

Policy

~~(c)~~3 Council and the ~~County Manager~~Chief Administrative Officer ~~will~~ follow eight principles to guide ~~all~~ customer service interactions:

~~(i)~~(1) Access: Providing ~~E~~equitable access to services;

ROCKY VIEW COUNTY

CUSTOMER SERVICE STANDARDS ~~POLICY~~

Council Policy

C-108

~~(ii)~~(2) Openness and transparency: C~~c~~lari~~ty~~fying ~~on~~ how and why decisions are made;

~~(iii)~~(3) Consultation: Listening to the needs and ~~problems~~issues of ~~citizens~~customers;

~~(iv)~~(4) Redress: ~~Apologizing when necessary~~Acknowledging mistakes when made and finding ~~speedy~~effective solutions when possible;

~~(v)~~(5) Courtesy: Offering ~~S~~services ~~are offered~~ with courtesy and consideration;

~~(vi)~~(6) Service standards: Anticipating needs and informing ~~citizens~~customers of the level and quality of service they can expect;

~~(vii)~~(7) Information: Providing~~complete,~~ accurate information about the ~~municipality~~County and its services; and

~~(viii)~~(8) Value for money: Delivering ~~S~~solutions ~~are delivered~~ economically and efficiently.

~~(d)~~4 The ~~County Manager~~Chief Administrative Officer ~~shall~~ ensure~~s~~ administrative policy exists to support the above principles.

~~(e)~~5 The ~~County Manager~~Chief Administrative Officer ~~shall~~ ensure~~s~~ public access to the County ~~Administration Building~~Hall from 8:00 a.m. to 4:30 p.m. on weekdays, with the exception of statutory and County-recognized holidays, or in the case of an emergency or public safety issue.

References

Legal Authorities	• N/A
Related Plans, Bylaws, Policies, etc.	• Rocky View County Strategic Plan
Related Procedures	• N/A
Other	• N/A

Policy History

Amendment Date(s) – Amendment Description	• TBD
Review Date(s) – Review Outcome Description	• TBD

ROCKY VIEW COUNTY

CUSTOMER SERVICE STANDARDS ~~POLICY~~

Council Policy

C-108

Definitions

6 In this policy:

(1) "Chief Administrative Officer" means the Chief Administrative Officer of Rocky View County as defined in the *Municipal Government Act* or their authorized delegate;

(2) "Council" means the duly elected Council of Rocky View County;

(3) "County" means Rocky View County;

(4) "customer" means residents, ratepayers, landowners, and other individuals and businesses who have a relationship or association with Rocky View County;

(5) "Rocky View County" means Rocky View County as a municipal corporation and the geographical area within its jurisdictional boundaries, as the context requires; and

(6) "services" means the range of programs or systems providing for a public need that are delivered to residents, business owners, and visitors as directed by Council or legislation.

ROCKY VIEW COUNTY

MUNICIPAL CLERK'S OFFICE

TO: Council

DATE: July 28, 2020 **DIVISION:** All

FILE: N/A

SUBJECT: Board and Committee Remuneration, C-221

POLICY DIRECTION:

Council regularly develops and reviews its policies, such as Board and Committee Remuneration, C-221, to ensure Council's objectives are represented and the needs of the County are addressed, in accordance with Council's responsibilities in the *Municipal Government Act*.

EXECUTIVE SUMMARY:

Council adopted Board and Committee Remuneration, C-221 policy ("policy C-221") on April 28, 2015. This policy was introduced to establish per diem and mileage rates for members of specific boards and committees. On June 23, 2020, Council directed Administration to review policy C-221 and return to Council on July 28, 2020 with recommended amendments.

Policy C-221 does not contemplate Council members on the Assessment Review Boards or members at large on the Municipal Planning Commission. On November 26, 2019, Council passed Municipal Planning Commission Bylaw C-7967-2019, which established a commission that may include members at large. On June 23, 2020, Council amended Assessment Review Boards Bylaw C-7778-2018 to permit the appointment of a Councillor to the Assessment Review Boards. Administration recommends amending policy C-221 to include compensation and reimbursement for a Councillor member of the Assessment Review Boards and for a member at large of the Municipal Planning Commission.

Policy C-221 is silent on how the County reimburses members for out-of-pockets expenses incidental to their board or committee service (e.g. parking, meals, etc.). Administration has been following an unwritten practice to reimburse members, which, while mostly effective, is no longer practical. The policy is also unclear on what qualifies for compensation and how to resolve conflicts in interpretation. Administration recommends amending policy C-221 to clarify how the County compensates and reimburses board and committee members.

ADMINISTRATION RECOMMENDATION:

Administration recommends approval in accordance with Option #1.

DISCUSSION:

At this time, policy C-221 outlines compensation (per diems) and mileage rates for members of the Agricultural Service Board, ALUS Partnership Advisory Committee, Assessment Review Boards, Family and Community Support Services Board, Marigold Library System Board, Subdivision and Development Appeal Board, Enforcement Appeal Committee, Bragg Creek FireSmart Committee, Calgary Airport Authority Board of Directors, and recreation boards.

The current version of policy C-221 does not contemplate a Councillor member on the Assessment Review Boards. Councillor members on a similar board, the Subdivision and Development Appeal Board, are eligible for the same rates as the members at large. Administration recommends that Council amend policy C-221 to compensate and reimburse an Assessment Review Boards Councillor member the same as the boards' members at large.

Administration Resources
Sonya Hope, Municipal Clerk's Office

ROCKY VIEW COUNTY

Council established the Municipal Planning Commission after the last review of policy C-221. Section 7 of the Municipal Planning Commission Bylaw permits the appointment of members at large. Administration recommends that Council amend policy C-221 to compensate and reimburse Municipal Planning Commission members at large in case any are appointed in the future.

Policy C-221 does not distinguish between compensation for time and service (i.e. per diems) and reimbursement for out-of-pockets expenses incidental to a board or committee member's service (e.g. parking, meals costs, etc.). Mileage is the only incidental expense mentioned in policy C-221. The policy does not define what a "meeting" or "training" is. Policy C-221 does not align with the County's current board and committee compensation and reimbursement practices.

Currently Administration reimburses members for incidental expenses in a manner similar to that of County employees. This unwritten practice can make budgeting difficult and occasionally results in confusion when novel claims arise. Policy C-221 applies to a wide variety of boards and committees that perform very different duties. As a result, what constitutes a compensable meeting or training, or a reimbursable expense, may not be applied uniformly from year to year or between boards or committees.

Administration recommends that Council amend policy C-221 to capture County practices and clarify the rules around compensation and reimbursement. The proposed amendments address issues that have arisen since the creation of this policy. If approved, these amendments will create modern, transparent, and clear compensation and reimbursement practices at the County, will make it easier for Administration to budget for board and committee costs, and will ensure members across all boards and committees in the policy receive the same treatment.

The proposed amendments to policy C-221, as seen in Schedule 'A', include:

Proposed Amendment	**Reasoning**
Add compensation and reimbursement for Councillor members of the Assessment Review Boards that matches members at large	• Councillors may now be appointed to Assessment Review Boards • Councillors on these boards are traditionally paid at the same rate as members at large
Add compensation and reimbursement for members at large of the Municipal Planning Commission	• Council may appoint members at large to the Municipal Planning Commission
Change policy title	• In keeping with plain language principles • Reflects the title of Council's similar policy
Update purpose and policy statements for compensation and reimbursement	• Clarify that the policy establishes compensation for time and services as well as reimbursement for incidental out-of-pocket expenses
Remove Bragg Creek FireSmart Committee and Calgary Airport Authority Board of Directors	• Bragg Creek FireSmart and Calgary Airport Authority Board of Directors have different sources of financing than the remaining boards and committees
Remove "recreation boards"	• No longer applicable
Add clauses to specify how conflicts are resolved	• There is no mechanism in current version to resolve conflicts in the policies interpretation and application, except in reference to other policies or bylaws
Separate compensation and reimbursement in body of policy and schedules	• Distinguishes the difference between compensation for time and reimbursement for expenses, which has implications for County budgets and payment timelines

ROCKY VIEW COUNTY

Clarify what expenses may be reimbursed	• Only expense named in current policy is mileage • Explicitly states which expenses qualify for reimbursement
Added claim submission process	• Clarifies the responsibilities of the County and the members
Expanded definitions	• Clears up vague language that may be interpreted and applied in different ways

BUDGET IMPLICATIONS:

Administration is reviewing the budget for all applicable boards and committees and will make any necessary adjustments in 2021.

OPTIONS:

Option #1: THAT Board and Committee Remuneration, C-221 be amended as per Attachment 'A'.

Option #2: THAT alternative direction be provided.

Respectfully submitted,

"Kent Robinson"

Executive Director
Corporate Services

Concurrence,

"Al Hoggan"

Chief Administrative Officer

SH/cs

APPENDICES::

APPENDIX 'A' – Proposed Board and Committee Remuneration, C-221
APPENDIX 'B' – Redline of proposed Board and Committee Remuneration, C-221
APPENDIX 'C' – Current version of Board and Committee Remuneration, C-221

ROCKY VIEW COUNTY

Board and Committee Member Compensation and Reimbursement

Council Policy

C-221

Policy Number:	**C-221**
Policy Owner:	**Municipal Clerk's Office**
Adopted By:	**Council**
Adoption Date:	**2015 April 28**
Effective Date:	**2015 April 28**
Date Last Amended:	**TBD**
Date Last Reviewed:	**TBD**

Purpose

1 This policy establishes compensation and expense reimbursement for members appointed to the internal and external boards and committees of Rocky View County (the County).

Policy Statement

2 Council values the time board and committee members spend attending meetings, training, and other official activities or events, and compensates them accordingly.

3 Council recognizes the importance of reimbursing members for out-of-pocket expenses incidental to their participation on these boards and committees.

Policy

4 This policy applies to members appointed to the following boards and committees:

(1) Agricultural Service Board and ALUS Partnership Advisory Committee;

(2) Assessment Review Boards;

(3) Family and Community Support Services Board;

(4) Marigold Library System Board;

(5) Municipal Planning Commission; and

ROCKY VIEW COUNTY

Board and Committee Member Compensation and Reimbursement

Council Policy

C-221

(6) Subdivision and Development Appeal Board and Enforcement Appeal Committee.

5 The County compensates and reimburses Councillors appointed to boards and committees not listed in section 4 in accordance with County policy C-195, Council Compensation & Expense Reimbursement.

6 The County compensates and reimburses members of boards and committees not listed in section 4 in accordance with that board or committee's terms of reference as approved by Council.

7 The County does not compensate or reimburse provincially appointed Assessment Review Boards members.

8 If Council creates a subcommittee or an ad hoc board or committee, the subcommittee or ad hoc board or committee members are eligible for compensation and reimbursement under this policy, unless Council directs otherwise.

9 If there is a discrepancy or conflict between this policy and a bylaw or terms of reference, the bylaw or terms of reference takes precedence.

10 The Chief Administrative Officer (CAO) makes the final decision when a member and the administrative representative disagree on the interpretation or application of this policy.

Compensation for time and service

11 The County compensates members for their attendance and participation at meetings and training on a quarterly basis at the per diem rates established in Schedule A of this policy.

12 The County compensates members for their attendance and participation at other official activities and events on a quarterly basis. The administrative representative determines whether the member is compensated at either the meeting or the training per diem rate in Schedule A of this policy.

13 The *Family and Community Support Services Regulation* does not permit the County to compensate Family and Community Support Services Board members.

Reimbursement for incidental expenses

14 The County reimburses members for incidental expenses at the rates listed in Schedule B of this policy.

15 Incidental expenses outside of this policy are subject to reimbursement at the sole discretion of the CAO.

Claim submission

16 Members must submit compensation and expense claim forms to the administrative representative of their board or committee for processing in accordance with County policies, procedures, and practices.

17 If a member loses a receipt, the member may submit a reasonable replication of the receipt on an infrequent basis for approval by the CAO. The replication may be hand written. The replication must include as much detail as possible but not include GST as this cannot be substantiated. The member must also sign and date the replication.

18 The County does not compensate or reimburse members who fail to complete the compensation and expense claim form as prescribed by the County.

19 The County may not compensate members who fail to submit their compensation and expense claim form and receipts, as required, to their administrative representative before the County's seasonal closure in the year the meeting, training, other official activity and event, or incidental expense was incurred, unless the claim is approved otherwise by the CAO.

References

Legal Authorities	• *Family and Community Support Services Regulation*, AR 218/1994 • *Municipal Government Act*, RSA 2000, c M-26
Related Plans, Bylaws, Policies, etc.	• Rocky View County Bylaw C-7840-2018, *Boards and Committees Bylaw* • Rocky View County Bylaw C-7855-2018, *Board and Committee Code of Conduct Bylaw* • Rocky View County Bylaw C-7967-2019, *Municipal Planning Commission Bylaw* • Rocky View County policy C-195, *Council Compensation and Expense Reimbursement* • Rocky View County policy A-205, *Disbursements* • Rocky View County policy A-207, *Reimbursement of Employee Expenses*
Related Procedures	• N/A
Other	• N/A

ROCKY VIEW COUNTY

Board and Committee Member Compensation and Reimbursement

Council Policy

C-221

Policy History

Amendment Date(s) – Amendment Description	• 2019 September 10 – Council amended to update formatting and compensation rates
Review Date(s) – Review Outcome Description	• 2019 August 14 – Minor updates needed to align with current County practices and best practices across Alberta

Definitions

20 In this policy:

(1) "ad hoc" means a board or committee formed by Council for a specific task or objective and dissolved after completion of the task or achievement or by Council;

(2) "administrative representative" means the County employee responsible for the administrative aspects of a board or committee;

(3) "board" means an internal or external board with members appointed by Council;

(4) "CAO" means the Chief Administrative Officer;

(5) "Chief Administrative Officer" means the Chief Administrative Officer of Rocky View County as defined in the *Municipal Government Act* or their authorized delegate;

(6) "commission" means an internal or external commission with members appointed by Council and has the same meaning as board or committee for the purposes of this policy;

(7) "committee" means an internal or external committee with members appointed by Council;

(8) "compensate" means payment for a member's time and service;

(9) "Council" means the duly elected Council of Rocky View County;

(10) "Councillor" means a duly elected member of Rocky View County Council;

(11) "County" means Rocky View County;

ROCKY VIEW COUNTY

Board and Committee Member Compensation and Reimbursement

Council Policy

C-221

(12) "*Family and Community Support Services Regulation*" means Alberta's *Family and Community Support Services Regulation*, AR 218/1994 as amended or replaced from time to time;

(13) "incidental expense" means an out-of-pocket cost necessarily incurred by a member to attend meetings, training, or other pre-approved official activities or events, such as but not limited to accommodation, meals, mileage, parking, travel fares and additional childcare. Incidental expenses do not include any loss of wages and personal expenses, as well as anything else deemed non-incidental by the Chief Administrative Officer;

(14) "meeting" means a regular meeting, special meeting, or hearing of a board or committee as permitted by legislation, the applicable terms of reference, and other applicable County bylaws and policies;

(15) "member" means a person, including a Councillor, appointed by Council to a board or committee, subcommittee, or ad hoc board or committee;

(16) "official activities or events" means annual general meetings, volunteer appreciation events, program tours, field tours, and other activities or events necessary to the function of the board or committee as authorized by the board or committee's administrative representative;

(17) "reimburse" means the repayment of money a member spent on an incidental expense;

(18) "Rocky View County" means Rocky View County as a municipal corporation and the area within its jurisdictional boundaries;

(19) "seasonal closure" means closure of the County Hall between the Christmas Day and New Year's Day general holidays (or respective days in lieu); and

(20) "training" means participation at conferences, workshops, or other training activities as authorized by the board or committee's administrative representative, but does not refer to training expenses (e.g. registration, tuition, etc.).

ROCKY VIEW COUNTY

Board and Committee Member Compensation and Reimbursement

Council Policy

C-221

Schedule A – Compensation Rates

1 Agricultural Service Board and ALUS Partnership Advisory Committee

	Chair*	Members at Large	Councillors
Meeting per diem	$175 – up to 4 hours $300 – up to 8 hours	$175 – up to 4 hours $300 – up to 8 hours	N/A
Training per diem	$175 – up to 4 hours $300 – up to 8 hours	$175 – up to 4 hours $300 – up to 8 hours	N/A

2 Assessment Review Boards

	Presiding Officer	Members at Large	Councillors
Meeting per diem	$175 – up to 4 hours $300 – up to 8 hours	$175 – up to 4 hours $300 – up to 8 hours	$175 – up to 4 hours $300 – up to 8 hours
Training per diem	$175 – up to 4 hours $300 – up to 8 hours	$175 – up to 4 hours $300 – up to 8 hours	$175 – up to 4 hours $300 – up to 8 hours
Writing a board decision	$175 per decision**	$175 per decision**	$175 per decision**

3 Marigold Library System Board

	Members at Large (Paid by Rocky View County)	Members at Large (Paid by Marigold Library System)
Board meeting per diem	$175 – up to 4 hours $300 – up to 8 hours	N/A
Committee meeting per diem	$125 – up to 4 hours $250 – up to 8 hours	$50
Training per diem	$175 – up to 4 hours $300 – up to 8 hours	N/A
Annual presentation to the County per diem	$175 – up to 4 hours $300 – up to 8 hours	N/A

ROCKY VIEW COUNTY

Board and Committee Member Compensation and Reimbursement

Council Policy

C-221

4 Municipal Planning Commission

	Chair*	Members at Large	Councillors
Meeting per diem	$175 – up to 4 hours $300 – up to 8 hours	$175 – up to 4 hours $300 – up to 8 hours	N/A
Training per diem	$175 – up to 4 hours $300 – up to 8 hours	$175 – up to 4 hours $300 – up to 8 hours	N/A

5 Subdivision and Development Appeal Board and Enforcement Appeal Committee

	Chair	Members at Large	Councillors
Meeting per diem	$175 – up to 4 hours $300 – up to 8 hours	$175 – up to 4 hours $300 – up to 8 hours	$175 – up to 4 hours $300 – up to 8 hours
Training per diem	$175 – up to 4 hours $300 – up to 8 hours	$175 – up to 4 hours $300 – up to 8 hours	$175 – up to 4 hours $300 – up to 8 hours

*If the Chair is a Councillor, the Councillor is compensated in accordance with C-195 and not this policy.
** Paid to the one member assigned by the Presiding Office to write the Board's decision.

ROCKY VIEW COUNTY

Board and Committee Member Compensation and Reimbursement

Council Policy

C-221

Schedule B - Reimbursement Rates for Incidental Expenses

Room accommodation

1 When a member is required to be away from home overnight to attend a meeting, training, or other official activity or event, the County pays for the costs of a member's hotel room and associated taxes. The County does not reimburse members for other room charges, such as but not limited to room service, meals for spouses, movie rentals, dry cleaning or laundry, and the minibar.

2 The administrative representative must book accommodation for members, unless the administrative representative permits otherwise. Rooms must be booked using a government, corporate, or conference rate, if available.

3 Members must submit detailed, itemized accommodation receipts that show any GST paid.

4 The County reimburses members for internet connection charges if the internet is required to perform board or committee work during the trip.

5 Members choosing to use private accommodations must ensure the accommodation is conducive to the purpose of the board or committee business. The eligible rate for private accommodation is $50.00 per night and no receipts are required.

Meals

6 The County reimburses members for meals if members are required to purchase meals while attending a meeting, training, or other official event. The maximum claimable amounts for meals (including gratuity and excluding GST) are $15.00 for breakfast, $20.00 for lunch, and $35.00 for dinner. The maximum daily limit is $70.00. No receipts are required.

(1) The County expects members to eat the meals supplied at the meeting, training, or other official event, if provided.

7 If circumstances require a member to exceed the limits in section 6 of this Schedule, the member must provide original receipts itemizing purchases and a justification for the additional expense. Meal expenses above the limits are approved at the sole discretion of the CAO.

(1) The County expects members, when possible, to consult with their administrative representative prior to incurring any additional expense.

8 The County does not reimburse gratuities or tips that exceed 15% of the net bill (excluding GST) or for alcohol purchases.

ROCKY VIEW COUNTY

Board and Committee Member Compensation and Reimbursement

Council Policy

C-221

Personal vehicle use

9 The County reimburses members for mileage in accordance with Schedule C. Mileage rates include travel to and from meetings, training, and other official activities or events.

10 If members claim for compensation and mileage, but no other incidental expenses, then the County pays the mileage with the compensation on a quarterly basis. If members claim mileage with other expenses, then the County pays these expenses at the time of the claim.

Parking

11 The County reimburses members full parking expenses with receipts. The County does not reimburse members for valet parking when self-parking options are available.

12 When members must use street parking, the County reimburses members up to $10.00 a day without a receipt.

Additional childcare

13 The County only reimburses members for additional childcare expenses when

(1) the member is required to pay for additional childcare in order to be away from home to attend a meeting, training, or other official activity or event; and

(2) the additional childcare expenses are over and above those expenses normally incurred while the member is at work from day to day. The intention is not to reimburse for normal childcare expenses incurred during the member's regular work hours even though the member may be conducting board or committee business.

14 The County reimburses members additional childcare expenses at the provincial minimum wage per hour without a receipt.

Other incidental expenses

15 For other incidental expenses, such as training expenses (e.g. registration or tuition fees), travel fares (e.g. air travel, taxi, or airport shuttle), vehicle rental, and Parks Canada passes, the County applies its employee expense reimbursement policies and rates. Members must consult their administrative representative prior to incurring such expenses.

ROCKY VIEW COUNTY

Board and Committee Member Compensation and Reimbursement

Council Policy

C-221

Schedule C – Mileage Rates

1 Agricultural Service Board and ALUS Partnership Advisory Committee

	Chair*	Members at Large	Councillors
Mileage	Current County rate	Current County rate	N/A

2 Assessment Review Boards

	Presiding Officer	Members at Large	Councillors
Mileage	Current County rate	Current County rate	Current County rate

3 Family and Community Support Services Board

	Chair	Members at Large	Councillors
Mileage	Current County rate	Current County rate	Current County rate

4 Marigold Library System Board

	Members at Large (Paid by Rocky View County)	Members at Large (Paid by Marigold Library System)
Mileage	Current County rate only travel to and from the • County Hall for annual report to the County • charter bus location for attendance at the Alberta Library Conference	Current Marigold Library System Rate only for the following travel to and from board and committee meetings

5 Municipal Planning Commission

	Chair*	Members at Large	Councillors
Mileage	Current County rate	Current County rate	Current County rate

6 Subdivision and Development Appeal Board and Enforcement Appeal Committee

	Chair	Members at Large	Councillors
Mileage	Current County rate	Current County rate	Current County rate

*If the Chair is a Councillor, the Councillor is compensated in accordance with C-195 and not this policy.

ROCKY VIEW COUNTY

Board and Committee ~~Remuneration~~Member Compensation and Reimbursement

Council Policy

C-221

Policy Number:	**C-221**
Policy Owner:	**Municipal Clerk's Office**
Adopted By:	**Council**
Adoption Date:	**2015 April 28**
Effective Date:	**2015 April 28**
Date Last Amended:	**TBD**
Date Last Reviewed:	**TBD**

Purpose

1 This policy establishes ~~the remuneration~~compensation and expense reimbursement for members appointed to ~~Rocky View County's (the County's) boards and committees, as well as for members appointed to~~the internal and external boards and committees of Rocky View County (the County).

Policy Statement

2 ~~The County recognizes the importance of remunerating members for time spent~~Council values the time board and committee members spend attending meetings, training, and other official activities or events, and compensates them accordingly.

3 Council recognizes the importance of reimbursing members for out-of-pocket expenses incidental to their participation on these boards and committees.

Policy ~~Scope~~

~~3~~4 This policy applies to members appointed to the following ~~internal~~ boards and committees:

(1) Agricultural Service Board~~/~~ and ALUS Partnership Advisory Committee;

(2) Assessment Review Boards;

(3) Family and Community Support Services Board;

ROCKY VIEW COUNTY

Board and Committee ~~Remuneration~~Member Compensation and Reimbursement

Council Policy

C-221

(4) ~~Subdivision and Development Appeal Board/Enforcement Appeal Committee~~Marigold Library System Board;

(5) ~~Bragg Creek FireSmart Committee~~Municipal Planning Commission; and

(6) ~~recreation boards~~Subdivision and Development Appeal Board and Enforcement Appeal Committee.

~~4 This policy applies to members appointed to the following external boards and committees:~~

~~(1) Calgary Airport Authority Board of Directors; and~~

~~(2) Marigold Library System.~~

~~10~~5 The County ~~remunerates~~compensates and reimburses Councillors appointed to boards and committees not listed in section ~~3~~4 in accordance with County policy C-195, Council Compensation ~~&~~and Expense Reimbursement.

~~Board and Committee Remuneration~~

~~11~~6 The County compensates and reimburses ~~M~~members of boards and committees not listed in section ~~3~~4 in accordance with that board or committee's terms of reference as approved by Council.

7 ~~The following rules apply to the rates established in Schedule "A"(1)Meeting per diem rates include all regular or special meetings of a board or committee;(2)Training per diem rates include any conferences, workshops, or other training activities authorized by the board or committee or by the chair of the board or committee;(3)Mileage rates include travel to and from meetings, training, and other official activities or events authorized by the board or committee or by the chair of the board or committee; and(4)~~The ~~remuneration rates provided for the Assessment Review Boards do not include~~County does not compensate or reimburse provincially-appointed Assessment Review Boards members.

8 ~~Members of the following boards and committees are not remunerated by the County: (2)recreation boards (Members are volunteers);(3)Bragg Creek FireSmart Committee (Members are volunteers); and(4) Calgary Airport Authority Board of Directors (Members are remunerated by the Calgary Airport Authority)~~If Council creates a subcommittee or an ad hoc board or committee, the subcommittee or ad hoc board or committee members are eligible for compensation and reimbursement under this policy, unless Council directs otherwise.

ROCKY VIEW COUNTY

Board and Committee ~~Remuneration~~Member Compensation and Reimbursement

Council Policy

C-221

~~5~~9 If there is a discrepancy or conflict between this policy and a~~nother policy,~~ bylaw~~,~~ or terms of reference, the ~~other policy,~~ bylaw~~,~~ or terms of reference takes precedence.

10 The Chief Administrative Officer (CAO) makes the final decision when a member and the administrative representative disagree on the interpretation or application of this policy.

Compensation for time and service

~~6~~11 The County ~~remunerates~~compensates ~~board and committee~~ members ~~with the~~for their attendance and participation at meetings and training on a quarterly basis at the per diem rates established in Schedule A of this policy~~ upon receipt of an expense claim from a member~~.

12 The County compensates members for their attendance and participation at other official activities and events on a quarterly basis. The administrative representative determines whether the member is compensated at either the meeting or the training per diem rate in Schedule A of this policy.

~~8(1)~~13 ~~Family and Community Support Services Board (Members are ineligible for remuneration as per t~~The *Family and Community Support Services Regulation*~~)~~ does not permit the County to compensate Family and Community Support Services Board members.

Reimbursement for incidental expenses

14 The County reimburses members for incidental expenses at the rates listed in Schedule B of this policy.

15 Incidental expenses outside of this policy are subject to reimbursement at the sole discretion of the CAO.

Claim submission

~~9~~16 Members must submit compensation and expense claim~~s~~ forms to the administrative representative of their board or committee for processing in accordance with County policies, ~~and~~ procedures, and practices.

17 If a member loses a receipt, the member may submit a reasonable replication of the receipt on an infrequent basis for approval by the CAO. The replication may be hand written. The replication must include as much detail as possible but not include GST as this cannot be substantiated. The member must also sign and date the replication.

ROCKY VIEW COUNTY

Board and Committee ~~Remuneration~~Member Compensation and Reimbursement

Council Policy

C-221

18 The County does not compensate or reimburse members who fail to complete the compensation and expense claim form as prescribed by the County.

19 The County may not compensate members who fail to submit their compensation and expense claim form and receipts, as required, to their administrative representative before the County's seasonal closure in the year the meeting, training, other official activity and event, or incidental expense was incurred, unless the claim is approved otherwise by the CAO.

References

Legal Authorities	• *Family and Community Support Services Regulation*, AR 218/1994 • *Municipal Government Act*, RSA 2000, c M-26
Related Plans, Bylaws, Policies, etc.	• Rocky View County Bylaw C-7840-2018, *Boards and Committees Bylaw* • Rocky View County Bylaw C-7855-2018, *Board and Committee Code of Conduct Bylaw* • Rocky View County Bylaw C-7967-2019, *Municipal Planning Commission Bylaw* • Rocky View County policy C-195, *Council Compensation and Expense Reimbursement* • Rocky View County policy A-205, *Disbursements* • Rocky View County policy A-207, *Reimbursement of Employee Expenses*
Related Procedures	• N/A
Other	• N/A

Policy History

Amendment Date(s) – Amendment Description	• 2019 September 10 – Council amended to update formatting and compensation rates
Review Date(s) – Review Outcome Description	• 2019 August 14 – Minor updates needed to align with current County practices and best practices across Alberta

ROCKY VIEW COUNTY

Board and Committee ~~Remuneration~~Member Compensation and Reimbursement

Council Policy

C-221

Definitions

~~12~~20 In this policy:

(1) "ad hoc" means a board or committee formed by Council for a specific task or objective and dissolved after completion of the task or achievement or by Council;

~~(1)~~(2) "administrative representative" means the ~~staff member~~County employee responsible for the administrative aspects of a board or committee;

~~(2)~~(3) "board" means an internal or external board with members appointed by Council;

(4) "CAO" means the Chief Administrative Officer;

(5) "Chief Administrative Officer" means the Chief Administrative Officer of Rocky View County as defined in the *Municipal Government Act* or their authorized delegate;

(6) "commission" means an internal or external commission with members appointed by Council and has the same meaning as board or committee for the purposes of this policy;

~~(6)~~(7) "committee" means an internal or external committee with members appointed by Council;

(8) "compensate" means payment for a member's time and service;

~~(3)~~(9) "Council" means the duly elected Council of Rocky View County;

~~(4)~~(10) "Councillor" means a duly elected member of Rocky View County Council;

~~(5)~~(11) ~~"recreation boards" means the following as a whole:(a) Bearspaw Glendale Recreation District Board;(b) Beiseker Recreation District Board;(c) Bow North Recreation District Board;(d) Chestermere-Conrich Regional Recreation District Board;(e) Crossfield Recreation District Board;(f) Madden and District Recreation Board;(g) Ranch Lands Recreation District Board;(h) Rocky View Central Recreation District Board;(i) Rocky View East Recreation District Board; and(j) Rocky View West Recreation District Board;~~"County" means Rocky View County;

~~(7)~~(12) "*Family and Community Support Services Regulation*" means ~~the Province of~~ Alberta's *Family and Community Support Services Regulation*, AR 218/1994 as amended or replaced from time to time;

ROCKY VIEW COUNTY

Board and Committee ~~Remuneration~~Member Compensation and Reimbursement

Council Policy

C-221

(13) "incidental expense" means an out-of-pocket cost necessarily incurred by a member to attend meetings, training, or other pre-approved official activities or events, such as but not limited to accommodation, meals, mileage, parking, travel fares and additional childcare. Incidental expenses do not include any loss of wages and personal expenses, as well as anything else deemed non-incidental by the Chief Administrative Officer;

~~(8)~~(14) "meeting" means a regular meeting ~~or~~, special meeting, or hearing of a board or committee as permitted by legislation, the applicable terms of reference, and other applicable County bylaws and policies;

~~(9)~~(15) "member" means a person, including a Councillor, appointed by Council to a board or committee, ~~including an~~subcommittee, or ad hoc board or committee;

(16) "official activities or events" means annual general meetings, volunteer appreciation events, program tours, field tours, and other activities or events necessary to the function of the board or committee as authorized by the board's or committee's administrative representative;

(17) "reimburse" means the repayment of money a member spent on an incidental expense;

~~(12)~~(18) "Rocky View County" means Rocky View County as a municipal corporation and the area within its jurisdictional boundaries~~.~~;

(19) "seasonal closure" means closure of the County Hall between the Christmas Day and New Year's Day general holidays (or respective days in lieu); and

~~(11)~~(20) "training" means participation at conferences, workshops, or other training activities as authorized by the board or committee's ~~or the chair of the board or committee;~~administrative representative, but does not refer to training expenses (e.g. registration, tuition, etc.).

ROCKY VIEW COUNTY

Board and Committee ~~Remuneration~~Member Compensation and Reimbursement

Council Policy

C-221

Schedule ~~"~~A~~"~~ – Compensation Rates

1 Agricultural Service Board ~~/~~and ALUS Partnership Advisory Committee

	Chair*	Members at Large	Councillors
Meeting per diem	$175 – up to 4 hours $300 – up to 8 hours	$175 – up to 4 hours $300 – up to 8 hours	N/A
Training per diem	$175 – up to 4 hours $300 – up to 8 hours	$175 – up to 4 hours $300 – up to 8 hours	N/A
~~Mileage~~	~~Current County rate~~	~~Current County rate~~	~~N/A~~

2 Assessment Review Boards

	~~Chair~~Presiding Officer	Members at Large	Councillors
Meeting per diem	$175 – up to 4 hours $300 – up to 8 hours	$175 – up to 4 hours $300 – up to 8 hours	~~N/A~~$175 – up to 4 hours $300 – up to 8 hours
Training per diem	$175 – up to 4 hours $300 – up to 8 hours	$175 – up to 4 hours $300 – up to 8 hours	~~N/A~~$175 – up to 4 hours $300 – up to 8 hours
Writing ~~and reviewinga~~ board decision~~s~~	$~~50/hour~~175 per decision**	$~~50/hour~~175 per decision**	~~N/A~~$175 per decision**
~~Mileage~~	~~Current County rate~~	~~Current County rate~~	~~N/A~~

~~4~~3 Marigold Library System Board

	Members at Large (Paid by Rocky View County)	Members at Large (Paid by Marigold Library System)
Board meeting per diem	$175 – up to 4 hours $300 – up to 8 hours	N/A
Committee meeting per diem	$125 – up to 4 hours $250 – up to 8 hours	$50

ROCKY VIEW COUNTY

Board and Committee ~~Remuneration~~Member Compensation and Reimbursement

Council Policy

C-221

~~Annual Alberta Library Conference~~Training per diem	$175 – up to 4 hours $300 – up to 8 hours	N/A
Annual presentation to the County per diem	$175 – up to 4 hours $300 – up to 8 hours	N/A
~~Mileage~~	~~Current County rate only for the following:~~ ~~• Travel to and from the County Hall for annual report to the County~~ ~~• Travel to and from the charter bus location for attendance at the Alberta Library Conference~~	~~Current Marigold Library System Rate only for the following:~~ ~~• Travel to and from board and committee Meetings~~

4 Municipal Planning Commission

	Chair*	Members at Large	Councillors
Meeting per diem	$175 – up to 4 hours $300 – up to 8 hours	$175 – up to 4 hours $300 – up to 8 hours	N/A
Training per diem	$175 – up to 4 hours $300 – up to 8 hours	$175 – up to 4 hours $300 – up to 8 hours	N/A

~~3~~5 Subdivision and Development Appeal Board ~~/~~and Enforcement Appeal Committee

	Chair	Members at Large	Councillors
Meeting per diem	$175 – up to 4 hours $300 – up to 8 hours	$175 – up to 4 hours $300 – up to 8 hours	$175 – up to 4 hours $300 – up to 8 hours
Training per diem	$175 – up to 4 hours $300 – up to 8 hours	$175 – up to 4 hours $300 – up to 8 hours	$175 – up to 4 hours $300 – up to 8 hours
~~Mileage~~	~~Current County rate~~	~~Current County rate~~	~~Current County rate~~

*If the Chair is a Councillor, the Councillor is compensated in accordance with C-195 and not this policy.
** Paid to the one member assigned by the Presiding Office to write the Board's decision.

ROCKY VIEW COUNTY

Board and Committee ~~Remuneration~~Member Compensation and Reimbursement

Council Policy

C-221

Schedule B - Reimbursement Rates for Incidental Expenses

Room accommodation

1 When a member is required to be away from home overnight to attend a meeting, training, or other official activity or event, the County pays for the costs of a member's hotel room and associated taxes. The County does not reimburse members for other room charges, such as but not limited to room service, meals for spouses, movie rentals, dry cleaning or laundry, and the minibar.

2 The administrative representative must book accommodation for members, unless the administrative representative permits otherwise. Rooms must be booked using a government, corporate, or conference rate, if available.

3 Members must submit detailed, itemized accommodation receipts that show any GST paid.

4 The County reimburses members for internet connection charges if the internet is required to perform board or committee work during the trip.

5 Members choosing to use private accommodations must ensure the accommodation is conducive to the purpose of the board or committee business. The eligible rate for private accommodation is $50.00 per night and no receipts are required.

Meals

6 The County reimburses members for meals if members are required to purchase meals while attending a meeting, training, or other official event. The maximum claimable amounts for meals (including gratuity and excluding GST) are $15.00 for breakfast, $20.00 for lunch, and $35.00 for dinner. The maximum daily limit is $70.00. No receipts are required.

(1) The County expects members to eat the meals supplied at the meeting, training, or other official event, if provided.

7 If circumstances require a member to exceed the limits in section 6 of this Schedule, the member must provide original receipts itemizing purchases and a justification for the additional expense. Meal expenses above the limits are approved at the sole discretion of the CAO.

(1) The County expects members, when possible, to consult with their administrative representative prior to incurring any additional expense.

ROCKY VIEW COUNTY

Board and Committee ~~Remuneration~~Member Compensation and Reimbursement

Council Policy

C-221

8 The County does not reimburse gratuities or tips that exceed 15% of the net bill (excluding GST) or for alcohol purchases.

Personal vehicle use

9 The County reimburses members for mileage in accordance with Schedule C. Mileage rates include travel to and from meetings, training, and other official activities or events.

10 If members claim for compensation and mileage, but no other incidental expenses, then the County pays the mileage with the compensation on a quarterly basis. If members claim mileage with other expenses, then the County pays these expenses at the time of the claim.

Parking

11 The County reimburses members full parking expenses with receipts. The County does not reimburse members for valet parking when self-parking options are available.

12 When members must use street parking, the County reimburses members up to $10.00 a day without a receipt.

Additional childcare

13 The County only reimburses members for additional childcare expenses when

(1) the member is required to pay for additional childcare in order to be away from home to attend a meeting, training, or other official activity or event; and

(2) the additional childcare expenses are over and above those expenses normally incurred while the member is at work from day to day. The intention is not to reimburse for normal childcare expenses incurred during the member's regular work hours even though the member may be conducting board or committee business.

14 The County reimburses members additional childcare expenses at the provincial minimum wage per hour without a receipt.

Other incidental expenses

15 For other incidental expenses, such as training expenses (e.g. registration or tuition fees), travel fares (e.g. air travel, taxi, or airport shuttle), vehicle rental, and Parks Canada passes, the County applies its employee expense reimbursement policies and rates. Members must consult their administrative representative prior to incurring such expenses.

ROCKY VIEW COUNTY

Board and Committee ~~Remuneration~~Member Compensation and Reimbursement

Council Policy

C-221

Schedule C – Mileage Rates

1 Agricultural Service Board and ALUS Partnership Advisory Committee

	Chair*	Members at Large	Councillors
Mileage	Current County rate	Current County rate	N/A

2 Assessment Review Boards

	Presiding Officer	Members at Large	Councillors
Mileage	Current County rate	Current County rate	Current County rate

3 Family and Community Support Services Board

	Chair	Members at Large	Councillors
Mileage	Current County rate	Current County rate	Current County rate

4 Marigold Library System Board

	Members at Large (Paid by Rocky View County)	Members at Large (Paid by Marigold Library System)
Mileage	Current County rate only travel to and from the • County Hall for annual report to the County • charter bus location for attendance at the Alberta Library Conference	Current Marigold Library System Rate only for the following travel to and from board and committee meetings

5 Municipal Planning Commission

	Chair*	Members at Large	Councillors
Mileage	Current County rate	Current County rate	Current County rate

6 Subdivision and Development Appeal Board and Enforcement Appeal Committee

	Chair	Members at Large	Councillors
Mileage	Current County rate	Current County rate	Current County rate

*If the Chair is a Councillor, the Councillor is compensated in accordance with C-195 and not this policy.

ROCKY VIEW COUNTY

Board and Committee Remuneration

Council Policy

C-221

Policy Number:	**C-221**
Policy Owner:	**Municipal Clerk's Office**
Adopted By:	**Council**
Adoption Date:	**2015 April 28**
Effective Date:	**2015 April 28**
Date Last Amended:	**2019 September 10**
Date Last Reviewed:	**2019 August 14**

Purpose

1 This policy establishes the remuneration rates for members appointed to Rocky View County's (the County's) boards and committees, as well as for members appointed to external boards and committees.

Policy Statement

2 The County recognizes the importance of remunerating members for time spent attending meetings, training, and other official activities or events.

Policy Scope

3 This policy applies to members appointed to the following internal boards and committees:

(1) Agricultural Service Board/ALUS Partnership Advisory Committee;

(2) Assessment Review Boards;

(3) Family and Community Support Services Board;

(4) Subdivision and Development Appeal Board/Enforcement Appeal Committee;

(5) Bragg Creek FireSmart Committee; and

(6) recreation boards.

4 This policy applies to members appointed to the following external boards and committees:

ROCKY VIEW COUNTY

Board and Committee Remuneration

Council Policy

C-221

(1) Calgary Airport Authority Board of Directors; and

(2) Marigold Library System.

5 If there is a discrepancy or conflict between this policy and another policy, bylaw, or terms of reference, the other policy, bylaw, or terms of reference takes precedence.

Board and Committee Remuneration

6 The County remunerates boards and committee members with the rates established in Schedule "A" of this policy upon receipt of an expense claim from a member.

7 The following rules apply to the rates established in Schedule "A":

(1) Meeting per diem rates include all regular or special meetings of a board or committee;

(2) Training per diem rates include any conferences, workshops, or other training activities authorized by the board or committee or by the chair of the board or committee;

(3) Mileage rates include travel to and from meetings, training, and other official activities or events authorized by the board or committee or by the chair of the board or committee; and

(4) The remuneration rates provided for the Assessment Review Boards do not include provincially-appointed members.

8 Members of the following boards and committees are not remunerated by the County:

(1) Family and Community Support Services Board (Members are ineligible for remuneration as per the *Family and Community Support Services Regulation*);

(2) recreation boards (Members are volunteers);

(3) Bragg Creek FireSmart Committee (Members are volunteers); and

(4) Calgary Airport Authority Board of Directors (Members are remunerated by the Calgary Airport Authority).

9 Members submit expense claims to the administrative representative of their board or committee for processing in accordance with applicable County policies and procedures.

ROCKY VIEW COUNTY

Board and Committee Remuneration

Council Policy

C-221

10 The County remunerates Councillors appointed to boards and committees not listed in section 3 in accordance with County policy C-195, Council Compensation & Expense Reimbursement.

11 Members of boards and committees not listed in section 3 may be remunerated in accordance with that board or committee's terms of reference approved by Council.

References

Legal Authorities	• *Family and Community Support Services Regulation*, AR 218/1994
Related Plans, Bylaws, Policies, etc.	• Rocky View County policy C-195, Council Compensation and Expense Reimbursement
Related Procedures	• N/A
Other	• N/A

Policy History

Amendment Date(s) – Amendment Description	• 2019 September 10 – Council amended to update formatting and compensation rates
Review Date(s) – Review Outcome Description	• 2019 August 14 – Minor updates needed to align with current County practices and best practices across Alberta

Definitions

12 In this policy:

(1) "administrative representative" means the staff member responsible for the administrative aspects of a board or committee;

(2) "board" means an internal or external board with members appointed by Council;

(3) "Council" means the duly elected Council of Rocky View County;

(4) "Councillor" means a duly elected member of Rocky View County Council;

ROCKY VIEW COUNTY

Board and Committee Remuneration

Council Policy

C-221

(5) "County" means Rocky View County;

(6) "committee" means an internal or external Committee with Members appointed by Council;

(7) "*Family and Community Support Services Regulation*" means the Province of Alberta's *Family and Community Support Services Regulation*, AR 218/1994 as amended or replaced from time to time;

(8) "meeting" means a regular or special meeting of a board or committee;

(9) "member" means a person, including a Councillor, appointed by Council to a board or committee, including an ad hoc committee;

(10) "recreation boards" means the following as a whole:

(a) Bearspaw Glendale Recreation District Board;

(b) Beiseker Recreation District Board;

(c) Bow North Recreation District Board;

(d) Chestermere-Conrich Regional Recreation District Board;

(e) Crossfield Recreation District Board;

(f) Madden and District Recreation Board;

(g) Ranch Lands Recreation District Board;

(h) Rocky View Central Recreation District Board;

(i) Rocky View East Recreation District Board; and

(j) Rocky View West Recreation District Board;

(11) "training" means conferences, workshops, or other training activities authorized by the board or committee or by the chair of the board or committee;

(12) "Rocky View County" means Rocky View County as a municipal corporation and the area within its jurisdictional boundaries.

ROCKY VIEW COUNTY

Board and Committee Remuneration

Council Policy

C-221

Schedule "A"

1 **Agricultural Service Board / ALUS Partnership Advisory Committee**

	Chair	Members at Large	Councillors
Meeting per diem	$175 – up to 4 hours $300 – up to 8 hours	$175 – up to 4 hours $300 – up to 8 hours	N/A
Training per diem	$175 – up to 4 hours $300 – up to 8 hours	$175 – up to 4 hours $300 – up to 8 hours	N/A
Mileage	Current County rate	Current County rate	N/A

2 **Assessment Review Boards**

	Chair	Members at Large	Councillors
Meeting per diem	$175 – up to 4 hours $300 – up to 8 hours	$175 – up to 4 hours $300 – up to 8 hours	N/A
Training per diem	$175 – up to 4 hours $300 – up to 8 hours	$175 – up to 4 hours $300 – up to 8 hours	N/A
Writing and reviewing board decisions	$50.00 / hour	$50.00 / hour	N/A
Mileage	Current County rate	Current County rate	N/A

3 **Subdivision and Development Appeal Board / Enforcement Appeal Committee**

	Chair	Members at Large	Councillors
Meeting per diem	$175 – up to 4 hours $300 – up to 8 hours	$175 – up to 4 hours $300 – up to 8 hours	$175 – up to 4 hours $300 – up to 8 hours
Training per diem	$175 – up to 4 hours $300 – up to 8 hours	$175 – up to 4 hours $300 – up to 8 hours	$175 – up to 4 hours $300 – up to 8 hours
Mileage	Current County rate	Current County rate	Current County rate

ROCKY VIEW COUNTY

Board and Committee Remuneration

Council Policy

C-221

4 **Marigold Library System Board**

	Members at Large (Paid by Rocky View County)	**Members at Large (Paid by Marigold Library System)**
Board meeting per diem	$175 – up to 4 hours $300 – up to 8 hours	N/A
Committee meeting per diem	$125 – up to 4 hours $250 – up to 8 hours	$50
Annual Alberta Library Conference	$175 – up to 4 hours $300 – up to 8 hours	N/A
Annual presentation to the County	$175 – up to 4 hours $300 – up to 8 hours	N/A
Mileage	Current County rate only for the following: • Travel to and from the County Hall for annual report to the County • Travel to and from the charter bus location for attendance at the Alberta Library Conference	Current Marigold Library System Rate only for the following: • Travel to and from board and committee Meetings

ROCKY VIEW COUNTY

MUNICIPAL CLERK'S OFFICE

TO: Council

DATE: July 28, 2020 **DIVISION:** All

FILE: N/A

SUBJECT: Amendments to the *Procedure Bylaw*

POLICY DIRECTION:

Section 145(b) of the *Municipal Government Act* (MGA) states that Council may pass bylaws in relation to the procedure to be followed by Council, committees, and other bodies established by Council.

EXECUTIVE SUMMARY:

The purpose of this report is to propose the following amendments to Procedure Bylaw C-7907-2019 (the Procedure Bylaw):

1. Delete section 49 to accommodate the new meeting management software (eScribe);
2. Amend and replace sections 193, 194, and 195 to specify that debate and amendments for first reading of bylaws are not permitted; and
3. Amend section 118 to fix an error on amending motions.

Administration is working on implementing eScribe for Council and its boards and committees for the fall of 2020. eScribe will streamline and improve the agenda creation process. The accessibility and readability of agendas, minutes, and video recordings for councillors and the public will also be improved. The numbering format of agenda items needs to change to align with eScribe. Administration recommends deleting section 49 of the Procedure Bylaw, which prescribes the order and numbering of agenda item categories.

On July 14, 2020, Council debated and tabled a motion arising by Deputy Reeve Schule that directs Administration to provide no more than three pages at the first reading of bylaws and that the reports only include what is being proposed, the location and maps, and which division the application is located in.

MGA section 187(2) states that each councillor present at the Council meeting at which first reading is to take place must be given or have had the opportunity to review the full text of the proposed bylaw before the bylaw receives first reading. In order for the County to comply with the MGA, Administration recommends that the information currently being provided and attached within reports for first reading remain as is.

Procedure Bylaw section 193 provides that Council may debate the substance of a bylaw and propose and consider any amendments to a bylaw once a motion has been made for first reading. To provide clarity, Administration recommends replacing it to state that first reading of a bylaw is without amendment or debate. Procedure Bylaw sections 194 and 195 would then be amended to reflect that amendments can be made at second reading.

One final amendment is to fix a minor error in Procedure Bylaw section 118 that states that a member cannot move an amendment to a motion that *does* relate to the subject matter of the motion. Administration recommends that section 118 be amended to state, "… *does not* relate to the subject matter of the motion".

Administration Resources

Tyler Andreasen & Charlotte Satink, Municipal Clerk's Office

ROCKY VIEW COUNTY

ADMINISTRATION RECOMMENDATION:

Administration recommends approval in accordance with Option #1.

BACKGROUND

eScribe

One of the core strategic objectives identified in Rocky View County's *Strategic Plan* is to enhance transparency and communication with governance and day-to-day operations, and one of the strategic goals identified in Rocky View County's *Corporate Business Plan* is to review and streamline processes.

Council has expressed a desire to have easier access to attachments contained within reports for larger agenda packages. eScribe's agenda management software will provide easier access for Council, Administration, and the public. Many municipalities across Canada use eScribe, including the City of Airdrie, City of Fort Saskatchewan, and Strathcona County.

Readings of a Bylaw

A reading of a bylaw means a stage of consideration. All bylaws must pass three distinct and separate readings before they can be adopted and become law. This process allows elected officials to provide input and make necessary changes before a bylaw is adopted.

First reading is generally an introduction and a test of whether or not Council wishes to consider an issue at all. It is not an indication of whether or not Council supports the bylaw.

Second reading is when Council discusses the bylaw in principle, debates the content, makes amendments, and votes again. This time, Council is voting on whether or not they support the bylaw.

Third reading is the last chance for debate, amendments, and voting.

BUDGET IMPLICATIONS:

N/A

OPTIONS:

Option #1:

Motion 1: THAT Bylaw C-8071-2020 be given first reading.

Motion 2: THAT Bylaw C-8071-2020 be given second reading.

Motion 3: THAT Bylaw C-8071-2020 be considered for third reading.

Motion 4: THAT Bylaw C-8071-2020 be given third and final reading.

Option #2: THAT alternative direction be provided.

Respectfully submitted, Concurrence,

ROCKY VIEW COUNTY

"Kent Robinson"	"Al Hoggan"
Executive Director	Chief Administrative Officer

ATTACHMENTS:

Attachment 'A' – Bylaw C-8071-2020
Attachment 'B' – *Procedure Bylaw C-7907-2019*

ROCKY VIEW COUNTY
Cultivating Communities

BYLAW C-8071-2020

A Bylaw of Rocky View County, in the Province of Alberta, to amend the *Procedure Bylaw.*

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

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

Title

1 This bylaw may be cited as Bylaw C-8071-2020.

Definitions

2 Words in this bylaw have the same meaning as those set out in the *Municipal Government Act*, except as follows:

(1) **"*Municipal Government Act*"** means the *Municipal Government Act,* RSA 2000, c M-26, as amended or replaced from time to time; and

(2) **"*Procedure Bylaw*"** means Rocky View County Bylaw C-7907-2019, being the *Tax Procedure Bylaw*, as amended or replaced from time to time.

Effect

3 Section 49 of the *Procedure Bylaw* is deleted in its entirety.

4 Section 118 of the *Procedure Bylaw* is amended as follows:

"A Member cannot move an amendment to a motion that does not relate to the subject matter of the motion or is contrary to the motion."

5 Section 193 of the *Procedure Bylaw* is amended as follows:

"~~After a motion has been made to provide first reading of a bylaw, but prior to the vote on the motion for first reading, Council may debate the substance of the bylaw and propose and consider any amendments to the bylaw~~ First reading of a bylaw is without amendment or debate."

6 Section 194 of the *Procedure Bylaw* is amended as follows:

"Any proposed amendments to a bylaw must be made in the form of a motion and be put to a vote. ~~Any a~~Amendments passed are incorporated into the bylaw at ~~first reading and apply to all subsequent~~ second and third readings of the bylaw."

7 Section 195 of the *Procedure Bylaw* is amended as follows:

> "After all proposed amendments have been voted on and either passed or defeated, the Chair calls for a vote on ~~first~~ second and third reading of the bylaw or ~~first~~ second and third reading of the bylaw as amended, if applicable."

Severability

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

Effective Date

9 Bylaw C-8071-2020 is passed and comes into full force and effect when it receives third reading and is signed in accordance with the *Municipal Government Act*.

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

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

UNANIMOUS PERMISSION IN COUNCIL this_____ day of _____, 2020

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

_____
Reeve

_____
Chief Administrative Officer or Designate

_____
Date Bylaw Signed

ROCKY VIEW COUNTY
Cultivating Communities

BYLAW C-7907-2019

OFFICE CONSOLIDATION

A Bylaw of Rocky View County to provide for the orderly proceedings of meetings held by Council, boards and committees, and other bodies established by Council.

WHEREAS Rocky View County Council may, by bylaw, pass bylaws establishing procedures to be followed by Council, boards and committees, and other bodies established by Council.

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

Title and Definitions

1 This Bylaw may be cited as the *Procedure Bylaw.*

2 Words in this Bylaw have the same meaning as set out in the *Municipal Government Act* except for the definitions provided in Schedule 'A' of this Bylaw.

Purpose, Application, and Interpretation

3 The purpose of this Bylaw is to provide for the orderly proceedings of Council and Committee Meetings.

4 This Bylaw applies to all Meetings and Members of Council and Committees.

4.1 A Member may make a motion to temporarily suspend the rules or procedures, or a specific rule or procedure, outlined in this Bylaw. A motion to suspend the rules is only in effect for the Meeting at which it was passed.[1]

5 Meeting procedure is a matter of interpretation by the Chair, subject to the rights and privileges of Members.

6 Notwithstanding the provisions of this Bylaw, if a Committee establishes procedures that differ from the procedures in this Bylaw, the procedures of the Committee take precedence.

7 If a matter of procedure arises that is not contemplated in this Bylaw, the matter is decided by reference to the most current edition of Robert's Rules of Order. If there is a conflict between this Bylaw and Robert's Rules of Order, this Bylaw takes precedence.

[1] Bylaw C-8006-2020

Reeve, Deputy Reeve, and Acting Chair

8 When sitting as the Chair, the Reeve:

(1) presides over all Council Meetings when in attendance unless otherwise provided for in this Bylaw;

(2) presides over the conduct at Council Meetings, including preserving good order and decorum, ruling on Points of Order, responding to Points of Procedure, and deciding on all procedural questions, subject to an appeal of a ruling made by the Chair;

(3) manages and facilitates the orderly queuing of speakers, including Councillors, Administration, and members of the public;

(4) ensures that each Councillor who wishes to speak on a debatable motion is provided the opportunity to do so;

(5) when wishing to participate in the debate on a question or motion properly before the meeting, the Reeve has all the same rights and is subject to the same restrictions, as to participate in debate, as all other Councillors, except when the matter is specifically within the Reeve's division. Should the Reeve wish to join in debate or make a motion on an item that deals specifically with the Reeve's division, the Reeve shall:

(a) request that the Deputy Reeve or another Councillor assume the position of Chair for the duration of that matter; and

(b) reassume the position of Chair when consideration of the matter is complete;

(6) opens Council Meetings and may call for recesses or for the meeting to stand at ease without requiring a motion.

9 The Deputy Reeve:

(1) presides as the Chair over Council Meetings when the Reeve is absent or unable to perform the duties of the Chair and has all the same powers and responsibilities under this Bylaw; and

(2) presides over all Council Meetings when the Reeve participates in the Meeting by electronic means.

10 An Acting Chair presides over Council Meetings when both the Reeve and Deputy Reeve are unable to perform the duties of the Chair and the Acting Chair has all the same powers and responsibilities under this Bylaw.

(1) An Acting Chair is chosen by a resolution passed by the Councillors present at the Meeting.

Challenge to a Ruling of the Chair

11 Any Member may challenge a ruling or decision of the Chair on a Point of Order or a Point of Privilege. If a ruling or decision is challenged, the Chair must briefly state the reason for

their decision and then put to the Members the question of whether to uphold or overturn the ruling or decision.

12 The Members decide on the question by voting on whether to uphold or overturn the ruling or decision of the Chair without debate. The decision of the Members is final.

13 Challenges to a ruling of the Chair are not recorded in the Meeting Minutes.

Meetings

Organizational Meetings

14 Council holds an annual Organizational Meeting pursuant to the *Municipal Government Act* for the purpose of electing the Reeve and Deputy Reeve, establishing Council and Committee Meeting dates, appointing Members to Committees, and any other business included on or added to the Organizational Meeting Agenda.

15 At Organizational Meetings, Council:

(1) Elects the Reeve and Deputy Reeve for the ensuing year;

(2) Establishes the dates and times for regular Council and Committee Meetings as required;

(3) Makes Committee appointments as required, including appointments for member at large positions and Chair and Vice Chair positions;

(a) When a Councillor is appointed to a Council Committee, Council must appoint the Chair and Vice Chair from its members;

(4) Conducts any other business included on or added to the Organizational Meeting Agenda.

16 During Organizational Meetings:

(1) The Chief Administrative Officer calls the Meeting to order, presides over the election of the Reeve, and administers Oaths of Office; and

(2) Once elected, the Reeve presides over the election of the Deputy Reeve and all subsequent business on the Organizational Meeting Agenda.

17 During the election of the Reeve and Deputy Reeve, the following procedures apply:

(1) If only one nomination is received for the position of Reeve or Deputy Reeve, the nominee is declared elected by acclamation; or

(2) If more than one nomination is received for the position of Reeve or Deputy Reeve, an election is conducted by secret ballot using the following exhaustive ballot procedure:

(a) If no Councillor receives a Clear Majority of votes on the first ballot, the Councillor who received the least number of votes is dropped from the ballot and a subsequent ballot is conducted;

(b) On any subsequent ballots, the Councillor who receives the least number of votes is dropped from the ballot until a Councillor receives a Clear Majority of votes.

18 Committee appointments may be made by resolution or, if a vote is required, by an election using secret ballot and the exhaustive ballot procedure established in section 17 of this Bylaw.

19 All ballots for elections conducted at the Organizational Meeting are destroyed after the Meeting is adjourned.

Regular Council Meetings

20 At the annual Organizational Meeting, Council establishes the dates and times of regular Council Meetings for the ensuing year.

(1) Council may from time to time establish other Council Meeting dates and times by resolution.

21 Councillors sit in order of their electoral division, other than the Reeve and Deputy Reeve, with any seating changes subject to approval from the Reeve.

Special Council Meetings

22 Special Council Meetings may be called in accordance with the *Municipal Government Act*.

Closed Sessions

23 Council or a Committee may hold all or part of a Meeting in a Closed Session in accordance with the *Municipal Government Act* and the *Freedom of Information and Protection of Privacy Act.*

24 Resolutions cannot be passed by Council or a Committee during a Closed Session except for a resolution to revert back to an open Meeting.

25 Information presented and any discussion occurring during a Closed Session must be held in confidence by those in attendance during the Closed Session.

25.1 Members must not bring electronic devices into Closed Sessions, and Members must not record, take notes, or otherwise document Closed Session proceedings.[2]

26 Closed Sessions are chaired by the Reeve in the case of Council and by the Chair in the case of a Committee.

[2] Bylaw C-8006-2020

27 Closed Sessions shall include all members as long as the member has not abstained from the matter under discussion or is not required to abstain from participating in the matter under discussion.

28 Council or a Committee, as it considers appropriate, may allow other persons to attend Closed Sessions. When other persons attend Closed Sessions, the meeting minutes shall record the names of those persons and the reason for their attendance.

29 After the Closed Meeting discussions are completed, any members of the public who are present outside the meeting room must be notified that the rest of the meeting is now open to the public, and that reasonable notice must be given for those members of the public to return to the meeting before it continues.[3]

Meetings through Electronic Means

30 Council or Committee Meetings may be conducted through electronic means, or a Member may participate in a Meeting through electronic means, in accordance with the *Municipal Government Act*.

31 Closed Sessions cannot be conducted through electronic means, and Members participating in a Meeting through electronic means cannot participate in any Closed Sessions held at that Meeting but are required to vote on a matter put to a vote at the meeting unless the Member is required or permitted to abstain from voting under this or any other enactment.

32 A Member may participate in a Council or Committee Meeting through electronic means if:

(1) the Member is in a location outside of Rocky View County for any reason;

(2) the Member is in a location within Rocky View County but is unable to attend the Meeting for medical reasons for themselves or an immediate family member;

(3) Quorum is met by the Members physically in attendance at the Meeting to ensure that the Meeting can continue if electronic communications fails or a Closed Session is held;

(4) the Meeting location is able to support the use of electronic communications and that all Members participating in the Meeting are able to communicate effectively; and

(5) the Meeting location is secure and appropriate for interaction between Members and viewing by the public and free from outside distractions.

33 To participate in a Council or Committee Meeting through electronic means, a Member must advise the Chief Administrative Officer at least 48 hours prior to the start of the Meeting in order to make arrangements for the use of electronic means.

(a) The Chief Administrative Officer may waive the 48 hour notice at his/her discretion.

[3] Bylaw C-8006-2020

34 Members participating in a Meeting through electronic means are deemed to be present at the Meeting but do not count towards Quorum.

35 The Chair must be physically present at the Meeting and cannot Chair the Meeting through electronic means.

36 Only as many Members as are supported by the system's capacity, up to a maximum of three, may participate in a Meeting through electronic means at the same time.

(1) If more than three Members request to participate in a Meeting through electronic means, only the three Members who submitted their requests to the Chief Administrative Officer first will be permitted.

37 The Chair must announce at the Meeting that a Member is participating through electronic means.

38 The Chair has the sole authority to end the use of electronic means at any time if, in their opinion, the use of electronic means is disruptive to the Meeting, is not secure, or is not appropriate.

Notice of Council and Committee Meetings

39 Notice of regular Council and Committee Meetings is provided to the public by:

(1) notice in a local newspaper;

(2) posting on the County's website; and

(3) posting on the notice board at the County Hall.

40 Council may by resolution change the date, time, frequency, or location of any Meeting. The Chief Administrative Officer is responsible for notifying the public of changes to the date, time, or location of any Council or Committee Meeting or the calling of a Special Meeting. Notice will be provided to the public by:

(1) notice in a local newspaper if time permits;

(2) posting on the County's website if time permits; and

(3) posting on the notice board at the County Hall.

Cancellation of Council and Committee Meetings

41 Council or Committee Meetings may be cancelled:

(1) by resolution passed by the Members present at a Meeting held prior to the Meeting to be cancelled; or

(2) with the written consent of a Majority of Members and with not less than 24 hours' notice of the cancellation provided to the public and Members.

Agendas

Agenda Preparation and Distribution

42 The Agenda for each Council Meeting is developed by the Chief Administrative Officer in consultation with Administration, the Reeve, and the Deputy Reeve.

(1) The Agenda for each Council Meeting is approved by the Reeve prior to distribution, and the Reeve may direct that items be rescheduled to maximize efficiency and effectiveness of each Council Meeting regarding quantity and complexity of agenda items:

(a) Should items be rescheduled, the Reeve will inform Council of the item and the reason for rescheduling; and

(b) In the absence of the Reeve, the Deputy Reeve will perform approval and rescheduling of agenda items.

43 The Agenda for each Committee Meeting is developed by the Chief Administrative Officer in consultation with Administration, the Chair, and the Vice-Chair.

(1) The Agenda for each Committee Meeting is approved by the Chair prior to distribution, and the Chair may direct that items be rescheduled to maximize effectiveness of each Committee Meeting:

(a) Should items be rescheduled, the Chair will inform the Committee of the item and the reason for rescheduling; and

(b) In the absence of the Chair, the Vice Chair will perform approval and rescheduling of agenda items.

44 The Chief Administrative Officer distributes Council Agendas to Council no later than seven days prior to each Council Meeting.

45 The Chief Administrative Officer posts Council Agendas on the County's public website no later than six days prior to each Council Meeting.

Agenda Additions or Deletions

46 Council may add or delete items after an Agenda is published by a resolution passed at the Meeting.

46.1 Council may only add or delete items after an Agenda has been approved by a resolution passed unanimously by the Members present at the Meeting.[4]

Emergent Business

47 An Emergent Business item is an Agenda item not included on the Agenda but due to time constraints must be brought before Council at a Meeting. Emergent Business items:

[4] Bylaw C-8006-2020

(1) are considered additions to the Agenda; and

(2) the Chief Administrative Officer provides Council with the reasons why an Emergent Business item is urgent and the degree of urgency.

48 Councillors or Administration may propose to add an Emergent Business item to an Agenda without prior notice subject to the following conditions:

(1) the matter relates to an emergency;

(2) the matter was not previously discussed at the same Meeting;

(3) the matter does not require prior written notice;

(4) the matter does not raise a Point of Privilege; and

(5) the Emergent Business item is added to the Agenda by Council by Resolution.

Standing Agenda Items and Order of Business

49 Each Council Meeting Agenda has the following standing items:

Call to Order

Updates/Approval of Agenda

A Approval of Minutes

B Financial Reports

C Appointments/Public Hearings

D General Business

E Bylaws

F Unfinished Business/Business Arising

G Councillor Reports

H Management Reports

I Notices of Motion

J Public Presentations[5]

K Closed Session

Adjournment

[5] Bylaw C-8030-2020

50 Immediately after calling a Meeting to order, the Chair calls for a motion to approve the Agenda subject to any additions or deletions.

51 Immediately after approval of the Agenda, the Chair calls for a motion to approve the Minutes of the previous Meeting subject to any corrections.

52 Unfinished Business items are considered immediately following the approval of the Agenda and Minutes and prior to the consideration of any other business on the Agenda.

53 The order of business at a Meeting is determined by the Chair subject to:

(1) sections 50, 51, and 52 of this Bylaw; or

(2) a challenge by a Councillor.

Notices of Motion

54 A Councillor who wishes to introduce a new matter for consideration at a Council Meeting must submit a Notice of Motion in writing or electronically to the Municipal Clerk or their designate by 12:00 PM not less than 10 days prior to the Meeting that the Councillor wishes to introduce their Notice of Motion.

(1) The requirement for 10 days' notice established in section 53 of this Bylaw may be waived by a resolution of Council. The Notice of Motion would then be considered Emergent Business at the Meeting.

55 The Notice of Motion must provide the following:

(1) The proposed motion to be considered by Council;

(2) The name the Councillor who seconds the notice of motion;

(3) The date of the Meeting at which the Councillor will read the Notice of Motion into the record; and

(4) The date of the Meeting at which the proposed motion will be considered by Council after the Notice of Motion has been read into the record.

56 When a Notice of Motion is read into the record, and only when a resolution has been passed by Council directing Administration to prepare a report in response to the Notice of Motion, Administration shall:

(a) Provide a report in response to the Notice of Motion at the Meeting date that the proposed motion is proposed to be considered, as per the specifics in the Notice of Motion.

57 When providing the date of the Meeting, pursuant to section 55(4) of this Bylaw, the Councillor should consider the agenda preparation and distribution deadlines for that Meeting to allow Administration time to prepare its report.

58 The proposed motion provided in the Notice of Motion will not be considered or debated until a Councillor moves the motion provided in the Notice of Motion.

Commencement of Council and Committee Meetings

59 As soon as there is Quorum present and after the start time of a Meeting:

(1) the Chair calls the Meeting to order; or

(2) if the Reeve and Deputy Reeve in the case of Council, or the Chair and Vice Chair in the case of a Committee, are not present within 30 minutes after the start time of the Meeting and Quorum is present, the Chief Administrative Officer calls the Meeting to order and the Members present by resolution choose an Acting Chair for the Meeting.

60 The Reeve or Deputy Reeve in the case of Council or Chair or Vice Chair in the case of Committee may assume the Chair upon their arrival to the Meeting.

Quorum

61 If Quorum is not present within 30 minutes after the start time of the Meeting, the Chief Administrative Officer records the names of the Members present and the Meeting is adjourned until the next Meeting.

62 If Quorum is lost at any time during a Meeting, the Meeting is recessed and if Quorum is not achieved within 15 minutes the Meeting is adjourned until the next Meeting.

Meeting Proceedings

63 All discussion, questions, and debate at a Meeting must be directed through the Chair.

64 No Member may speak unless and until they are recognized by the Chair.

65 The Chair rules on Points of Order and Points of Privilege. A ruling by the Chair may be challenged by a Member, in which case a vote is taken by the Members to either uphold or overturn the ruling of the Chair.

66 Points of Order, Points of Privilege, rulings made by the Chair, and challenges to a ruling made by the Chair are not recorded in the Meeting Minutes.

67 Unless otherwise permitted by the Chair, Members may speak only twice on any Motion, once in debate and once to ask questions. The Chair may allow a Member to speak more than twice on a matter in the following circumstances:

(1) to clarify or further explain previous remarks by a Member if misunderstood;

(2) in the case of the mover of a Motion, to respond to questions about the Motion directed through the Chair; and

(3) to allow the mover to close debate on a Motion after the Chair has allowed for discussion on the Motion and all other Members were provided an opportunity to speak to the Motion.

68 Members may speak on a matter for a maximum of ten minutes unless otherwise permitted by the Chair.

69 If a Member arrives late to a Meeting, leaves before it is adjourned, or is temporary absent from the Meeting, the Meeting Minutes reflect the absence and its duration.

70 If a Member is unable to attend a Meeting, that Member must advise the Chair of their absence and the reasons for their absence, if possible.

Public Conduct at Meetings

71 When in attendance at a Council or Committee meeting, members of the public must maintain order, decorum, and quiet and must not:

(1) approach or attempt to address Council or the Committee without prior permission being granted; or

(2) disturb or interrupt the proceedings of Council or the Committee.

72 The Chair may order that a member or members of the public be expelling from the Meeting for disturbing or interrupting the proceedings of Council or the Committee or for otherwise acting improperly during the Meeting.

Member Conduct at Meetings

73 When in attendance at Meetings, Members must:

(1) speak respectfully and using parliamentary language;

(2) be acknowledged by the Chair prior to speaking;

(3) respect the rules and proceedings of Council or the Committee;

(4) refrain from side conversations when another Member or a member of the public is speaking;

(5) respect the decision of the Chair on any ruling, order, question, practice, or interpretation; and

(6) abide by the applicable *Code of Conduct Bylaw*.

74 A Member who persists in a breach of subsection 73 of this Bylaw, the Chair may request that the Deputy Reeve or Committee Vice Chair move a motion to remove the unruly Member from either the balance of the Meeting or until a time provided in the motion. If the motion passes, the Chair shall direct the Member to leave the Meeting.

75 If the Chair fails to follow the provisions of this Bylaw, or of Robert's Rules of Order when necessary, a Member may request that the Deputy Reeve or Committee Vice Chair move a motion to remove the unruly Chair from either the balance of the Meeting or until a time provided in the motion. If the motion passes, the Chair must leave the Meeting.

76 If a Member has been directed to leave the Meeting and that Member wishes to provide a satisfactory explanation and apology for their behavior, the Members may by resolution allow the offending Member to remain or return to the Meeting.

Public Requests to Address Council or a Committee

77 Members of the public wishing to address Council or a Committee on an Agenda item that is not a Public Hearing must notify the Chief Administrative Officer of the request to speak, either in writing or verbally, and state the reasons for the request.

78 The Chief Administrative Officer advises Council or the Committee of the request to speak and the reasons provided by the requestor.

79 Council or the Committee may by resolution permit a member of the public to speak on an Agenda item. Members of the public who are permitted to address Council or the Committee have a maximum speaking time limit of 20 minutes, which may be extended by resolution.

Public Requests to Present to Council[6]

79.1 Community groups, stakeholders, and individuals may request to make a presentation at a Council Meeting.

79.2 Presentation requests must be submitted to the Chief Administrative Officer or designate no later than four weeks prior to the Council Meeting at which the presenters wish to present.

79.3 All presentation requests must be approved by the Reeve or, in the absence of the Reeve, the Deputy Reeve in order for the presentation to proceed to the requested Council Meeting date. The Reeve or, in the absence of the Reeve, the Deputy Reeve, at their discretion, may refuse or defer a presentation request in the following circumstances:

(1) the subject matter of the presentation is related to an active application from the presenters or the presenters intend to submit an application within six months of the presentation date;

(2) the subject matter of the presentation is outside of the authority or jurisdiction of Rocky View County;

(3) the subject matter of the presentation is more appropriate for a different committee, board, commission, or other body;

(4) the presentation is better suited for a different Council Meeting due to the size or scope of the Agenda; or

(5) otherwise at the discretion of the Reeve with reasons provided to the presenters.

79.4 After a presentation request has been approved by the Reeve, the presentation materials must be submitted to the Chief Administrative Officer by the presenters no later than three weeks prior to the Meeting.

79.5 Council may by resolution cancel or defer an approved presentation after the Meeting Agenda has been published if:

[6] Sections 79.1 through 79.6 were added by Bylaw C-8030-2020

(1) the presenters introduce new material or amended presentation materials that change the scope of the original presentation request; or

(2) otherwise at the discretion of Council.

79.6 Presentations are limited to 20 minutes in duration, unless Council passes a resolution to extend the presentation time limit, and may be followed by questions from Council to the presenters or Administration.

79.7 All presentations, discussion, and questions are directed through the Chair and presenters are not permitted to directly ask questions of Council or Administration.

Pecuniary Interests

80 When a Member reasonably believes that they have a Pecuniary Interest in a matter before Council or a Committee, the Member must declare their Pecuniary Interest and abstain from participating in the matter in accordance with the *Municipal Government Act.*

81 The Member's declaration and abstention due to a Pecuniary Interest are recorded in the Meeting Minutes.

82 A Member who has declared a Pecuniary Interest and abstained from a matter is not considered part of Quorum while that matter is being considered.

Meeting Minutes

83 The Chief Administrative Officer prepares a written record of the proceedings and decisions of all Meetings that includes, but is not limited to, the following:

(1) the names of the Members present and absent from the Meeting;

(2) the names and times of Members who arrive or leave throughout the course of the Meeting;

(3) the names of members of the public who speak in favour and in opposition at a Public Hearing or are permitted to speak to a matter that is not a Public Hearing;

(4) a brief description of each matter;

(5) all decisions and other proceedings on each matter;

(6) all motions, which Member moved each motion, whether each motion was carried or defeated, and any Members who were absent or abstained from the vote on the motion;

(7) if a vote is a recorded vote, the names of which Members voted in favour and in opposition to the motion if the result of the vote is not unanimous;

(8) any abstentions made by Members and the reasons provided by a Member for an abstention; and

(9) the signatures of the Reeve and the Chief Administrative Officer in the case of Council or the signatures of the Chair and the Chief Administrative Officer in the case of a Committee.

Recording and Livestreaming Meetings

84 Council Meetings are recorded and livestreamed to the public with the exception of Closed Sessions.

85 Committee Meetings may be recorded and livestreamed to the public with the exception of Closed Sessions.

86 At the start of a Meeting, the Chair notifies those present that the Meeting is being livestreamed and a recording will be made available on the County's public website after the Meeting is adjourned.

87 The Chair may, at any time and at their discretion, direct the termination or interruption of a livestream.

88 If there are technical difficulties while livestreaming, the Chair advises those present at the Meeting that the livestream is not available. Notice of the technical difficulties will be provided on the County's public website.

89 If there are technical difficulties while livestreaming, an audio or video recording will be used to record the Meeting.

90 Meeting recordings will be retained and provided in accordance with Rocky View County's records management bylaws, policies, and procedures.

91 Meeting recordings will only be transcribed by Rocky View County if required by the Chief Administrative Officer in connection with any litigation, audit, or investigation or if required under the *Freedom of Information and Protection of Privacy Act.*

92 The use of audio or video recording devices by the public or the media during a Meeting is prohibited.

Voting

<u>Voting Procedures</u>

93 Votes are taken as follows:

(1) The Chair calls the question on the Motion;

(2) The Chair calls for those in favour of the Motion and asks for a show of hands if the electronic voting system is unavailable; and

(3) The Chair calls for those opposed to the Motion and asks for a show of hands if the electronic voting system is unavailable.

94 After the Chair calls for a vote on a motion, no Member may speak to the motion or move another motion until the results of the vote have been declared.

95 Members must cease any distractions and remain in their seats after the voting process begins and until the vote is taken and the results declared.

96 Members vote verbally, by raising their hand, through an electronic voting system, or by another method agreed upon by the Members.

97 Every Member present at a Meeting must vote on every matter put to a vote unless a Member is absent from the Meeting or permitted to abstain from voting on the matter;

(1) If a motion cannot be voted on because Quorum would be lost due to abstentions, the matter will be forwarded to the next Meeting as Unfinished Business.

98 A motion is carried when a simple majority of Members present vote in favour of the motion or, when otherwise required by this Bylaw, the required number of Members vote in favour of the motion.

99 A motion is defeated when it does not receive the required number of votes in favour or if the vote results in a tie.

100 Members are only permitted to change their vote on a motion if the request is made by the Member at the same Meeting that the vote was held and if all Members present unanimously agree to the change.

101 Unless a vote is a recorded vote, the Meeting Minutes show the name of the Member who moved the motion and whether it was carried or defeated.

Recorded Votes

102 Before a vote on a motion is taken, a Member may request that the results of the vote be recorded.

103 When a vote is a recorded vote, the Meeting Minutes show the names of the Member who moved the motion, who voted in favour and in opposition to the motion, who abstained or were absent from the vote, and whether the motion was carried or defeated.

Motions

General Motion Provisions

104 Unless otherwise determined by the Chair, no matter may be debated or voted on by Council or a Committee unless it is in the form of a motion that has been verbally moved by a Member.

105 A Member may move a motion regardless of whether the Member intends to support the motion and without requiring the motion to be seconded by another Member.

106 Motions may be displayed to Council or a Committee prior to the vote on the motion, and the Chair may request that a motion be submitted by a Member in writing or electronically.

107 The Chair must not call for a vote on a motion until the Members and the Municipal Clerk are clear on how the motion reads.

108 Motions that bring a matter before Council or a Committee are known as main motions. When a main motion has been moved and is being considered, a Member cannot make another motion except to:

(1) move a subsidiary motion which is applied to another motion for the purpose of modifying it, delaying acting on it, handing its consideration, or disposing of it;

(2) move a privileged motion which relates to the rights or privileges of the organization or individual members rather than to particular items of business. They are of such urgency that they are entitled to immediate consideration; or

(3) move an incidental motion which are made in response to a variety of situations that may arise during the consideration of a pending question. They must be resolved before business can continue. They have no rank.

Withdrawing Motions

109 After a motion has been verbally moved by a Member, the motion becomes the property of Council or the Committee as a whole and may only be withdrawn by the mover with the unanimous consent of the Members present.

110 Withdrawn motions are not recorded in the Meeting Minutes.

Severing Motions

111 If a motion includes two or more recommendations, the Chair or a Member may request, prior to the vote on the motion, that the motion be severed and debated and voted on individually.

112 The mover of the original motion is considered the mover of any severed motions.

Friendly Amendments to Motions

113 After a motion has been verbally moved by a Member, the motion becomes the property of Council or the Committee as a whole. A Member may make minor changes to the wording of the motion, or accept any minor changes proposed by another Member, if the changes do not alter the intent of the Motion and the Members present must unanimously consent to the changes.

114 Friendly amendments may be proposed by a Member or requested by a Member while speaking on or debating a motion.

115 If a friendly amendment is not accepted by the mover of the motion or does not receive the unanimous consent of the Members present, then a Member may move a motion to amend the motion.

116 Friendly amendments are not recorded in the Meeting Minutes, and the mover of the original motion is still considered the mover after any friendly amendments are made to the motion.

Amending Motions

117 A Member may move to amend a motion after it has been moved and prior to the vote on the motion, except for the following types of motions which cannot be amended:

(1) motion to refer;

(2) motion to table, except as to the time provided in the main motion;

(3) motion to adjourn;

(4) motion for the first or third reading of a bylaw; or

(5) motion to permit the consideration of third reading of a bylaw.

118 A Member cannot move an amendment to a motion that does relate to the subject matter of the motion or is contrary to the motion.

119 A Member may move an amendment to an amendment provided that the amendment to the amendment is relevant to the subject matter of the amendment and not contrary to the amendment.

120 Only one amendment to a motion and only one amendment to an amendment are permitted at the same time.

121 The amendment to the amendment must be considered before the amendment to the motion is considered, and all amendments are considered in reverse order in which they were moved, resulting in the main motion only being considered after all pending amendments have been considered.

122 A Member who moved a motion may only amend that motion through a friendly amendment and cannot move an amendment to the motion.

Motions Out of Order

123 The Chair may rule that a motion or an amendment to a motion is out of order, subject to a challenge of the ruling by a Member.

124 When ruling that a motion is out of order, the Chair must cite the applicable rule or authority without further comment.

125 Motions that are ruled by the Chair to be out of order are not considered or voted on by Council or the Committee.

126 When ruling whether a motion is out of order, the Chair may consider, but is not limited to considering, the following:

(1) the Chair may deem a motion to be out of order if it is a motion to refer that has the same effect as defeating the motion (for example, due to time constraints);

(2) the Chair may deem a motion to be out of order if a similar motion was considered and voted on within the previous six months and without first reconsidering the original motion;

(3) the Chair may deem a motion to be out of order if it conflicts with established procedures or is contrary to the privileges of Members; and

(4) a motion containing several different or distinct recommendations is not out of order for that reason alone.

Debating Motions and Closing Debate

127 After a motion has been moved by a Member, each Member is provided an opportunity to speak on the motion before it is voted on unless a motion is passed to end or limit debate on the motion.

128 Unless a resolution is passed to extend the time limit of debate, no Member may speak on a motion, including asking questions and debate but excluding any responses to those questions or debate, for longer than:

(1) five minutes on a main motion;

(2) three minutes on an amendment to a motion; or

(3) three minutes for closing debate on a motion or an amended to a motion.

129 Members cannot interrupt while another Member is speaking except when a Member:

(1) has exceeded their time limit to speak;

(2) raises a Point of Privilege;

(3) raises a Point of Order; or

(4) challenges a ruling of the Chair.

130 While a motion is being debated and considered, no other motion may be made except for the following:

(1) Amend the motion;

(2) Amend the amendment to the motion;

(3) Refer the main motion;

(4) Table the main motion;

(5) Call the question;

(6) Move a motion which has privilege, that is:

(a) A motion to recess;

(b) A motion to adjourn;

(c) A motion to set time for adjournment;

(d) A point of privilege;

(7) Motion to limit or extend debate.

131 Before debate is closed and the vote on a motion is called, and without interrupting a speaker, a Member may request that the motion be read aloud, displayed at any time during debate, or ask clarifying questions that:

(1) relate directly to the debate on the motion;

(2) contain no argument; and

(3) introduce no new material.

132 The Member who moved a motion may close debate on the motion after all other Members have been provided an opportunity to speak on the motion.

133 After the Member has closed debate on the motion, the Chair immediately calls for a vote on the motion. After the vote on the motion has been called, no Member may debate or speak on the motion further except to request that the motion be read aloud or displayed.

<u>Specific Motion Provisions</u>

Privileged Motions

134 The following motions are considered privileged motions:

(1) a motion to recess;

(2) a motion to adjourn;

(3) a motion to set a time for adjournment; and

(4) a point of privilege.

Motion to Recess

135 The Chair may recess the meeting for a specific period of time and call the meeting back to order without requiring a motion.

136 A Member may move that the meeting be recessed for a specific period of time. After the meeting is called back to order, business is resumed at the point where it was interrupted.

Motion to Adjourn

137 A Member may move to adjourn the meeting at any time, except when:

(1) a Member has the floor or is speaking on a motion;

(2) a vote has been called on a motion;

(3) a vote on a motion is being conducted;

(4) the Meeting is in a Closed Session; or

(5) a previous motion to adjourn has been defeated and no other intermediate business or proceeding has occurred since the motion to adjourn was defeated.

138 Motions to adjourn are non-debatable and are voted on without comment or amendment.

Motion to Limit or End Debate

139 A Member may move to limit or end debate on a motion. Motions to limit or end debate:

(1) are not debatable;

(2) must be passed by Resolution; and

(3) may only be amended as to the limit to be placed on debate.

140 A Motion to limit or end debate takes precedence, but does not have privilege, over other motions except for a motion to table or a motion with privilege.

Motion to Refer

141 A Member may move to refer any matter or motion to Administration, a Committee, or other body for further investigation, consideration, and report. A motion to refer:

(1) is debatable;

(2) precludes all further amendments to a motion;

(3) may only be amended as to what body the motion is to be referred or any instructions or direction included in the referral.

Motion to Receive as Information

142 A Member may move to receive an item, matter, report, presentation, recommendation, or other thing as information.

143 A motion to receive as information is made as acknowledgement and to retain the item, matter, report, presentation, recommendation, or other thing in the corporate record without taking additional action.

Motion Arising

144 A Member may move an arising motion only if:

(1) the motion arising is directly related to a matter or motion that has just been considered; and

(2) the motion arising is moved before another matter or motion is brought forward.

Motion to Table

145 A Member may move to table a matter or motion and all pending amendments to the motion either temporarily or indefinitely (*sine die*) with the intention of bringing the matter or motion back for consideration at a later date or time. A motion to table:

(1) must include either a set date or time or be made *sine die* (without a set date or time);

(2) is only debatable with respect to the date or time;

(3) takes precedence over other motions related to the matter or motion being tabled; and

(4) cannot be amended.

146 A matter or motion that has been tabled to a set date must not be considered before the date or time indicated in the motion to table except by Resolution.

Motion to Lift from the Table

147 A matter or motion that has been tabled is brought back exactly as they were when they were laid on the table, including all related motions and amendments.

148 If the motion to table included a set date for return, the matter or motion is added to the Meeting Agenda on that date without the requirement for a motion to lift from the table.

149 If the motion to table included a set time for return later in the same meeting or was made *sine die*, the matter or motion must be lifted from the table by resolution before consideration of the tabled matter or motion begins. A motion to lift from the table:

(1) may only be made when no other motion is on the floor;

(2) cannot be debated or amended;

(3) may be made at a Regular Meeting but not at a Special Meeting, unless notice of the tabled matter or motion was provided in the notice of the Special Meeting.

150 If a motion to lift from the table is defeated, a subsequent motion to lift from the table may only be made again after other business is considered.

151 When a matter or motion that was tabled *sine die* is brought back to a future Meeting, it must be accompanied by a new report from Administration containing a recommendation to lift the matter or motion from the table.

152 Except for matters or motions tabled *sine die*, if a tabled matter or motion is not lifted from the table within one year, or is not lifted from the table before the next Election, it cannot be lifted from the table and may only be made as a new motion.

Motion to Reconsider

153 A Member may move to reconsider a motion previously passed or defeated provided that:

(1) the motion to reconsider is made at the same meeting that the original motion was made; and

(2) the motion to reconsider is moved by a Member who voted on the prevailing side of the original motion; or

(3) a Notice of Motion is submitted, prior to the Meeting at which it is to be considered, in which a Member sets out what special or exceptional circumstances warrant reconsideration of the original motion; and

(4) the original motion has not already been acted upon.

154 The requirement for a Notice of Motion for a motion to reconsider may be waived by Special Resolution.

155 A motion to reconsider is debatable only if the motion to be reconsidered is debatable.

156 A motion cannot be reconsidered if:

(1) six months has passed since the original motion was considered; or

(2) an Election was held since the original motion was considered.

157 The following motions cannot be reconsidered:

(1) a motion which created a contractual liability or obligation cannot be reconsidered, altered, varied, revoked, rescinded, or replaced except to the extent that it does not attempt to void or interfere with the liability or obligation;

(2) a motion to adjourn, to set a time for adjournment, or to recess;

(3) a motion to close nominations for an appointment;

(4) a request to sever a motion containing multiple recommendations, proposals, or actions;

(5) a Point of Order, Point of Privilege, or Point of Information;

(6) a motion to suspend a rule or rules contained in this Bylaw;

(7) a motion to table or to lift from the table;

(8) a motion to adopt the Agenda;

(9) permission to withdraw a motion;

(10) a motion to rescind a reading of a bylaw;

(11) a motion to provide first or third reading of a bylaw; and

(12) a motion to reconsider a motion.

Motion to Rescind

158 A Member may move to rescind a motion previously passed. If passed, the motion to rescind renders the original motion null and void.

159 A Member must submit a Notice of Motion to rescind a motion if that motion was considered at a previous Meeting and the same matter is not included on the Agenda.

160 A motion to rescind does not undo any actions that have been taken as a result of the original motion being passed.

161 A motion to rescind is debatable only on the merits of the original motion that is proposed to be rescinded.

Motion to Move into a Closed Session

162 A Member may move a motion to move into a Closed Session. A motion to move into a Closed Session must be in accordance with the provisions of the *Municipal Government Act* and the *Freedom of Information and Protection of Privacy Act*.

Public Hearings

General Public Hearing Provisions

163 Public Hearings are held when required by the *Municipal Government Act* or any other legislation or when Council directs that a matter be considered through a Public Hearing.

164 Public Hearings are held at Regular or Special Council Meetings.

165 When a Public Hearing is required to be held on a proposed bylaw or resolution, the Public Hearing will be held after first reading and prior to second reading of the proposed bylaw or prior to a vote on the proposed resolution.

166 Public Hearings are advertised in accordance with the *Municipal Government Act* and any applicable Rocky View County bylaws, policies, and procedures.

Written Submissions and Verbal Presentations

167 Public Hearing advertisements must include an outline of the process for providing written submissions and must provide a deadline for submitting written submissions to be included in the Agenda and provided to Council as part of the Public Hearing.

168 In order to be included in the Agenda and provided to Council as part of a Public Hearing, written submissions must be received prior to the advertised submission deadline and include the following:

(1) the name and legal or municipal address of the signatories; and

(2) how each signatory is affected by the subject matter of the Public Hearing.

169 No written submissions received after the advertised submission deadline will be accepted by Rocky View County or provided to Council as part of the Public Hearing.

170 Written submissions containing the following will not be accepted by Rocky View County or provided to Council as part of the Public Hearing:

(1) personal attacks or derogatory or defamatory statements; or

(2) statements that promote discrimination against a person or class of persons, or is likely to expose a person or class of persons to hatred or contempt, in accordance with provisions of the *Human Rights Act*.

171 An individual or group may provide a verbal presentation to Council at a Public Hearing which may include a written component as part of the presentation.

Group Submissions and Presentations

172 A group may provide a written submission or verbal presentation to Council as part of a Public Hearing in accordance with the following provisions:

(1) the group submission or presentation is signed by three or more persons who claim to be affected by the subject matter of the Public Hearing who have agreed to put forward a common interest or concern on that subject matter;

(2) if a group wishes to provide a verbal presentation to Council at a Public Hearing, the group must designate one individual as its spokesperson to be solely responsible for presenting on behalf of the group; and

(3) if a written submission is received from a group and the group also wishes to provide a verbal presentation at a Public Hearing, Council will only hear from the designated spokesperson of the group and will only hear new information not already contained in the group's written submission.

Presenting at a Public Hearing

173 Individuals or groups who wish to present at a Public Hearing should register on the designated sign-in sheet as either in support or in opposition of the proposed bylaw, resolution, or other thing subject to the Public Hearing.

174 When addressing Council at a Public Hearing, the person present must state:

(1) their name and legal or municipal address;

(2) an indication as to whether they are speaking on their own behalf, on behalf of another person, or on behalf of a group;

(3) an indication as to whether they are speaking in support or in opposition to the proposed bylaw, resolution, or other thing subject to the Public Hearing;

(4) how they are affected by the proposed bylaw, resolution, or other thing subject to the Public Hearing; and must

(5) address the Chair when responding to questions or providing information.

175 An individual may authorize another individual to present on their behalf if such authorization is provided in writing and proof of such can be provided at the Public Hearing.

176 An individual or group may present only once at a Public Hearing.

177 Presentations may include electronic components such as photos, videos, maps, PowerPoint presentations, written presentations. All presentation materials used at a Public Hearing form part of the public record and will be collected by Rocky View County and provided to the public upon request.

Public Hearing Procedures

178 The Chair calls for a motion to open the Public Hearing and notes the time that the Public Hearing is opened.

179 The Chair reminds any individual or group that wishes to present at the Public Hearing to register on the designated sign-in sheet either in support or in opposition of the proposed bylaw, resolution, or other thing subject to the Public Hearing.

180 The Chair announces that the Public Hearing is being recorded and live-streamed and will be available to view by the public.

181 The Chair announces that the use of audio or video recording devices and cameras by the public or press is prohibited.

182 The Chair provides an outline of the Public Hearing process and procedures in the following sequence:

(1) Staff report from Administration;

(2) Presentation from the applicant;

(3) Presentations from the public in support of the proposal;

(4) Presentations from the public in opposition of the proposal;

(5) Rebuttal presentation from the applicant limited only to the comments received or heard in opposition; and

(6) Final questions of Administration.

183 The Chair calls for the staff report from Administration to introduce the proposed bylaw, resolution, or other thing subject to the Public Hearing.

(1) Questions of clarification from Members to Administration are permitted by the Chair during this portion of the Public Hearing.

184 Following the staff report from Administration, the Chair calls for the applicant to present their application.

(1) Presentations from the applicant are limited to a maximum of 20 minutes unless Council passes a motion to extend the presentation time limit.

(2) Questions of clarification from Members to the applicant are permitted by the Chair during this portion of the Public Hearing.

185 Following the presentation from the applicant, the Chair calls for presentations from the public, either in support or in opposition to the proposed bylaw, resolution, or other thing subject to the Public Hearing.

(1) Presentations from individuals, whether in support or opposition, are limited to a maximum of five minutes, unless a motion is passed by Council to extend the presentation time limit.

(2) Presentations from groups, whether in support or opposition, are limited to a maximum of 10 minutes, unless a motion is passed by Council to extend the presentation time limit.

(3) Public presentations begin with those in support and the Chair calls upon the individuals or groups that have registered to present in support on the designated sign-in sheet in the order that they appear on the list.

(4) After every individual or group that registered to present in support is provided an opportunity to present, the Chair asks three times whether anyone else wishes to present in support and provides them an opportunity to present.

(5) After the public presentations in support have concluded, the Chair calls upon the individuals or groups that have registered to present in opposition on the designated sign-in sheet in the order that they appear on the list.

(6) After every individual or group that registered to present in opposition is provided an opportunity to present, the Chair asks three times whether anyone else wishes to present in opposition and provides them an opportunity to present.

(7) Questions of clarification from Members to the public presenters, whether in support or opposition, are only permitted by the Chair during this portion of the Public Hearing.

186 Following the public presentation in support and in opposition, the Chair invites the applicant to provide a rebuttal to any points raised in opposition to their application either in a written submission or presentation provided at the Public Hearing.

(1) The rebuttal by the applicant is limited to a maximum of 10 minutes, unless a motion is passed by Council to extend the presentation time limit.

(2) The Chair allows questions of clarification from Members to the applicant during this portion of the Public Hearing only in regards to the information provided by the applicant during their rebuttal.

187 Following the rebuttal from the applicant, the Chair allows for any final questions from Members to Administration.

188 The Chair calls for a motion to close the Public Hearing and notes the time that the Public Hearing is closed. The Public Hearing must be closed before Council votes on the proposed bylaw, resolution, or other thing subject to the Public Hearing.

189 Pursuant to the *Municipal Government Act*, Members who are absent for the whole Public Hearing must abstain from voting on the matter. Members who are absent for part of the Public Hearing may abstain from voting on the matter.

(1) If the number of Members present at the Meeting is less than Quorum after those Members have abstained from voting, the debate and vote is postponed until the next Regular Council Meeting.

Bylaws

Bylaw Requirements and Introducing Bylaws

190 Proposed bylaws must:

(1) be assigned a unique bylaw number and provide a concise title indicating the general purpose of the bylaw;

(2) be given or have had the opportunity to review the full text of the proposed bylaw before considering a motion for first reading of the bylaw;

(3) if amended, be presented as amended in its entirety to all Members present at the meeting prior to consideration of subsequent readings of the bylaw;

(4) amendments to a bylaw may only be made prior to consideration of third reading of the bylaw;

(5) pursuant to the *Municipal Government* Act, be provided three separate and distinct readings and not be provided more than two readings at one Meeting unless the Members present unanimously pass a motion to authorize third reading at that Meeting; and

(6) any bylaw that fails to receive unanimous authorization for third reading will be included on the Agenda of the next Regular Council Meeting, or on the agenda of a Special Council Meeting, for consideration of third reading.

191 For bylaws that do not require a statutory Public Hearing, Administration will provide an introduction to the proposed bylaw prior to consideration of first reading of the bylaw.

Bylaws Requiring a Statutory Public Hearing

192 For bylaws that require a statutory Public Hearing, Administration will provide an introduction to the proposed bylaw prior to consideration of first reading of the bylaw and prior to the Public Hearing for the proposed bylaw.

193 After a motion has been made to provide first reading of a bylaw, but prior to the vote on the motion for first reading, Council may debate the substance of the bylaw and propose and consider any amendments to the bylaw.

194 Any proposed amendments must be made in the form of a motion and be put to a vote. Any amendments passed are incorporated into the bylaw at first reading and apply to all subsequent readings of the bylaw

195 After all proposed amendments have been voted on and either passed or defeated, the Chair calls for a vote on first reading of the bylaw or first reading of the bylaw as amended, if applicable.

196 Once a bylaw receives first reading, Administration establishes a date and time to hold the Public Hearing on the bylaw. The Public Hearing must be held before consideration of second reading of the bylaw.

197 If a bylaw does not receive first reading, the bylaw does not proceed to a Public Hearing and is considered defeated.

Bylaw Consolidations

198 The Chief Administrative Officer is authorized to prepare consolidations of bylaws as required from time to time pursuant to the *Municipal Government Act*.

Severability

199 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, all other provisions of this Bylaw will remain valid and enforceable.

Transitional

200 Bylaw C-7295-2013, being the *Procedure Bylaw*, and all amendments thereto are repealed upon this Bylaw passing and coming into full force and effect.

201 Bylaw C-7907-2019, being the *Procedure Bylaw*, is passed when it receives third reading and is signed in accordance with the *Municipal Government Act*.

202 Bylaw C-7907-2019, being the *Procedure Bylaw*, comes into full force and effect on September 1, 2019.

READ A FIRST TIME IN COUNCIL this	23rd day of July, 2019
READ A SECOND TIME IN COUNCIL this	23rd day of July, 2019
UNANIMOUS PERMISSION FOR THIRD READING this	23rd day of July, 2019
READ A THIRD TIME IN COUNCIL this	23rd day of July, 2019

"Greg Boehlke"

Reeve

"Charlotte Satink"

CAO or Designate

August 30, 2019

Date Bylaw Signed

Bylaw C-7907-2019

Schedule 'A' – Definitions

1 **"Administration"** means the operations and staff under the direction of the Chief Administrative Officer.

2 **"Agenda"** means the list of items and orders of business for a Meeting along with their associated reports, attachments, appendices, and other materials.

3 **"Bylaw"** means a Bylaw of Rocky View County.

4 **"Chair"** means the person with the authority to preside over a Meeting and direct the proceedings and conduct of that Meeting.

5 **"Clear Majority"** means more than half of the votes of the Members present at the meeting who are not required or permitted to abstain from voting. For example, if 9 votes are cast, the Clear Majority (more than 4.5) is 5.

6 **"Closed Session"** means a meeting or part of a meeting that is closed to the public in accordance with the *Municipal Government Act* and the *Freedom of Information and Protection of Privacy Act*, or as allowed under any other enactment.

7 **"*Code of Conduct Bylaw*"** means, as the context requires, either Rocky View County Bylaw C-7768-2018, being the *Council Code of Conduct*, or Rocky View County Bylaw C-7855-2018, being the *Board and Committee Code of Conduct Bylaw*, as amended or replaced from to time

8 **"Committee"** means a Committee, Board, or other body of Rocky View County established by Council and with Members appointed by Council.

9 **"Council"** means the duly elected Council of Rocky View County and includes the Reeve, Deputy Reeve, and all Councillors.

10 **"Councillor"** means a duly elected member of Council and includes the Reeve, Deputy Reeve, and all Councillors.

11 **"County"** means Rocky View County.

12 **"Chief Administrative Officer"** means the Chief Administrative Officer of Rocky View County pursuant to the *Municipal Government Act* or their authorized delegate.

13 **"Election"** means a General Election as defined and held pursuant to the *Local Authorities Election Act*, RSA 2000, c E-21, as amended or replaced from time to time, and does not include a by-election or a vote on a bylaw or question.

14 **"Emergent Business"** means a time-sensitive matter that requires immediate and urgent consideration by Council or a Committee.

15 ***"Freedom of Information and Protection of Privacy Act"*** means the *Freedom of Information and Protection of Privacy Act,* RSA 2000, c F-25 as amended or replaced from time to time.

16 **"Group"** means three or more persons with a common interest in a matter before Council or a Committee, one of whom is designated as the spokesperson for the group and is solely responsible for presenting on behalf of the group.

17 **"Majority"** means more than half of the Members present.

18 **"Meeting"** means an Organizational, Regular, or Special Meeting of Council or a Committee.

19 **"Member**" means either:

(1) a Councillor; or

(2) a person appointed by Council to a Committee.

20 **"Minutes"** means the written record of the proceedings and decisions of a Meeting.

21 **"Motion"** means a proposal for action by Council or a Committee.

22 **"*Municipal Government Act*"** means the *Municipal Government Act*, RSA 2000, c M-26, as amended or replaced from time to time.

23 **"Organizational Meeting"** is an Organizational Meeting of Council held pursuant to the *Municipal Government Act*.

24 **"Pecuniary Interest"** means a pecuniary interest as contemplated in the *Municipal Government Act* or Rocky View County Bylaw C-7855-2018, being the *Board and Committee Code of Conduct Bylaw*, as amended or replaced from time to time.

25 **"Point of Information"** means a request raised by a Member directed through the Chair to another Member or to Administration for information relevant to the business at hand but not related to a Point of Order.

26 **"Point of Order"** means a question or concern raised by a Member directed to the Chair to call attention to any departure from the Procedure Bylaw or to obtain information on a matter of procedure bearing on the business at hand in order to assist a Member to make an appropriate motion or to understand the parliamentary situation or the effect of a motion. When raising a Point of Order, the Member must verbally state what the departure from the Procedure Bylaw is.

27 **"Point of Privilege"** means a matter that is not related to the pending business and has to do with special matters of immediate and overriding importance which, without debate, should be allowed to interrupt the consideration of anything else. It affects Council or Committee collectively or the conduct of individual Members and includes, but is not limited to, the following:

(1) The comfort of Members;

(2) The conduct of Members;

(3) The conduct of Administration;

(4) The conduct of members of the public in attendance at the meeting; or

(5) The reputation of members or of Council or a Committee as a whole.

28 **"Public Hearing"** means a Public Hearing held pursuant to the *Municipal Government Act* or any other legislation, whether statutory or non-statutory.

29 **"Quorum"** is the minimum number of members who must be present at a Meeting to conduct business and is the Majority of Members. For example, Quorum for Council is five Members.

30 **"Regular Meeting"** is a Regular Meeting of Council held pursuant to the *Municipal Government Act* or a Regular Meeting of a Committee held pursuant to Rocky View County *Bylaw C-7840-2018*, being the *Boards and Committees Bylaw*, as amended or replaced from time to time.

31 **"Resolution"** is a declaration of Council or a Committee's intention with respect to a particular matter at a specific time.

32 **"Special Meeting"** is a Special Meeting of Council held pursuant to the *Municipal Government Act* or a Special Meeting of a Committee held pursuant to Rocky View County Bylaw C-7840-2018, being the *Boards and Committees Bylaw*, as amended or replaced from time to time.

33 **"Special Resolution"** means a Resolution requiring at least two-thirds of the Members present at the Meeting who are not required or allowed by statute to abstain from voting on the Motion to vote in the affirmative. For example, if 9 votes are cast, a Special Resolution requires 6 votes.

34 **"Stand at Ease"** means a brief pause called by the Chair of a Meeting without a declaration of a recess and Members must remain in their places.

35 **"Terms of Reference"** means a Terms of Reference or bylaw approved by Council that establishes the functions, procedures, membership, and other governance characteristics of a Board or Committee.

36 **"Unfinished Business"** is business that has been raised at the same or a previous Meeting and that has not been completed.

ROCKY VIEW COUNTY

PLANNING AND DEVELOPMENT SERVICES

TO:	Council		
DATE:	July 28, 2020	**DIVISION:** All	
FILE:	N/A	**APPLICATION:** 1015-565	
SUBJECT:	2nd Reading, and 3rd Reading – Rocky View County Land Use Bylaw		

POLICY DIRECTION:

These documents have been developed in accordance with the policies of the *Municipal Government Act* (MGA), Rocky View County/City of Calgary Intermunicipal Development Plan (IDP), City of Airdrie/M.D. of Rocky View IDP, Town of Cochrane/M.D. of Rocky View IDP, Rocky View County/ Town of Crossfield IDP, and County Plan.

EXECUTIVE SUMMARY:

Administration has prepared for Council's consideration a new Land Use Bylaw, as well as four accompanying Direct Control Bylaws.

Council gave first reading to Bylaws C-8000-2020, C-7994-2020, C-7995-2020, C-7996-2020, and C-7997-2020 on January 28, 2020, with the Public Hearing for all bylaws on June 25, 2020. After closing the Public Hearing Council tabled the bylaws until July 28, 2020.

Since the first reading of the bylaws, there have been revisions to the Bylaws, which are illustrated through a redline of the documents. For clarity, text to be removed is indicated with a ~~strikethrough~~ and text that has been added is indicated in red.

Redline changes to the Bylaws are summarized as follows:

- Clerical, syntax, administrative, and minor text revisions;
- Minor revisions resulting from the requested CAO Workshop; and
- Addition of Lot 1, Block 1, Plan 0713500 within SW-03-28-26W04M to DC-166 to align with Council's approval of PL20180057 on February 25, 2020.

To ensure ease of reading of the redline, changes related to numbering are not identified in the bylaw.

In addition to the redline, there are additional amending motions. The additional textual amendments in Appendix 'E' were not included in the redlining as they are more significant changes than simple clerical, or syntax revisions. These amendments relate to:

- Regulating and allowing for digital signs;
- Increasing the building area for accessory buildings as permitted uses in Agricultural Districts; and
- Removing limits on the number of personal dogs.

As the maps included in the bylaw were created in late December 2019 in order to be part of the first reading Council report, the mapping amendments in Appendix 'F' are to capture the redesignations approved by Council since the start of January 2020.

Since the Public Hearing, Administration has received motions from Councillors (Appendix 'M') for amendments to Land Use Bylaw C-8000-2020. Administration has also provided comment on each of the received motions in Appendix 'M'. Should Council with to move any of their amending motions per Appendix 'M', Council should do so after Motion #2 of Option #1.

Administration Resources
Sean MacLean, Planning and Development Services

ROCKY VIEW COUNTY

In advertising public engagement events, letters were sent to 23,493 properties identifying the parcels designated under Land Use Bylaw C-4841-97, the parcels' proposed new designation, the location of public engagement events, and where the Land Use Bylaw could be reviewed online. Three open houses and an online survey were conducted, with 5,191 comments received.

Upon advertisement of the Public hearing, one letter was received in response (see Appendix 'K'). The application was also circulated to a number of internal and external agencies; responses are available in Appendix 'A'.

ADMINISTRATION RECOMMENDATION

Administration recommends approval in accordance with Option # 1.

HISTORY:

January 28, 2020	First reading was given to Land Use Bylaw C-8000-2020 and the associated new Direct Control Districts.
October 2019	Three open houses were held on the Engagement Draft of the Land Use Bylaw (Oct 7, 10, and 17) and an online survey opened for public submissions (Oct 7-27).
October 2016	Council approved the project Terms of Reference.
September 1998	Land Use Bylaw C-4841-97 adopted by Council.

BACKGROUND:

The Land Use Bylaw manages development by dividing Rocky View County into land use districts, prescribing the uses of land and buildings, and establishing a system for issuing development permits.

The Land Use Bylaw includes transitioning: 1) the airports in the County from their current Airport District (AP) designations to Direct Control; and 2) two sites with proposed solar farms from site specific amendments to the Ranch and Farm District (RF) to Direct Control.

POLICY ANALYSIS:

The Land Use Bylaw C-8000-2020 is in alignment with the *Municipal Government Act* (MGA), Rocky View County/City of Calgary Intermunicipal Development Plan (IDP), City of Airdrie/M.D. of Rocky View IDP, Town of Cochrane/M.D. of Rocky View IDP, Rocky View County/ Town of Crossfield IDP, and County Plan.

OPTIONS:

Option #1:	Motion 1	THAT the motions to amend Bylaw C-8000-2020 to regulate and allow digital signs, increase the area of accessory buildings as permitted uses in Agricultural Districts, and remove restrictions on the personal keeping of dogs, as detailed in Appendix 'E', be approved.
	Motion 2	THAT the motions to amend the maps in Bylaw C-8000-2020 to align with Council's previously approved land use redesignations, as detailed in Appendix 'F', be approved.
	Note:	At this point is where Council should move any of their amending motions as per Appendix 'M'.
	Motion 3	THAT Bylaw C-8000-2020 be given second reading, as amended.
	Motion 4	THAT Bylaw C-8000-2020 be given third and final reading, as amended.

ROCKY VIEW COUNTY

	Motion 5	THAT Bylaw C-7994-2020 be given second reading, as amended.
	Motion 6	THAT Bylaw C-7994-2020 be given third and final reading, as amended.
	Motion 7	THAT Bylaw C-7995-2020 be given second reading, as amended.
	Motion 8	THAT Bylaw C-7995-2020 be given third and final reading, as amended.
	Motion 9	THAT Bylaw C-7996-2020 be given second reading, as amended.
	Motion 10	THAT Bylaw C-7996-2020 be given third and final reading, as amended.
	Motion 11	THAT Bylaw C-7997-2020 be given second reading, as amended.
	Motion 12	THAT Bylaw C-7997-2020 be given third and final reading, as amended.
Option #2:	Motion 1	THAT Bylaw C-8000-2020 be given second reading, as amended.
	Motion 2	THAT Bylaw C-8000-2020 be given third and final reading, as amended.
	Motion 3	THAT Bylaw C-7994-2020 be given second reading, as amended.
	Motion 4	THAT Bylaw C-7994-2020 be given third and final reading, as amended.
	Motion 5	THAT Bylaw C-7995-2020 be given second reading, as amended.
	Motion 6	THAT Bylaw C-7995-2020 be given third and final reading, as amended.
	Motion 7	THAT Bylaw C-7996-2020 be given second reading, as amended.
	Motion 8	THAT Bylaw C-7996-2020 be given third and final reading, as amended.
	Motion 9	THAT Bylaw C-7997-2020 be given second reading, as amended.
	Motion 10	THAT Bylaw C-7997-2020 be given third and final reading, as amended.

Option #3: THAT alternative direction be provided.

APPLICATION REQUIREMENTS:

None.

Respectfully submitted,

"Theresa Cochran"

Executive Director
Community Development Services

Concurrence,

"Al Hoggan"

Chief Administrative Officer

SM/llt

APPENDICES:
APPENDIX 'A': Application Referrals
APPENDIX 'B': Bylaw C-8000-2020
APPENDIX 'C': Proposed Land Use Bylaw
APPENDIX 'D': Maps
APPENDIX 'E': Schedule of Text Amendments to Bylaw C-8000-2020
APPENDIX 'F': Schedule of Map Amendments to Bylaw C-8000-2020
APPENDIX 'G': Bylaw C-7994-2020 and Schedules A & B (DC-164)

ROCKY VIEW COUNTY

APPENDIX ‘H’: Bylaw C-7995-2020 and Schedules A & B (DC-165)
APPENDIX ‘I’: Bylaw C-7996-2020 and Schedules A, B, & C (DC-166)
APPENDIX ‘J’: Bylaw C-7997-2020 and Schedules A & B (DC-167)
APPENDIX ‘K’: Landowner Comments
APPENDIX ‘L’: Land Use Bylaw Engagement Summary
APPENDIX ‘M’: Proposed Council Motions To Land Use Bylaw C-8000-2020

ROCKY VIEW COUNTY

APPENDIX A: APPLICATION REFERRALS

AGENCY	COMMENTS
Public Utility	
ATCO Pipelines	The Engineering Department of ATCO Pipelines, (a division of ATCO Gas and Pipelines Ltd.) has reviewed the above named plan and has no objections subject to the following conditions: 1. Any existing land rights shall be carried forward in kind and registered on any newly created lots, public utility lots, or other properties. 2. A pipeline alteration may be required in this area. • All costs associated with any alterations to ATCO Pipelines' facility(s) and/or appurtenances to accommodate development will be borne by the developer/owner. • This process can take up to 18 months to complete. 3. Ground disturbances and surface works within 30 meters require prior written approval from ATCO Pipelines before commencing any work. • Municipal circulation file number must be referenced; proposed works must be compliant with ATCO Pipelines' requirements as set forth in the company's conditional approval letter. • Contact ATCO Pipelines' Land Department at 1-888-420-3464 for more information. 4. Road crossings are subject to Engineering review and approval. • Road crossing(s) must be paved and cross at a perpendicular angle. • Parallel roads are not permitted within ATCO Pipelines' right(s)-of-way. • If the road crossing(s) requires a pipeline alteration, the cost will be borne by the developer/owner and can take up to 18 months to complete. 5. Parking and/or storage is not permitted on ATCO Pipelines' facility(s) and/or right(s)-of-way. 6. ATCO Pipelines recommends a minimum 15 meter setback from the centerline of the pipeline(s) to any buildings. 7. Any changes to grading that alter drainage affecting ATCO Pipelines' right-of-way or facilities must be adequate to allow for ongoing access and maintenance activities. • If alterations are required, the cost will be borne by the developer/owner. 8. Any revisions or amendments to the proposed plans(s) must be re-circulated to Pipelines for further review.

Administration Resources
Sean MacLean, Planning and Development Services

ROCKY VIEW COUNTY

AGENCY	COMMENTS
	9. An evaluation must be completed to assess the electrical hazards of the proposed facilities to the pipeline. Mitigation of electrical hazards may be required. • All costs associated with the evaluation and any mitigation will be borne by the developer/owner. • This process can take up to 18 months to complete. If you have any questions or concerns, please contact the undersigned at 780.420.3896 or email Maira.Wright@atco.com.
FortisAlberta	Page 27 on your bylaws revision refers to the distance a sign can be from a power pole as 2 meters, I have attached a print out that Fortis Alberta includes for structures near powerlines. Please note, as per the Alberta Electrical Code a minimum of 3 meters is required both horizontally and vertically.
TC Energy	Thank you for referring Application No. 1015-565 to TC Energy ("TC") in your correspondence dated September 24, 2019. B&A Planning Group (B&A) is the land use planning consultant for TC Energy (TC), formerly TransCanada Corporation, in Western Canada. On behalf of TC, we assist in proactively working with and providing feedback to municipalities and stakeholders about land use development to ensure that land development surrounding proposed and existing pipeline infrastructure is successful and occurs in a safe manner. As per the National Energy Board's (NEB) requirements, additional development within 200m of TC's pipelines with potential new residents, employees, structures, ground disturbance, and crossings could warrant pipeline remediation. Consultation between TC and the applicant prior to development assists both parties in determining the best course of action to proceed with potential remediation and development. This is to help prevent pipeline damage, unwarranted crossings, and identify development within proximity (200m) to the pipeline that may trigger a pipeline Class upgrade. Rocky View County has prepared a draft Land Use Bylaw (LUB). Based upon our review, Rocky View County contains TC Energy's pipeline infrastructure. Please refer to Attachment 01 Approximate Location of TC Infrastructure for a map that shows the approximate location of TC's infrastructure within the County. As such, we highly recommend incorporating TC Energy Pipeline infrastructure mapping into your LUB maps. This will help flag the presence of TC infrastructure for proponents of future Area Structure Plans, Land Use Amendments, Subdivision and Development Permit applications, etc. TC Energy is specifically interested in being involved as a stakeholder in any future proposals within proximity to TC infrastructure. For this reason, we also highly recommend incorporating requirements into your LUB that encourages future proponents of land use and development within proximity to TC infrastructure to consult with TC Energy in the initial stages of their planning process.

ROCKY VIEW COUNTY

AGENCY	COMMENTS
	This way, TC Energy can work with the developer in a proactive manner. Recommendations for Mapping and Best Practices are further outlined below. 1. Mapping: As part of your process, we would like to make available to you the TC GIS infrastructure data subject to signature of the confidentiality agreement attached. The MDP map(s) should identify a 200m referral zone/area around all TC pipelines. This will help support a referral and communication process between the municipality, developers, and pipeline operators. It ensures the pipeline operator is circulated on subsequent development applications such as area structure plans, development permits, subdivision and redesignation applications, etc. 2. Policy Suggestions and Best Practices: • The municipality acknowledges the importance of incorporating consideration for pipeline systems as part of land use planning in the vicinity of pipeline systems: • The proponent / developer shall educate themselves as to the restrictions regarding the use of land within ROWs. • As part of plan preparation at all stages, applicants shall identify the location of all pipeline systems within the plan area and include contact information for the pipeline systems operator. • The municipality should, as part of their standard referral processes, refer development applications to the pipeline systems operator when a proposed development is located in the referral zone. • The proponent / developers shall contact the pipeline systems operator prior to finalizing development plans and filing a municipal development plan, an area structure/redevelopment plan, a concept plan, an outline plan, or a land use, subdivision, or development application located in the referral zone. Early engagement will ensure the pipeline systems operator is aware of new development along the pipeline system. Pipeline systems operators shall provide information to the municipality and proponents / developers as required to incorporate considerations for pipeline systems. 3. General consideration of pipeline systems: • Pipeline ROW should be used as a passive green space or as part of a linear park system, where appropriate, to the satisfaction of the municipality and pipeline system operator. • Pipeline ROW can be used for passive recreation, passive green space, pathways, or other passive green space opportunities with the consent of the pipeline system operator and at the discretion of the municipality. • Crossing approvals from the pipeline systems operator must be obtained prior to the submission of a development.

ROCKY VIEW COUNTY

AGENCY	COMMENTS
	• Landowners and proponents / developers shall obtain consent from the pipeline systems operator for road, driveway, and utility crossings of pipelines, and for any land disturbances within the pipeline ROW in accordance with pipeline ROW agreements, leases, or other interests. • Development applications shall illustrate the location of any pipeline systems and demonstrate that pipeline systems operators have been notified of the proposed development. • Where subdivision is approved in the vicinity of pipeline systems, locate large lots adjacent to pipeline systems and place permanent structures as far from the pipeline systems as possible, rear yards shall be used to establish a separation from the pipeline systems. • Subdivision design should minimize the number of roads, utilities or other linear disturbances that cross pipeline ROW. The preferred crossing angle is as close to a right angle as possible. • The Municipality and pipeline systems operators should work together to discuss emergency planning and response with respect to the proposal, including but not limited to, complexity of evacuation, emergency access, compatibility of land uses, and emergency services. Please keep us informed of the decision on this proposal. Please see Attachment 04c Best Practices for Long Range Planning for further information and Attachment 04d Confidentiality Agreement for GIS Data with reference to mapping. Please continue to include us as a stakeholder in this process and refer to us any further land use and development applications that are located in proximity to TC infrastructure. If any applicants plan to cross a line in the future, please advise them to apply for a temporary or permanent crossings agreement via TC's third party crossings tool (as described below). If any excavation or digging within 30 metres from the centreline of the pipeline or any temporary or permanent crossings are required, the landowner must request a locate service. (Locate requests can be made online at www.clickbeforeyoudig.com or by calling the One-Call Centre at 1-866-828-4888 prior to commencing any work). The landowner must also apply for written consent through the online application process. See Attachment 02 Development within Proximity to TC Infrastructure for a link to the online Canadian Third Party Crossings Application Portal and for other important information. A crossing includes any of the following activities: • Constructing or installing a facility across, on, along or under a TC pipeline Right-Of-Way; • Conducting ground disturbance (excavation or digging) on or within the prescribed area (30 meters from the centreline the pipeline); and • Driving a vehicle, mobile equipment or machinery across a TC pipeline right-of-way outside the travelled portion of a highway or public road.

ROCKY VIEW COUNTY

AGENCY	COMMENTS
	• Using any explosives within 300 metres or 1,000 feet of TC's pipeline right-of-way. • Use of the prescribed area for storage purposes. General guidelines for development on or near TC's pipelines and infrastructure are included in Attachment 02 Development within Proximity to TC Infrastructure and in Attachment 03 Work Safely Booklet. Further information can also be found here: https://www.tcenergy.com/sustainability/safety/safe-digging/canada/landowners-and-neighbours/. Additionally, we recommend that you purchase and review the Canadian Standards Association's Z663-18 Standard regarding "Land use planning in the vicinity of pipeline systems" for information and recommended best practices and policies related to planning and development in proximity to pipelines and related infrastructure(https://store.csagroup.org/). For information on pathways in the right-of-way and structures on the right-of-way please see Attachment 4 Pathways in the ROW and Attachment 04a Structures on the ROW Please continue to keep us informed on this and of any further land use and development related activities in proximity to TC's pipeline and facilities. To support your referral process, as mentioned, TC can make GIS data available to you for pipeline and facility identification purposes. This data will also assist you as you proceed through your policy planning processes such as updates to your Municipal Development Plan, preparation of Area Structure Plans, etc. This data is subject to a confidentiality agreement between TC and the County (see attached). Referrals and any questions regarding land use planning and development around pipelines can be sent to TCEnergy@bapg.ca. Thanks again for providing us with this opportunity to provide comments and we look forward to hearing from you on this and other applications. *Note: Attachments have not been included here, but can be made available as required.*
Transportation Agencies	
CN Rail	I have reviewed the attached document and provided comments on pages 73, 78, 83 and 84. The text has been highlighted in yellow where I have inserted my comments. In general, the concerns CN has with the document are the sections with a zero property setback for buildings abutting the rail right-of-way (ROW). Buildings must be able to be constructed and maintained without someone being required to access to the CN ROW. This standard is in place for the safety of the property owner and CN Staff. A zero-property line setback does not support this safety standard.

ROCKY VIEW COUNTY

AGENCY	COMMENTS
	Should the County maintain the proposed standard of a zero-yard setback for lots abutting a rail line in the sections highlighted, CN requests that the County require the design of a building be reviewed, at the appropriate permit stage, to confirm how the building will respond in the event of a rail strike. In the absence of a berm or safety setback, this is critical for the safety of the building occupants. Pages 73 and 83; same comment – Structures abutting CNs right-of-way must be able to be built and maintained without interfering or crossing on the ROW. This requirement is for the safety of the land owner and CN staff. CN Rail does not support zero-yard setbacks. We request the proposed 6.0m setback be maintained for properties abutting the ROW. Page 78 – highlights text: *In the case of a yard, abutting a railway, no yard, side may be required by the Development Authority." Page 84 - Structures abutting CNs right-of-way must be able to be built and maintained without interfering or crossing on the ROW. This requirement is for the safety of the land owner and CN staff. CN Rail does not support zero-yard setbacks. We request the proposed 6.0m and 2.4 m (Hamlet) setback be maintained for properties abutting the ROW.
Calgary Airport Authority	The purpose of this letter is to reply to your request of September 24, 2019, to review Application Number 1015-565 with respect to the Land Use Bylaw Amendment. We have reviewed the document, and have the following comments that we would like to make at this time: ITEM ONE: Section 7 – Development Not Requiring a Development Permit Page 14: Table 3 – Development Not Requiring a Development Permit (Engagement Draft) Communications Facility – please note that Transport Canada and NAV Canada have specific processes addressing lighting and painting requirements for any structures that have the potential to impact aviation operations. The County must make developers aware of these requirements ITEM TWO: Section 39 – Calgary International Airport Vicinity Page 103 Land Use Bylaw – Please note the current reference of the AVPA is to an outdated document. The Regulation is a provincial jurisdiction and it is recommended that they are consulted. The correct document is referenced as follows: Section 39.1 The Calgary International Airport Vicinity Protection Area (AVPA) Regulation: (a) is Alberta Regulation 177/2009 (as amended from time to time), pursuant to the *Municipal Government Act*;

ROCKY VIEW COUNTY

AGENCY	COMMENTS
	ITEM THREE: There are a few regulations that impact development in the vicinity of both the Calgary International Airport and Springbank Airport. The documents we reference when reviewing development applications are: 1. Springbank Airport Zoning Regulations C.R.C., c. 115 2. Calgary International Airport Zoning Regulations C.R.C., c 77 3. TP1247E Aviation - Land Use in the Vicinity of Aerodromes I trust that the above comments will be of use to you in your review of this proposal. If you have any questions or require further information regarding these comments, please do not hesitate to contact Karen McGovern at 403.735.1273 or karenm@yyc.com.
Adjacent Municipality	
The City of Calgary	Thank you for circulating the proposed Rocky View Land Use Bylaw. It appears that the changes to the land use bylaw has led to a simpler more accessible bylaw. The City requests the circulation of the land use map that correlates with these new districts. Below are minor comments that support watershed planning in the region. ***2.10 – Reviewing Development Permit Applications*** *Recommended wording: C) In reviewing a Development Permit application for a parcel not services by a piped sewer system, the Development Authority must be satisfied that an adequate sewage disposal system exists and is not a public health threat* <u>and will not have an impact on water supply within the source watershed.</u> **General Restrictions to Development (page 33)** FLOOD HAZARD Restrictions 5.19 – Riparian Protection Areas Uses Restricted in the Riparian Protection Area: *H) Where no buildable area on a lot exists due to the Riparian Protection Area regulations, the following development may be approved by the Development Authority as a discretionary use within the Riparian Protection Area.* Comment: Results in weak protection of the Riparian Areas and gives development in Riparian Areas to the discretion of development authority – including private sewage treatment and decentralized wastewater systems, stormwater ponds, swimming pools, dugouts etc. From a source water protection perspective this is a concern.

ROCKY VIEW COUNTY

AGENCY	COMMENTS
	Parking and Loading 5.34 Could make provisions to allow / encourage permeable pavement **In Land Use District Bylaw notes** that: *An Environmental Impact Assessment may be required where there may be potential significant risk associated with the proposed development*. Define 'potential significant risk'. There remains a lot of ambiguity in this statement. Unclear why this isn't identified as a potential requirement in all districts? Thank you for the opportunity to review the changes.
City of Airdrie	Given the information provided, Planning & Development comments on the application, but does not oppose the application as the proposed Bylaw revisions will likely not negatively impact the City of Airdrie. • An Intermunicipal Development Plan (IDP) exists between the City of Airdrie and Rocky View County. Wil this Land Use Bylaw revision affect the IDP and the circulation of new development? • What will be the land used designation(s) for the City of Airdrie's Waste Management Facility, Waste Transfer site, and Rodeo Grounds located within the County? • Will the process for redeveloping the above mentioned sites become harder or easier with the proposed revision? • Many of the new land use district are a consolidation of existing ones. Will any of the revised districts intensify residential or commercial development adjacent to the City of Airdrie? And if so, which ones?
Mountain View County	Director of Operational Services: I would be interested in finding more information on borrows and permits by volume. Any consideration to the code if it's over 5 ha.
Village of Beiseker	Just to advise that there were no objections to the proposed DC Bylaw for the Beiseker airport from our council.
Town of Cochrane	Thank-you for the opportunity to review and comment on the proposed Land Use Bylaw. We are not opposed to proposed bylaw, however we do have concerns with the re-designation of the Natural Resource Industry (NRI) district parcels as Direct Control and the new regulations for billboard signs. In regards to the NRI district, our concerns are based on the lack of detail for the individual Direct Control, as only the general framework is presented at this time. As there are multiple NRI parcels in close proximity to the Town of Cochrane, we would like to see the specific requirements and regulations to understand how these parcels and their specific uses will be incorporated into the new bylaw. The proposal to make billboard signage a discretionary use within the proposed land use bylaw may lead to the unintended consequences of increased

ROCKY VIEW COUNTY

AGENCY	COMMENTS
	development of billboard signage, in particular adjacent to the highway interface approaching Cochrane's boundary. We would recommend against including these provisions within the LUB without a provision similar to your current bylaw which restricts signage within 800m of a highway without approval from Alberta Transportation or other policies to better regulate billboard signs along the highway interface. We look forward to hearing more as this project moves forward and please let us know when the finalized bylaw for council is posted.
Internal Departments	
Recreation, Parks and Community Support	**Engagement Draft review comments** **Section 3.2 Development Permits not required- Table 3: Development: Park** This section is not complete. Arguably, any park construction would require a degree of engineering and formal design as most park development requires excavation which impact overland drainage, ground water, ESC provisions etc. Further, fencing, lighting, signage and provision for on-site parking is considered part of park development. Due to the complexities and variables associated with the development of parks- notwithstanding section 3.3aiii; I would offer this needs to be further explored and parameters established. (GVS) **Section 4.5 Campgrounds** Comment: Regarding section 4.5(e)(i)- Are there provisions or considerations to include a specific term such as "septic dump", or "sanitary dump" or "sanitary disposal" or some other generally accepted term in addition to "solid waste" to be up front with expectations regarding RV grey and black water disposal. **Section 5.35; Table 6- Parking Minimums** With regard to Special Use "Park"; I would ask that consideration be given for- at the County's discretion- a requirement for dedicated parking to serve parks. MR's (parks) are dedicated that feature amenities, play spaces, pathways trails etc…however, there is no provision for parking on site as some of these parks serve as destinations. Where available- parking is achieved on street; however, this is an issue as the road frontage is not designed/configured for parking. I would ask the LUB offers flexibility for the County to require parking for MR's that serve as trail heads or recreational use access to amenities in industrial; commercial or rural county residential developments as either on-site parking or "lay-by" within the road right of way. Rural parks need not be considered as they are typically connected and on street parking is available in close proximity. Design which promotes public safety and full accessibility for all ages and abilities is critical to a successful parks system. **Page 54** B-rec is listed here and also on page 55 (twice)

ROCKY VIEW COUNTY

AGENCY	COMMENTS
	Page 55 B-REC is listed twice. **Page 87: S-PUB: Special, Public Service District** Spelling error: *"A setback of zero (0) m is allowed at the discretion n of the Development Authority when two Public Service parcels are adjacent to each other."* **PERMITTED USES** Consider adding "Government Services" (GVS: This opens up use of land as identified in the MGA for lands classified as Community Service Reserve) **Page 89: S-PRK: Special, Parks and Recreation District** **PURPOSE:** *"To provide for the development of open space and active and passive recreational areas at the local, neighbourhood and regional levels."* **Consider:** To provide for the development of ~~open space~~ **parks**, active and passive recreational areas at the local, neighbourhood and regional levels. (GVS: Open space is a broad term and includes both public and private agricultural and undeveloped lands.) **PERMITTED USES:** Consider including: Recreation (Culture and Tourism); Recreation (Outdoor); Recreation (Public) (GVS: This allows development of sports fields, related amenities in a relatively bare, park setting) **S-NOS: Special, Natural Open Space District** **PURPOSE:** *"To protect environmentally sensitive areas by restricting development to clearly compatible uses and providing access to the public in a manner that preserves the area in accordance with the MGA, as amended."* *Consider:* To protect environmentally sensitive areas by restricting development ~~to clearly compatible uses~~ and providing access to the public in a manner that programs and preserves the land ~~area~~ in accordance with the MGA, as amended. (GVS: Alternative way of indicating the same message.)

ROCKY VIEW COUNTY

AGENCY	COMMENTS
	DISCRETIONARY USES: Consider adding: Government Services and Recreation (Public) (GVS: This allows County sanctioned improvements and/or public recreational features to be located within these areas which arguably are ER lands. This increases the County's control over the lands to ensure preservation and environmental integrity is respected. **<u>Page 101: Definitions</u>** *""PARK" means a use where land is designated for active or passive recreational use by the public which does not require dedicated facilities beyond supporting accessory buildings or structures and landscaping.* *Typical uses include playgrounds, walkways, trails, nature interpretation areas, picnic areas, athletic fields and similar uses."* **Consider:** *PARK" means a use where land is designated for active or passive recreational use by the public which does not require dedicated facilities beyond supporting accessory buildings or structures and landscaping.* *Typical uses include <u>playspaces</u> ~~playgrounds~~<u>, active transportation networks,</u> ~~walkways, trails,~~ nature interpretation areas, picnic areas, athletic fields and similar uses.* (GVS: *Playspace* is common industry terminology which includes/considers all play equipment- adult and child- which is inclusive of playgrounds. *Active transportation networks* is common vernacular and includes all infrastructure associated with movement of people- sidewalks, pathways, trails, walkways etc.)
Development Authority	Section 3, Table 3 – Development Not Requiring a Development Permit Action Item: 1. Separate/review "Accessory Building" description 2. Delete "Deck" information 3. Add **construction** to "Government Services and Utilities" 4. Rewording "Stripping, Grading, Excavation and Fill" (doesn't include "of a house")
Transportation Services	p.15 – definition for driveways should be added that excludes the portion in the road ROW p.16 – suggested deletion of second bullet point under Signs - "signs displayed on public transportation or infrastructure related to public transportation that are subject to an agreement with the County." p.16 – suggested revision of "section 5.22" to "the bylaw" p.16 – suggested revisions to Signs:

ROCKY VIEW COUNTY

AGENCY	COMMENTS
	• Add "signs within County road right-of-ways are subject to approval by Transportation Services • Re: Stripping, etc. – consider adding that the exceptions do not apply if the activity is not setback from the property line. Changes to land contours near road right-of-way can negatively affect sightlines, drainage patterns, and soil stability • Please add that stripping, excavation, etc. "exclusively by the County, Alberta Transportation or their authorized agents" does not need a DP Section 4.12 – Signage General Requirements – consider adding: c) signs on County road right-of-way are subject to Transportation Services; and d) Signs shall not impact traffic visibility or safety. Section 5.12 – Corner Visibility 1) Could you please provide me with a summary of where this came from? The numbers do not match with our calculations. 2) As per the *Federal Railway Safety Acts*, there are sightline requirements at railway crossings. This might be a good place to reinforce this by having the same requirements at road/road + road/rail intersections. Section 5.13 – Driveways 1) In the definitions section we are proposing separate driveway (private land) and approach (road), therefore, this may need to read "the driveway + approach shall be a minimum combined length of…" 2) There are places in the County with no sidewalks or curbs. In these cases the "edge of roadway" could be used. Signage Section – General 1) Please reinforce the message that signs in the road ROW are subject to Transportation Services approval. 2) Please review the attached Alberta Transportation Recommended Practice for Electronic message signs. Election Signs – There is already an election sign bylaw. Having two bylaws addressing a single issue could be confusing or even have conflicting rules. Section 5.31 – Temporary Signs Please remove standards 1 + 4. Signs in the road allowance are under the control of Transportation Services.

ROCKY VIEW COUNTY

AGENCY	COMMENTS
	Section 5.35 – Number of Stalls Parking: In our opinion the parking requirements for industrial and establishment uses are insufficient. Road Ops deals with a significant number of roadside parking complaints that can be attributed to insufficient on-site parking, every year. Section 5.44 – General Landscaping Regulations Please add that landscaping shall not impede traffic visibility or safety. Section 5.50 – Stripping, Grading, Fill – General Provisions 1) Please add that re-contouring, site stripping, etc. shall not negatively affect traffic sightlines. 2) Hailing of any material associated with site-stripping, etc. will require a Road Use Agreement or written confirmation from the County that a Road Use Agreement is not required. Section 5.53 b)ii: Filling – This requirement should be moved to general provisions. Definitions – 1) Vehicle, Commercial – Where did 5,500 kg come from we've been using 4,500kg? 2) Driveway means "the access to a parcel excluding the portion within the County road right-of-way, which is defined as an approach"
Utility Services	<u>Solid Waste and Recycling Services:</u> I'd like to bring the topic of Waste Management Storage sites to your attention. The City of Calgary, Rocky View County, and Foothills County have been working together to consider ways of encouraging and enforcing operational improvements of facilities in our respective jurisdictions known as Waste Storage Sites. David Galoska (Senior Planner with City of Calgary) has done the most work on this topic and would be a great resource to connect on potential changes to our Land Use Bylaw regarding Industrial designations, industrial land uses, and specifically definitions and requirements for Waste Management Facilities and Waste Transfer Sites. I've attached some background information on the topic, the notice of motion, the resolution that went to AUMA last week, and a copy of the report that went to Rocky View County's Council last week too. 1. Can I connect the two of you to discuss further? I can set up an introductory meeting. 2. Can I share the draft LUB with City of Calgary/Foothills County for their comment?

ROCKY VIEW COUNTY

AGENCY	COMMENTS
	As mentioned above, a resolution was brought to AUMA last week on the topic of Waste Storage sites (I've copied Amy Z here too as she has some cursory knowledge). Our Council members were given a brief introduction to issues around Waste Storage sites on September 24th, 2019 (last week) and the City of Calgary is preparing a report for Q4 for their Council to suggest ways to encourage operational improvements. It is a very timely and regionally significant concern. ItemD.2: https://www.rockyview.ca/Portals/0/Files/Government/Council/Agendas/2019/2019-09-24-Council-Agenda-Full.pdf
Agricultural & Environmental Services	Agricultural Services: We have a couple suggestions that I've included below. 1. Beekeeping – We think it should be permitted on all Ag parcels and discretionary on the others. We wouldn't have any concerns if it was permitted everywhere like it is in the City of Calgary either. 2. Topsoil – We would like to see the addition of a soil quality report and P.Ag sign off for topsoil for Agricultural purposes. We seem to be getting better compliance with that addition and I wouldn't want things to regress to where there were before. Below is what we are asking for on those applications. Prior to issuance of the permit, the applicant/owner shall provide a stamped and endorsed statement from a Professional Agrologist, or Certified Crop Advisor, confirming the soil quality improvements achieved by the proposed addition of topsoil. The anticipated agricultural benefits must be identified. The applicant also needs to provide a soil testing analysis, completed on the proposed topsoil, that includes where the topsoil originated from. The report and approval shall be to the satisfaction of the County's Agricultural Services Staff. If the applicant intends to alter or fill in any wetlands they will need to obtain the proper approvals from Alberta Environment. Lastly, the applicant will need to ensure compliance with the *Alberta Weed Control Act*. It may be of benefit to the applicant to create a Weed Management Plan and have a contractor available (or be personally prepared) to control any regulated weeds. The soil analysis report will need to confirm that: i. *Texture is balanced and not over 40% clay; and ii. **Organic matter is a minimum of 3%, and equal to or greater than the organic matter of the soil on the application site; and iii. **SAR/EC rating is at least 'good'; and iv. **PH value is in the 'acceptable' range for crop growth. 3. We have also reviewed the animal numbers and think we can make a couple minor changes to the table. We also would be okay if the minimum parcel size changed to 3.5 acres as we discussed.

ROCKY VIEW COUNTY

AGENCY	COMMENTS

Parcel Size Max	Animal Units
≥1.4 to ≤2.0 ha (≥3.5 to ≤4.9 ac)	2
>2.0 to ≤3.0 ha (≥4.9 to ≤7.4 ac)	3
>3.0 to ≤4.0 ha (≥7.4 to ≤9.9 ac)	4
>4.0 to ≤5.0 ha (>9.9 to ≤12.4 ac)	5
>5.0 to ≤6.0 ha (>12.4 to ≤14.8 ac)	6
>6.0 to ≤7.0 ha (>14.8 to ≤17.3 ac)	8
>7.0 to ≤8.0 ha (>17.3 to ≤19.8 ac)	9
>8.0 to ≤9.0 ha (>19.8 to ≤22.2 ac)	10
>9.0 to ≤10.0 ha (>22.2 to ≤24.7 ac)	11
>10.0 to ≤12.1 ha (>24.7 to ≤29.9 ac)	15
>12.1 to ≤16.2 ha (>29.9 to ≤40.03 ac)	20
>16.2 ha (>40.03 ac)	No Maximum

Circulation Period: September 24 to October 29, 2019

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

ROCKY VIEW COUNTY

BYLAW C-8000-2020

A Bylaw of Rocky View County to adopt the Land Use Bylaw, pursuant to Section 639 of the *Municipal Government Act*

The Council of Rocky View County enacts as follows:

PART 1 – TITLE

This Bylaw shall be known as the "Land Use Bylaw".

PART 2 – EFFECT OF BYLAW

THAT Schedule 'A' of Bylaw C-8000-2020 is adopted as the "Land Use Bylaw", to regulate and control the use and development of land and buildings in Rocky View County.

PART 3 – TRANSITIONAL

Bylaw C-8000-2020 comes into force when it receives third reading, and is signed by the Reeve and CAO or Designate, as per the *Municipal Government Act*.

Division: All
File: 1015-565

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

_____

Reeve

_____

CAO or Designate

_____

Date Bylaw Signed

Rocky View County

Land Use Bylaw

ROCKY VIEW COUNTY

ISL

Table of Contents

Part 1 – Purpose

This section introduces readers to the Land Use Bylaw, establishes jurisdiction, clarifies enforcement and penalties, and the process in place for amending the Bylaw.

Jurisdiction 1
Enforcement 3
Land Use Bylaw Amendments 5

Part 2 – Development Process

This part outlines the nature and role of the Development Authority, their procedures and responsibilities.

Authorities and Duties 7
Development Permit Decisions 8
Development Permit Appeals 11

Part 3 – Permits and Conditions

This part outlines the administrative requirements for development within the County.

Development Permits 12
Development Permit Conditions 16
Securities 18

Part 4 – Specific Uses and Activities

This part outlines specific regulations that apply to particular types of Development within the County.

Accessory Dwelling Unit 19
Bed and Breakfast 19
Campground 20
Cannabis Cultivation And Cannabis Processing 20
Cannabis Retail Store 21
Equestrian Centre 21
Film Production 22
Home-Based Business (Type I) 22
Home-Based Business (Type II) 22
Livestock 23
Signage 25
Special Function Business 25
Stripping, Grading, Excavation and/or Fill 26
Temporary Residence 26

Temporary Sales Centre and Show Home 27

Part 5 – Land Use Districts

This part outlines general regulations that apply to development within the County.

Buildings and Structures 28
Parcels and Setbacks 29
Signage 34
Lighting 40
Onsite Parking and Loading 41
Landscaping 44
Fencing 46
Stripping, Grading, Excavation and Fill 46

Part 6 – Land Use Districts

This part outlines specific regulation that applies to the County's Land Use Districts.

A-GEN Agricultural, General District 52
A-SML Agricultural, Small Parcel District 54
R-RUR Residential, Rural District 56
R-CRD Residential, Country Residential District 58
R-URB Residential, Urban District 59
R-SML Residential, Small Lot Urban District 61
R-MID Residential, Mid-Density Urban District 62
R-MRU Residential, Multi-Residential Urban District 64
B-AGR Business, Agricultural District 65
B-REC Business, Recreation District 67
B-REG Business, Regional Campus District 68
B-LOC Business, Local Campus District 70
B-LWK Business, Live-Work District 71
C-HWY Commercial, Highway District 73
C-LRD Commercial, Local Rural District 74
C-LUD Commercial, Local Urban District 76
C-MIX Commercial, Mixed Urban District 78
C-REG Commercial, Regional District 80
I-LHT Industrial, Light District 81
I-HVY Industrial, Heavy District 82
S-PUB Special, Public Service District 83
S-FUD Special, Future Urban Development District 84
S-NAT Special, Natural Resources 85
S-PRK Special, Parks and Recreation District 86
S-NOS Special, Natural Open Space District 87

Part 7 – Land Use Overlays

This part outlines specific regulation that applies to the County's Land Use Overlay's

Live-Work Overlay 88

Part 8 – Definitions

This part provides definitions for terms used within the Land Use Bylaw.

Definitions Begin On 90

Schedule A – Live-Work Overlay

This schedule contains the reference map for the Live-Work Overlay Area.

Schedule B – Land Use Map

This schedule contains the Land Use Map.

Figures

Figure 1 – Corner Visibility Triangle 30
Figure 2 – Setback Requirements 31
Figure 3 – Parking Stall Dimensions 43

Tables

Table 1 – Minimum Specified Penalties 5
Table 2 – Development Not Requiring a Development Permit 12
Table 3 – Animal Units by Parcel Size 24
Table 4 – Animal Unit Table 24
Table 5 – Parking Minimums 41
Table 6 – Parking Minimums 43
Table 7 – Landscaping Standards 45
Table 8 – Land Use District Conversion Chart 49

PART ONE 1

Purpose

This part introduces readers to the Land Use Bylaw, establishes jurisdiction, clarifies enforcement and penalties, and the process in place for amending the Bylaw.

Jurisdiction

TITLE

1 This Bylaw is entitled 'Rocky View County Land Use Bylaw C-8000-2020', hereinafter referred to as the "Bylaw."

AUTHORITY

2 This bylaw is enacted pursuant to Section 639 of the *Municipal Government Act* (MGA), as amended or replaced from time to time.

PURPOSE

3 The purpose of the Bylaw is to regulate land use and development within Rocky View County (the "County") in order to achieve orderly growth, and for that purpose to:

a) Organize the County into Land Use Districts,

b) Prescribe and regulate the use of land and/or buildings in each District,

c) Establish the number of Dwelling Units permitted on a parcel of land,

d) Define and establish the roles of the Development Authority,

e) Establish a method of making decisions on applications for development, including the issuing of Development Permits and the discretionary power of the Development Authority, and

f) Provide for how and to whom notice of the issuance of a Development Permit is to be given.

SEVERABILITY

4 Each provision of this Bylaw is independent of all other provisions, and if any provision of this Bylaw is declared invalid by a decision of a court of competent jurisdiction, all other provisions remain valid and enforceable.

RELATIONSHIP TO OTHER LAWS AND REGULATIONS

5 Nothing in this Bylaw shall exempt any person from any obligation to comply with the requirements of any other municipal, regional, provincial, or federal law, bylaw, or regulation. This includes, but is not limited to, compliance with the following:

a) The Bylaw is consistent with the MGA as amended or replaced from time to time. The MGA takes precedence in a case of dispute on the meanings of all words or clauses,

b) The Bylaw is consistent with the *Alberta Land Stewardship Act* (ALSA), as amended or replaced from time to time,

c) The Bylaw is consistent with the South Saskatchewan Regional Plan (SSRP), as amended or replaced from time to time,

d) The Bylaw is not a statutory plan and is therefore ~~is~~ outside of the scope of the Calgary Metropolitan Region Board's purview,

e) The Bylaw is consistent with the 'County Plan C-7280-2013,' as amended or replaced from time to time, and

f) The Bylaw shall be used in conjunction with policies and procedures as adopted and amended by Council including, but not limited to, Area Structure Plans, Area Redevelopment Plans, and any Infrastructure Master Plans as they pertain to transportation, water, sanitary and/or stormwater management infrastructure.

EFFECTIVE DATE & TRANSITION

6 Bylaw C-4841-97, being the Rocky View County Land Use Bylaw and amendments thereto, are rescinded upon this Bylaw passing and communing into full force and effect.

7 Bylaw C-8000-2020 being the Rocky View County Land Use Bylaw, is passed when it receives third reading and is signed pursuant to the MGA.

8 Bylaw C-8000-2020 being the Rocky View County Land Use Bylaw, comes into full force and effect on September 8, 2020 ~~May 4, 2019~~.

9 All amendments to the Bylaw, any Redesignation, or Development Permit applications received on or after the effective date of the Bylaw shall be processed and considered upon the provisions outlined herein.

10 All applications received in a complete form prior to the effective date of this Bylaw shall be processed based on 'Land Use Bylaw C-4841-97,' unless the Applicant requests in writing that the application be processed based on the regulations of this Bylaw.

11 Direct Control Bylaws that were passed pursuant to previous Land Use Bylaws and which are denoted within **Schedule B – Land Use Map** are hereby incorporated into, and form part of, this Bylaw.

FEES AND CHARGES

12 All fees and charges under and pursuant to the Bylaw, are established within the 'Master Rates Bylaw C-7857-2019,' as amended or replaced from time to time.

INTERPRETATION

Language

13 Words used in the singular include the plural, and words in the plural include the singular.

14 Words used in the present tense include the other tenses and derivative forms.

15 The words "shall" and "must" require mandatory compliance except where a variance has been granted pursuant to the MGA or the Bylaw.

16 The word "may" is to be construed as permissive.

17 Words, phrases and terms not defined in **Part 8 – Definitions** may be given their definition in the MGA or, in the absence of a definition in the MGA, the 'Alberta Building Code,' as amended or replaced from time to time. Other words shall be given their usual and customary meaning.

18 Where a regulation involves two or more conditions or provisions connected by the conjunction "and" all the connected items shall apply in combination; "or" indicates that the connected items may apply singly; "and/or" indicates the items may apply singly or in combination.

19 In the case of any conflict between the text of this Bylaw and any maps or drawings used to illustrate any aspect of this Bylaw, the text shall govern.

Measurement

20 For the purposes of this Bylaw, all references to measurement will use the metric measurement system with imperial measurement provided in brackets, e.g. 1.0 ha (2.47 ac.).

21 If there is a discrepancy between the metric and imperial measurement, metric prevails.

EXEMPTED DEVELOPMENT

22 The following development is exempt for all requirements of the Bylaw:

a) Development, including but not limited to the construction, maintenance, and aggregate extraction completed by the County, its authorized agents, or Alberta Transportation,

b) The installation, maintenance or repair of public works, Government Services facilities and/or utilities carried out by or on behalf of federal, provincial, or other local authorities, and

c) Confined Feeding Operations.

LAND USE DISTRICT GROUPS

23 For the purposes of this Bylaw, Districts may be referred to collectively:

a) Agricultural Districts, which include A-GEN and A-SML,

b) Residential Districts, which include R-RUR, R-CRD, R-URB, R-SML, R-MID and R-MRU~~R~~,

c) Business/Commercial Districts, which include B-AGR, B-REC, B-REG, B-LOC, B-LWK, C-HWY, C-LRD, C-LUD, C-MIX and C-REG,

d) Industrial Districts, which include I-LHT and I-HVY,

e) Special Districts, which include S-PUB, S-FUD, S-NAT, S-PRK and S-NOS.

Enforcement

OFFENSE UNDER THE BYLAW

24 Any owner, lessee or occupant of land or a building, or the owner of a structure or a sign thereon, who with respect to such land, building, structure or sign, contravenes, causes, or allows a contravention of any provision of the Bylaw commits an offense.

25 Any person who commences or continues development for which a Development Permit is required but has not been issued, has expired, has been revoked or suspended, or which is in contravention of a condition of a Development Permit under the Bylaw commits an offense.

26 Any person who prevents or obstructs the Development Authority or a Designated Officer from carrying out any official duty under the Bylaw or the MGA commits an offense.

LAND USE BYLAW ENFORCEMENT

27 ~~The Development Authority or a~~ A Designated ~~Officer~~ Authority may enforce the provisions of the Bylaw, or the conditions of a Development Permit pursuant to the MGA and the *Provincial Offences Procedure Act* (POPA), as amended or replaced from time to time.

28 Enforcement may be by violation ticket pursuant to POPA, notice of violation or any other authorized action to ensure compliance.

29 The enforcement powers granted to the Development Authority under the Bylaw are in addition to any enforcement powers that the County or any of its Designated Officers may have under POPA.

30 The ~~Development~~ Designated Authority may exercise all such powers concurrently.

VACANT BUILDINGS

31 Within six (6) months of a building being vacated, owners are responsible for the following, to the satisfaction of the Development Authority:

a) Removing any Signs,

b) Boarding up any windows and doors, and

c) Removing any graffiti, posters and other debris.

SIGN MAINTENANCE AND REMOVAL

32 Signs not maintained to the satisfaction of the Development Authority may be required to be renovated or removed.

33 The Development Authority may require the removal of any sign which, in their opinion, is or has become unsightly, or is in such a state of disrepair as to constitute a hazard, including:

a) When the excess of twenty-five per cent (25%) of the sign face has experienced loss of finish through chipping, fading, or excessive dirt building up,

b) If the sign is physically damaged on either face or its supports so it is no longer structurally safe or located correctly, and

c) The sign is no longer relevant to the approved use of the Building (i.e. the Building is no longer inhabited by a business and/or is vacant).

34 Non-compliance may result in the removal of a sign without notice and any cost associated with its removal shall be charged to the owner of the sign.

35 Any sign removed shall be held for thirty (30) days; if not claimed, the sign will be disposed of at the discretion of the County.

STOP ORDER

36 Pursuant to Section 645 of the MGA where an offense under the Bylaw occurs, the Development Authority may by written notice, order the owner or the person in possession of the land or buildings, or the person responsible for the contravention to:

a) Stop the development or use of the land or buildings in whole or in part as directed by the notice, or

b) Demolish, remove or replace the development, or

c) Carry out any other actions required by the notice so that the development or use complies with the Bylaw.

ENTRY AND INSPECTION

37 Pursuant to Section 542 of the MGA, a Designated Officer may, after giving reasonable notice to the owner or occupier of land or the structure to be entered:

a) Enter on that land or structure at any reasonable time, and carry out any inspection, enforcement or action required to assess or enforce compliance with this Bylaw,

b) Request anything to be produced to assist in the inspection, remedy, enforcement or action, and

c) Make copies of anything related to the inspection, remedy, enforcement or action.

38 The Development Authority shall be a Designated Officer for the purposes of Section 542 of the MGA.

SPECIFIED PENALTIES

39 Pursuant to POPA the following fine amounts are established for use on Notices of Violation and violation tickets if a voluntary payment option is offered:

Table 1 – Minimum Specified Penalties

Offence	First Offence	Second Offence	Third Offence
Failure to obtain a Development Permit	$1500	$2000	$2500
Failure to comply with Development Permit Conditions	$1500	$2000	$2500
Failure to comply with District Regulations	$1500	$2000	$2500
Failure to comply with any other condition of the Bylaw	$1000	$1500	$2000

40 Fines for additional offences noted on **Table 1 – Minimum Specified Penalties** are for when the offence has occurred within a twelve (12) month period of the previous offence.

Land Use Bylaw Amendments

AMENDMENT TO THE BYLAW

41 Any person may apply to have the Bylaw amended.

42 The County may, on its own initiative and in accordance with the MGA, initiate an amendment to the Bylaw affecting a parcel or parcels of land.

43 Any amendment to the Bylaw shall be made pursuant to the MGA.

NON-SITE SPECIFIC TEXT AMENDMENT APPLICATION

44 An applicant pursuing an amendment to the text within the Bylaw shall use the Application Form provided by the County, and include the following:

a) A completed Application Form,

b) The application fee as established within the 'Master Rates Bylaw C-7857-2019,' as amended or replaced from time to time,

c) A written rationale from the applicant for the amendment, and

d) Any supporting studies, plans or other information deemed necessary by the County.

REDESIGNATION OR SITE-SPECIFIC TEXT AMENDMENT APPLICATION

45 An applicant pursuing the Redesignation of a Land Use within the Bylaw shall use the Application Form provided by the County, and include the following:

a) A completed Application Form,

b) An application fee as established within the 'Master Rates Bylaw C-7857-2019,' as amended or replaced from time to time,

c) A current copy of the Certificate of Title (within 30 days of submission) for the affected lands,

d) Current copies of any restrictive covenants or easements (within 30 days of submission),

e) 3 to 5 coloured photographs showing the affected lands and adjacent area,

f) Where the applicant is not the register owner on Title, a letter from the registered owner consenting to the application,

g) A Site Plan, showing:

   i. North arrow

   ii. Municipal addresses and adjacent road labels

   iii. Legal Address (i.e. plan/block/lot)

   iv. Parcel boundaries

   v. Access and egress points

   vi. Location of existing buildings and setbacks (if applicable), and

   vii. Any other development setbacks, easements or utility rights-of-way;

h) A written rationale for the amendment, and

i) Any supporting studies, plans or other information deemed necessary by the County.

AMENDMENT DUTIES OF THE DEVELOPMENT AUTHORITY

46 Upon receipt of a completed application, the Development Authority shall:

a) Prepare an Amending Bylaw for First Reading by Council,

b) Prepare a background report, including plans and other relevant material, and submit to Council for review prior to First Reading, and

c) Provide a minimum of two (2) weeks' notice of any public hearing to all Adjacent Registered Owners.

DECISIONS ON BYLAW AMENDMENTS

47 Council may, in reviewing a proposed amendment to the Bylaw:

a) Approve the proposed Amending Bylaw as it is, or

b) Make any changes it considers necessary to the proposed Amending Bylaw and proceed to approve it without further advertisement or hearing, or

c) Refer the proposed Amending Bylaw back to administration for more information or further review and changes, then reschedule the application for further consideration, or

d) Refuse the proposed Bylaw Amendment.

RECONSIDERATION

48 If a proposed Amending Bylaw has been refused by Council, the same or similar application shall not be resubmitted for at least six (6) months after the date of refusal, unless, in the opinion of the Development Authority, the reasons for refusal have been adequately addressed or the circumstances of the application have changed significantly.

PART TWO
Development Process

2

This part outlines the nature and role of the Development Authority, their procedures and responsibilities.

Authorities and Duties

DEVELOPMENT AUTHORITY

49 The Development Authority is a person or persons appointed by resolution of Council pursuant to the MGA.

50 The Development Authority may include one or more of the following:

a) A Development Officer,

b) The Manager of Planning & Development Services,

c) A Municipal Planning Commission, and/or

d) The Chief Administrative Officer.

DUTIES OF THE DEVELOPMENT AUTHORITY

51 The Development Authority shall:

a) Receive, process and make decisions on all Development Permit applications,

b) Keep, and maintain for inspection during regular municipal office hours, a copy of the Bylaw as amended or replaced from time to time, and ensure that an online version is made available on the County's website and hard copies are available to the public for a fee, and

c) Keep a register of all supporting documentation for each Development Permit for seven (7) years, and a copy of the Development Permit shall be kept permanently.

52 The Development Authority may:

a) Refer a Development Permit application, in whole or in part, to any outside agency or local authority they deem necessary for comment,

b) Provide a written Time Extension Agreement, in alignment with the Bylaw,

c) Allow a variance, in alignment with the Bylaw, and

d) Refer a decision of a Development Permit to another Development Authority as identified in **Section 50**.

SUBDIVISION AUTHORITY

53 The Subdivision Authority is established pursuant to the 'Subdivision Authority Bylaw C-7546-2015,' as amended or replaced from time to time.

54 The Subdivision Authority shall perform such duties as are specified in the 'Subdivision Authority Bylaw C-7546-2015,' as amended or replaced from time to time.

SUBDIVISION AND DEVELOPMENT APPEAL BOARD

55 The Subdivision and Development Appeal Board (SDAB) is established by Council in accordance with the MGA.

56 The SDAB shall perform such duties as specified in this Bylaw and the 'Appeal and Review Panel Bylaw C-7717-2017,' as amended or replaced from time to time.

Development Permit Decisions

RECEIVED APPLICATIONS

57 The Development Authority shall not receive a Development Permit application where the proposed use is neither permitted nor discretionary in a given District.

DETERMINATION OF COMPLETENESS

58 The Development Authority shall determine the completeness of a received application within twenty (20) days of receipt.

59 In reviewing an application for completeness, the Development Authority may:

a) Determine that the application is complete and provide an 'Acknowledgment of Completeness' to the applicant, or

b) Determine that the application is incomplete; provide a 'Notice of Incompleteness' and request outstanding information from the applicant, along with a time period within which the outstanding information is required.

60 An 'Acknowledgement of Completeness' or 'Notice of Incompleteness' shall be provided to the applicant via email.

REVIEW PERIOD

61 The Development Authority must make a decision on an application for a Development Permit within forty (40) days.

62 The review period commences once the 'Acknowledgement of Completeness' is provided to the applicant.

TIME EXTENSION AGREEMENT

63 The Development or Subdivision Authority may request up to a three (3) month extension of the review period of a Development Permit or Subdivision application from the applicant.

64 The Development or Subdivision Authority may grant up to a three (3) month extension of the review period of a Development Permit or Subdivision application at the request of the applicant.

65 'Time Extension Agreements' shall be agreed to by both parties in writing.

66 'Time Extension Agreements' on any Prior to Release conditions related to an approved Development Permit may be granted for a period of twelve (12) months to a maximum of three (3) extensions.

67 'Time Extension Agreements' on any conditions related to an approved subdivision may be granted for a period of twelve (12) months to a maximum of three (3) extensions.

68 'Time Extension Agreements' for the Commence or Completion of a Development may be granted for a period of twelve (12) months to a maximum of three (3) extensions.

DECISIONS ON DEVELOPMENT PERMIT APPLICATIONS

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

a) A Permitted Use that meets all requirements:

i. Shall approve the application, with or without conditions, if the proposed development conforms with the Bylaw,

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

i. May approve the application, with or without conditions, if the proposed development conforms with the Bylaw, or

ii. May approve the application, with or without conditions, if the proposed development does not conform with the Bylaw, subject to the approval of any required variances,

c) A Discretionary Use:

i. May approve the application, with or without conditions, if the proposed development conforms with the Bylaw,

ii. May approve the application, with or without conditions, if the proposed development does not conform with the Bylaw, subject to the approval of any required variances, or

iii. May refuse the application even though it meets the requirements of the Bylaw,

d) A Discretionary Use in a Direct Control District:

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

REVIEWING DEVELOPMENT PERMIT APPLICATIONS

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

a) The purpose and intent of the applicable District,

b) Any Statutory Plan adopted by the County,

c) The purpose and intent of any other plan and pertinent policy adopted by the County, and

d) The circumstances and merits of the application.

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

72 In reviewing a Development Permit application for a parcel not serviced by a piped sewer system, the Development Authority must be satisfied that an adequate sewage disposal system exists and is not a public health hazard.

DEEMED REFUSALS

73 An application for a Development Permit shall be deemed to be refused in the following circumstances:

a) Outstanding information requested as part of the determination of completeness is not submitted by the Applicant,

b) The Development Authority does not make a decision on a Development Permit within the review period identified in **Section 61**.

c) The Development Authority does not make a decision on a Development Permit within an agreed upon 'Time Extension Agreement'.

NOTICE OF DECISION

Notice to Applicant:

74 All decisions on Development Permit applications shall be given in writing to the applicant the same day the decision is made;

75 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;

Public Notice:

76 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.

EFFECTIVE DATE

77 Barring an appeal to the SDAB, a Development Permit does not come into effect until:

a) Twenty-one (21) days from the date on which public notice was issued, and

b) All Prior to Release conditions have been satisfied.

COMMENCE AND COMPLETE DEVELOPMENT

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

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

CANCELLED OR SUSPENDED DEVELOPMENT PERMITS

80 The Development Authority may cancel, suspend, or modify a Development Permit by written notice to the holder of the permit when, after a Development Permit has been issued, the Development Authority becomes aware of one the following circumstances:

a) The application contained a misrepresentation, or

b) Facts concerning the application or the development were not disclosed which should have been disclosed at the time the application was considered, or

c) Any condition under which the development permit was issued has been contravened, or

d) The Development Permit was issued in error, or

e) The applicant has requested cancellation of the permit in writing.

81 A Development Permit shall be null and void if the approved use or development is discontinued or abandoned for two or more consecutive years.

82 An applicant whose Development Permit is cancelled, suspended, or modified may appeal to the SDAB.

RE-APPLICATION INTERVAL

83 Where an application for a Development Permit is refused, the submission of a second application for the same or similar development on the same parcel, may not be made for a period of six (6) months from the date of issue of the refusal, except where waived by Council.

84 If a second application is refused, a third application may not be made within one (1) year of the date of the second refusal, except where waived by Council.

85 The determination of what constitutes the same or similar development shall be made by the Development Authority.

Development Permit Appeals

APPEALING A DECISION

86 Pursuant to the 'Appeal and Review Panel Bylaw C-7717-2017,' any person affected by an order, decision or Development Permit made or issued by a Development Authority, including the applicant, may appeal the decision to the SDAB;

87 The Process followed by the SDAB is articulated within the 'Appeal and Review Panel Bylaw C-7717-2017, as amended or replaced from time to time.

SDAB DECISIONS

88 The Development Authority issues or revokes Development Permits in accordance with SDAB decisions.

89 A Development Permit shall be null and void if the Development Authority's decision to approve a Development Permit application is overturned by the SDAB.

PART THREE
Permits and Conditions

3

This part outlines the administrative requirements for development within the County.

Development Permits

DEVELOPMENT PERMITS REQUIRED

90 Except as provided in **Section 92**, no person shall commence any development unless a Development Permit has been issued.

91 All development shall proceed in accordance with the terms and conditions of the Development Permit.

DEVELOPMENT PERMITS NOT REQUIRED

92 A Development Permit is not required for the following development, provided it complies with all applicable provisions of the Bylaw, and does not require a variance:

Table 2 – Development Not Requiring a Development Permit

Development	Description
a) Agriculture (General)	• Where Agriculture (General) is listed as a permitted use
b) Accessory Buildings	• The placement or construction of an accessory building in an Agricultural or Residential District where it complies with the District's parameters for a Permitted Use
c) Accessory Dwelling Unit	• Where Accessory Dwelling Unit is listed as a permitted use
d) Accessory Structure	• The placement or construction of an accessory structure in all Districts
e) Beekeeping	• In all Agricultural Districts • For the keeping of 3 or less hives in a Residential District where it is listed as a permitted use
f) Construction Camps	• The placing of construction camps associated with a construction project under contract to the County or Alberta Transportation, providing no office,

	storage or construction trailer is within 100.00 m (328.08 ft.) of a residential dwelling on an adjacent parcel
g) Deck, Balcony or Patio	• An unenclosed or uncovered deck, balcony or patio that is less than or equal to 0.61 m (2.00 ft.) in height
h) Dogs	• The keeping of three (3) or less dogs on parcels 1.6 ha (3.95 ac) or less • The keeping of five (5) or less dogs on parcels greater than 1.6 ha (3.95 ac)
i) Driveways	• So long as it does not impact existing site grades
j) Dwelling Unit	• The construction of a Dwelling Unit where it is listed as a permitted use
k) Fences and Enclosures	• Less than 2 metres (6.56 ft.) in height
l) Food Trucks	• Large vehicles equipped with facilities for cooking and selling food when compliant with provincial regulation
m) Home-Based Business (Type I)	• Home-Based Business (Type I) in all districts
n) Livestock	• The keeping of livestock in all Agricultural and Residential Districts and where Agricultural (General) is a permitted use
o) Maintenance or Repair	• To any building or structure or parking lot, including interior and exterior repairs provided that such work: o Does not include additions to buildings and/or impact the existing building footprint and/or encroach on property line setbacks, or o Does not constitute a change in the use or the intensity of the use of a building or lands, or o Does not impact existing site grades
p) Grain Bins and Stock Shelters	• Placement of metal grain bins and three-sided stock shelters less than 27.87 m^2 (300.00 ft^2) on an Agricultural District parcel ~~greater than 3.00 ha (7.41 ac)~~. However, no bins or stock shelters shall be placed within 30.00 m (98.42 ft.) of a corner of the site that is formed by the intersection of two roads.
q) Second Dwelling Unit	• The construction of a second Dwelling Unit on a lot that has an area of 32.40 ha (80.06 ac) or greater, which complies with the provisions of the Bylaw
r) Signs	• Signs displayed by or on behalf of the federal, provincial, or local government • Banners and pennant flags that are not permanently installed and which are displayed for a period not exceeding thirty (30) days • Election Signs, subject to the standards outlined in **Section 215** • Real Estate Signs, subject to the standards outlined in **Section 221** • Sandwich Boards, subject to the standards outlined in **Section 223** • Temporary Signs, subject to the standards outlined in **Section 224** • The alteration of a sign which only includes routine maintenance, painting or change in face, copy or lettering • Municipal address numbers or letters displayed on premises to which they refer, and the names of the residents of a property • A temporary, non-illuminated sign or advertisement relating to the sale or leasing of land, the sale of goods or livestock, the carrying out of the

	construction of a building or similar work, the announcement of any local event provided that the advertisement is removed within 14 days of the completion of the event or works advertised
s) Special Events	• Any event or activity with an issued Special Event Permit
t) Stripping, Grading, Excavation and Fill	• Development as part of a signed Development Agreement; independent of, or prior to, other development on the same parcel or site • Ponds under 0.60 m (1.97 ft.) in depth • Dugouts or ponds on parcels of land exceeding 16.19 ha (40.00 ac), where there is continued use of the land for agriculture • The placing of up to 1.00 m (3.28 ft.) of fill and topsoil adjacent to or within 15.00 m (49.21 ft.) of a building under construction that has a valid Building Permit, during the course of the construction to be used to establish approved final grades • The excavation up to 2.00 m (6.56 ft.) adjacent to or within 15.00 m (49.21 ft.) of a building under construction that has a valid Building Permit, during the course of the construction to be used to establish approved final grades
u) Voting Stations	• The use of a building or part thereof as a temporary polling station, Returning Officer's headquarters, candidates campaign office, and any other official temporary use in connection with a federal, provincial or municipal election, referendum or census
v) Vehicle (Commercial)	• The outside parking of a maximum of one (1) vehicle (commercial) on a Residential District parcel equal to or greater than 1.60 ha (3.95 ac), or an Agricultural District parcel that contains a dwelling~~, single detached, a dwelling, duplex, or a dwelling, mobile home~~
w) Vehicle (Recreation) ~~and Boats~~	• ~~The outside parking of a maximum of two (2) vehicles (recreation) and one (1) boat on a parcel in an Agricultural or Residential District~~ In an Agricultural or Residential District or S-FUD, the maximum outdoor parking of: o 3 vehicles (recreation) on parcels ≤8.1 ha (20.01 ac) o 4 vehicles (recreation) on parcels > 8.1 ha (20.01 ac) and < 16.1 ha (39.78 ac) o 5 vehicles on parcels ≥ 16.1 ha (39.78 ac)

LEGALLY NON-CONFORMING USES AND NON-CONFORMING BUILDINGS

93 Development rendered legally non-conforming as a result of the passage of this Bylaw shall be permitted to remain in accordance with the MGA.

94 Legally non-conforming buildings and uses shall be administered as outlined in the MGA. The Development Authority may issue a variance permitting a non-conforming building to be enlarged, added-to or rebuilt where:

a) The proposed development is consistent with the purpose and intent of the applicable District,

b) The proposed development will not result in any additional non-compliance with the requirements of the Bylaw,

c) There is, in the opinion of the Development Authority, no significant change to the land use or an increase in the intensity of use, and

d) The Development Authority may consider a variance in any District if the non-conforming use complies with the uses authorized in the applicable District and it complies with the variance criteria for a permitted or discretionary use as set out in in the Bylaw.

DEVELOPMENT PERMIT APPLICATION REQUIREMENTS

95 An applicant applying for a Development Permit in accordance with the Bylaw shall use the Application Form provided by the County, and include the following:

a) A completed application form,

b) An application fee as established within the 'Master Rates Bylaw C-7857-2019,' as amended or replaced from time to time,

c) A current copy of the Certificate of Title (within 30 days of submission) for the affected lands,

d) Current copies of any restrictive covenants or easements (within 30 days of submission),

e) Where the applicant is not the register owner on Title, a letter from the registered owner consenting to the application,

f) A copy of the Site Plan showing:

   i. legal description of the site with north arrow and scale,

   ii. site area and dimensions of the land to be developed including the front, rear and side yards if any,

   iii. site drainage including any watercourses, finished lot grades, road grades and slopes greater than 15%,

   iv. locations and distances of on-site existing or proposed water and sewer connections, septic tanks, disposal fields, water wells, culverts and crossings,

   v. existing and proposed access and egress to and from the site,

   vi. where applicable, the identification of trees to be cut down or removed,

   vii. the height, dimensions and setbacks of all existing and proposed buildings and structures including parking and loading areas, retaining walls, trees, landscaping and other physical features, and

   viii. any rights-of-way and setbacks,

g) When a building or structure is proposed:

   i. building floor plans, elevation drawings and a description of exterior finishing materials,

   ii. a table indicating: the total area of the parcel, parcel coverage, number of units, number of parking and loading spaces, building height, number of storey's and landscaping calculations, and

   iii. building floor plans, elevation and exterior finishing materials,

h) Any supporting studies, plans or other information deemed necessary by the County, and

i) Any other additional information required for a Specific Use or Activity, as outlined in **Part 4 – Specific Uses and Activities**.

TEMPORARY DEVELOPMENT PERMIT

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

a) The proposed development is of a temporary nature, or

b) The Development Authority wishes to ensure that the development authorized by the permit will cease by a specified date.

97 The Development Authority may create limits on the operational duration of any development or use for a period of time not to exceed ten (10) years.

98 When a development is approved on a temporary basis the Development Authority:

a) Shall require the cessation of use and removal of a temporary development at the expiration of the time period stated in the development permit,

b) Shall impose a condition that removes the County from any liability regarding costs related to cessation of the development,

c) Shall impose a condition that requires the site to be restored to a condition acceptable to the Development Authority, and

d) May require the applicant to post a security.

99 When a Temporary Development Permit expires the permit is void and a new application shall be required.

Development Permit Conditions

CONDITIONS OF APPROVAL

100 The Development Authority, in imposing conditions on a Development Permit may:

a) For a Permitted Use, impose conditions only to ensure compliance with this Bylaw, or

b) For a Discretionary Use, impose conditions as deemed appropriate, so long as they serve a legitimate planning objective and do not sub-delegate the Development Authority's discretionary powers.

VARIANCES

101 Unless a specific provision of the Bylaw provides otherwise, the Development Authority may allow a variance under one or more of the following circumstances:

a) The proposed development, with variance, would not unduly interfere with neighbouring parcels, or

b) The variance is specific to the parcel, building or sign to which it applies, not shared by a significant number of other properties in the surrounding area, or

c) The variance is a result of an error in the situating of a building or structure, and the rectifying of the error would create unnecessary hardship to the registered owner.

102 The Development Authority shall require a supporting rationale from the applicant in support of a variance.

103 The amount of an individual variance is at the sole discretion of the Development Authority.

104 Variances shall not be considered by the Development Authority in the following situations:

a) Height within an Airport Vicinity Protection Overlay, and

b) Setbacks to a riparian area.

105 In the event that a variance is granted, the Development Authority shall specify that a variance has been granted in the public notification.

ENCROACHMENT AGREEMENTS

106 If an applicant applies for a Development Permit for a building or structure that encroaches on property owned by the County, the Development Authority may as a condition of approval require the applicant to enter into an Encroachment Agreement with the County.

DEVELOPMENT AGREEMENTS

107 As a condition of approval, the Development Authority may require the applicant to enter into a 'Development Agreement' with the County, in accordance with the MGA, and may require the applicant to:

a) Construct, install or pay for any improvements and utilities that are needed to serve the development or access to it, and/or

b) Pay a Security or Levy, and/or

c) Repair or reinstate to original or improved condition any street furniture, curbing, sidewalk, boulevard landscaping or trees, which may be damaged, destroyed or otherwise harmed by development or building operations upon the site, and

d) Attend to all other matters the Development Authority considers appropriate.

CAVEATS

108 To ensure compliance with a Development Agreement, the County may register a caveat against a property being developed which shall be discharged upon the terms of the Development Agreement being met. This requirement does not apply to development under Federal, Provincial or Municipal authority.

LANDSCAPE PLAN REQUIREMENTS

109 At the discretion of the Development Authority, a landscape plan may be required as part of the submission for a Development Permit and the plan must be prepared by a certified landscape architect or an arborist.

110 The landscape plan shall include information for the proposed site as well as all adjacent boulevards and existing property, drawn at a scale of 1:500 or larger, which clearly indicates and accurately identifies the following:

a) Name, address, e-mail and phone number of the Applicant,

b) Legal description of the subject property,

c) Name and/or endorsement stamp of the Landscape Architect or the County approved landscape professional,

d) Site area in ha (ac) proposed to be landscaped, as well as the percentage of the Parcel area,

e) North arrow, the property Lines, dimensions of the subject site and identification of adjacent land uses,

f) Detailed grading plan showing side slope grades, drainage swale grades, existing grades on adjacent lands and all proposed site elevations,

g) Location of all existing and proposed utilities and easements, including storm sewers, catch basins for site drainage and overhead utilities,

h) Location of all existing and proposed buildings, parking areas, driveways and entrances,

i) Location of all existing plant materials to be retained on the subject site,

j) Location of all new plant materials being proposed for the subject site,

k) Proposed trees, shrubs, flower beds and ground covers labeled with a key to a cross referenced plant list identifying the common and botanical names, quantity, size and method of planting, grass mix for sod and/or seed,

l) Vegetation planting details for installation,

m) Location of all proposed landscape furniture and/or landscape amenities for the subject site including height of fencing and screen walls,

n) Details of the irrigation system when applicable,

o) All other physical features, existing or proposed, including berms, walls, fences, outdoor furniture, lighting and decorative paving, and the

p) Location and type of all outdoor lighting.

111 Any changes to an approved landscape plan requires a new approval of the Development Authority prior to the landscaping being installed.

Securities

DEVELOPMENT SECURITIES

112 The County may require a security, in the form of an Irrevocable Letter of Credit or Refundable Security, in association with:

a) Conditions of a Development Permit,

b) A Development Agreement, and/or

c) Any other case where the Development Authority deems a security is required to ensure that work is carried out in a timely manner and to the satisfaction of the Development Authority.

113 The amount required as development security shall be as required by Council Policy C-407, as amended or replaced from time to time. ~~based on 150% of the estimated cost of construction of on-site and off-site infrastructure unless otherwise determined in the terms of the Development Permit approval or a Development Agreement.~~

~~**114** The amount required as a temporary development security shall be $5,000 or 25% of the estimated construction cost of development, whichever is greater.~~

114 Where a security is required, a cost estimate, subject to review and verification by the Development Authority, shall be provided by the applicant.

115 Where a security is required, it shall be provided by the applicant prior to release of the development permit.

LANDSCAPING SECURITIES

116 The County may require a security, in the form of an irrevocable letter of credit, in association with the landscaping of a parcel(s).

117 The amount required as a landscaping security shall be as required by Council Policy C-407, as amended or replaced from time to time. ~~based on 150% of the estimated landscaping cost.~~

118 The projected cost of the landscaping shall be calculated by the developer/owner and shall be based on information provided in an approved landscape plan.

119 If in the opinion of the Development Authority, these projected costs are inadequate, the Development Authority may establish a higher landscaping cost to determine the value of the landscaping security.

120 Where development has been approved in phases, the Development Authority may allow that a landscaping security be provided only on that portion of the site approved in each phase plus the amount required to minimally landscape the balance of the site should future development not proceed in a timely fashion.

121 In the event that the developer/owner does not complete the required landscaping or fails to maintain the landscaping in a healthy condition, and the proceeds from the letter of credit are insufficient for the County to complete the required work, then the developer/owner shall pay such deficiency to the County immediately upon being invoiced. The County shall provide an accounting to the developer/owner indicating how the proceeds of the letter of credit were applied, within sixty (60) days of completing or maintaining the landscaping.

PART FOUR
Specific Uses and Activities 4

This part outlines specific regulations that apply to particular types of Development within the County.

ACCESSORY DWELLING UNIT

122 Accessory Dwelling Unit General Requirements:

a) Where an Accessory Dwelling Unit is not located within another Dwelling Unit, it shall be considered part of the total building area of an accessory building,

b) Accessory Dwelling Units shall:

i. Be constructed on a permanent foundation,

ii. Comply with the regulations in the applicable District,

iii. Not exceed a gross floor area of 150 m^2 (1614.59 ft^2),

iv. Include sleeping, sanitary, and cooking facilities,

v. Provide a minimum of one dedicated on-site parking stall, and

vi. Have a distinct County address to facilitate accurate emergency response.

123 Accessory Dwelling Unit Site Requirements:

a) A parcel shall be limited to one Accessory Dwelling Unit, unless otherwise stated in a given District.

124 Accessory Dwelling Unit Development Permit Requirements:

a) A Development Permit application will respond to **Section 122** and **123** and further set out:

i. The architectural character of the Accessory Dwelling Unit,

ii. The location and setbacks of the Accessory Dwelling Unit,

iii. Amenity space for the Accessory Dwelling Unit, and

iv. Any landscaping or screening.

BED AND BREAKFAST

125 Bed and Breakfast General Requirements:

a) Bed and Breakfasts are an accessory use of a principal dwelling,

b) Bed and Breakfasts shall not be permitted in a principal dwelling which has an existing Home-Based Business (Type I) or Home-Based Business (Type II), and

c) Bed and Breakfasts shall be limited to no more than three (3) guest rooms.

126 Bed and Breakfast Site Requirements:

a) One (1) Fascia Sign or Freestanding Sign is permitted, at the discretion of the Development Authority.

127 Bed and Breakfast Development Permit Requirements:

a) A Development Permit application will respond to **Section 125** and **126**, and

b) The maximum term of a Development Permit issued is five (5) years.

CAMPGROUND

128 Campground General Requirements:

a) There shall be no more than twenty (20) campsites per hectare (eight (8) campsites per acre),

b) At least ten percent (10%) of a campground's gross area shall be set aside as a common outdoor space, and

c) Campgrounds shall not be used for year-round vehicle (recreation) storage.

129 Campground Site Requirements:

a) No campground will be approved within 250.0 m (820.21 ft.) of a Residential District as measured from property boundary to property boundary.

130 Campground Development Permit Requirements:

a) A Development Permit application will respond to **Section 128** and **129** and further set out:

i. What onsite facilities will be provided,

ii. If roads are to be open year-round, provision for snow removal and snow storage, and

iii. The screening, storage, collection and disposal of septic and solid waste,

b) An applicant is required to submit a Water and Wastewater Servicing Plan in support of a Development Permit, and

c) The maximum term of a Development Permit issued is five (5) years.

CANNABIS CULTIVATION AND CANNABIS PROCESSING

131 Cannabis Cultivation and Cannabis Processing General Requirements:

a) Cannabis Cultivation and/or Cannabis Processing shall not occur in a building where a residential use is located, and

b) A residential development constructed or created on a parcel after the approval of a Cannabis Cultivation or Cannabis Processing use shall not be considered a residential use for the purposes of the Bylaw.

132 Cannabis Cultivation and Cannabis Processing Site Requirements:

a) In all Districts, Cannabis Cultivation and/or Cannabis Processing must have a minimum separation distance of:

i. At least 150.0 m (492.13 ft.) from a parcel with a Care Facility (Clinic),

ii. At least 150.0 m (492.13 ft.) from a parcel with a School,

iii. At least 100.0 m (328.08 ft.) from a parcel that is designated as Municipal School Reserve on title,

iv. At least 100.0 m (328.08 ft.) from a Residential District parcel, and

v. At least 100.0 m (328.08 ft.) from a Dwelling Unit.

b) Notwithstanding a), in B-AGR, C-LRD and I-HVY Districts the minimum separation distance of Cannabis Cultivation and/or Cannabis Processing may be reduced to:

i. 75.0 m (246.06 ft.) from a Residential District parcel, and/or

ii. 75.0 m (246.06 ft.) from a Dwelling Unit,

c) The minimum separation distance shall be measured from the closest point of the Cannabis Cultivation and/or Cannabis Processing building.

133 Cannabis Cultivation and Cannabis Processing Development Permit Requirements:

a) A Development Permit application will respond to **Section 131** and **132**, and

b) The maximum term of a Development Permit issued is ten (10) years.

CANNABIS RETAIL STORE

134 Cannabis Retail Store Site Requirements:

a) Cannabis Retail Stores must have a minimum separation distance of:

i. At least 300.0 m (984.25 ft.) from another Cannabis Retail Store,

ii. At least 150.0 m (492.13 ft.) from a parcel with a Care Facility (Clinic),

iii. At least 150.0 m (492.13 ft.) from a parcel with a School, and

iv. At least 100.0 m (328.08 ft.) from a parcel that is designated as a Municipal School Reserve on title,

b) The minimum separation distance shall be measured from the closest portion of the Cannabis Retail Store building.

135 Cannabis Retail Store Development Permit Requirements:

a) A Development Permit application will respond to **Section 134**, and

b) The maximum term of a Development Permit issued is ten (10) years.

EQUESTRIAN CENTRE

136 Equestrian Centre General Requirements:

a) The maximum number of spectators for an event shall not exceed one hundred (100) persons, or as set out in the Development Permit conditions,

b) Overnight camping may be allowed for a maximum of five (5) consecutive nights, or as set out in the Development Permit conditions, and

c) The number of persons camping shall not exceed twenty (20) at any time, or as set out in the Development Permit conditions.

137 Equestrian Centre Site Requirements:

a) A maximum of fifty (50) animals are allowed onsite at any time, or as set out in the Development Permit conditions.

138 Equestrian Centre Development Permit Requirements:

a) A Development Permit application will respond to **Section 136** and **137**, and further set out:

i. Maximum number of horses and/or cattle that may be kept on the site at any one time,

ii. Maximum number of animals allowed to participate in an event, which shall be in addition to the animals kept on the site,

iii. Whether overnight camping of event participants may be allowed,

iv. Garbage and manure control, and

v. On-site stock trailer parking and participant/spectator parking,

b) If the maximum number of spectators is anticipated to exceed one hundred (100) persons an applicant is required to submit the following in support of a Development Permit:

i. A Water and Wastewater Servicing Plan, and

ii. A Traffic Impact Analysis.

FILM PRODUCTION

139 Film Production General Requirements:

a) Setback and height requirements do not apply to set structures.

140 Film Production Site Requirements:

a) The maximum area of a Film Production in an Agricultural District or S-FUD shall be 16.19 ha (40.00 ac) or 25% of the parcel, whichever is less.

141 Film Production Development Permit Requirements:

a) A Lighting Plan,

b) A Traffic and Access Plan, and

c) A Solid Waste Management Plan.

HOME-BASED BUSINESS (TYPE I)

142 Home-Based Business (Type I) General Requirements:

a) Home-Based Business (Type I) are an accessory use of a principal dwelling,

b) Home-Based Business (Type I) shall have no employees that are not permanent residents of the dwelling,

c) Home-Based Business (Type I) may generate up to two (2) business-related visits per day, defined as two (2) vehicles visiting the business per day,

d) Home-Based Business (Type I) shall not operate between the hours of 18:00 and 8:00 if the business generates noise,

e) Typical businesses include private tutoring, web-based businesses or a private consultant's office, and

f) Retail, restaurants, and automotive related businesses shall not be permitted as a Home-Based Business (Type I).

143 Home-Based Business (Type I) Site Requirements:

a) Home-Based Business (Type I) shall not:

i. Change the residential character and external appearance of the land and buildings,

ii. Have any outside storage of equipment, goods, materials, commodities, or finished products,

iii. Have any vehicle (commercial) parked onsite, unless the parcel is 1.6 ha (3.95 ac) or greater in which case it may have a maximum of one (1) vehicle (commercial) parked onsite, and

iv. Have any signs that describe or advertise the Home-Based Business (Type I).

144 Home-Based Business (Type I) Development Permit Requirements:

a) A Development Permit application is not required for Home-Based Business (Type I), so long as it is a Permitted Use in a given District and adheres to **Section 142** and **143**.

HOME-BASED BUSINESS (TYPE II)

145 Home-Based Business (Type II) General Requirements:

a) Home-Based Business (Type II) is an accessory use of a principal dwelling and may utilize its accessory buildings and outside storage,

b) Home-Based Business (Type II) may generate up to eight (8) business-related visits per day in an Agricultural District and up to four (4) business-related visits per day in all other Districts,

c) Home-Based Business (Type II) shall not operate between the hours of 18:00 and 8:00 if the business generates noise,

d) The number of non-resident employees shall not exceed two (2) at any time,

e) Typical businesses include landscaping contractors, hairdressers, music teachers and day homes, and

f) Retail, restaurants, and automotive related businesses shall not be permitted as a Home-Based Business (Type II).

146 Home-Based Business (Type II) Site Requirements:

a) Outside storage may be permitted at the discretion of the Development Authority provided it complies with the following requirements, which may form conditions for approval:

   i. Be screened from view of adjacent lands and roads,

   ii. Meet the minimum setback requirements for buildings, and

   iii. Not exceed 400.0 m^2 (4305.56 ft^2) or 1% pf the parcel area, whichever is less,

b) One (1) Fascia Sign or Freestanding Sign is permitted, at the discretion of the Development Authority.

147 Home-Based Business (Type II) Development Permit Requirements:

a) A Development Permit application will respond to **Section 145** and **146**,

b) The maximum term of a Development Permit issued for a Home-Based Business (Type II) is one (1) year,

c) If a subsequent application is applied for before the one (1) year Development Permit has expired, the new Development Permit can be issued for up to five (5) years if:

   i. The application is for the same Home-Based Business (Type II),

   ii. The Home-Based Business has not violated the conditions of its Development Permit, and

   iii. There are no active Bylaw enforcement orders related to the Home-Based Business (Type II).

LIVESTOCK

148 Livestock General Requirements:

a) Livestock is permitted in R-RUR, R-CRD and any parcel where Agricultural (General) is a listed use.

b) Where livestock is kept, pastures shall be maintained to ensure that there is no overgrazing, and

c) Where livestock is kept, manure shall be managed to ensure there is no runoff onto adjacent lands, riparian areas, or watercourses, in a manner that mitigates odour.

149 Livestock Site Requirements:

a) The maximum number of animals permitted on a parcel of land are as follows:

Table 3 – Animal Units by Parcel Size

Parcel Size	Max. Animal Units
<1.4 ha (<3.46 ac)	0
≥1.4 to ≤2.0 ha (≥3.46 to ≤4.94 ac)	2
>2.0 to ≤3.0 ha (>4.94 to ≤7.41 ac)	3
>3.0 to ≤4.0 ha (>7.41 to ≤9.88 ac)	4
>4.0 to ≤5.0 ha (>9.88 to ≤12.36 ac)	5
>5.0 to ≤6.0 ha (>12.36 to ≤14.83 ac)	6
>6.0 to ≤7.0 ha (>14.83 to ≤17.29 ac)	7
>7.0 to ≤8.0 ha (>17.29 to ≤19.77 ac)	8
>8.0 to ≤9.0 ha (>19.77 to ≤22.24 ac)	9
>9.0 to ≤10.0 ha (>22.24 to ≤24.71 ac)	10
>10.0 to ≤12.1 ha (>24.71 to ≤29.90 ac)	15
>12.1 to ≤16.1 ha (>29.90 to ≤39.78 ac)	20
>16.1 ha (>39.78 ac)	No Maximum

b) Notwithstanding a), up to ten (10) chickens (hens, no roosters) are allowed on a Residential District parcel that is smaller than 1.4 ha (3.46 ac),

c) The number of animals that constitute an animal unit are as follows:

Table 4 – Animal Unit Table

Animal Type	# of Animals = 1 Animal Unit
Cattle	1
Pigs	2
Horses/Ponies	1
Donkeys/Mules	1
Poultry (including Pheasants)	20
Sheep	5
Rabbit/Mink	20
Goats	5
Elk	1
Emu	4
Ostrich	2
Bison	0.5
Deer	4
Alpaca/Llama	5

d) Notwithstanding c), calves, foals, lambs, gilts, kids at mothers' side (not weaned) are not considered to be Animal Units and wild boars are not permitted in the County.

150 Livestock Development Permit Requirements:

a) A Development Permit is not required for Livestock so long as **Section 148** and **149** are adhered to,

b) On parcels smaller than 16.1 ha (39.78 ac), livestock owners, wishing to increase the number of animals on a parcel, shall submit the following information as part of a Development Permit application:

i. A Pasture Management Plan, and

ii. A Manure Management Plan,

c) A Development Permit for increasing the number of animals on a Non-Agricultural parcel shall not exceed five (5) years.

SIGNAGE

151 Signage General Requirements:

a) Signs shall be compatible with the general character of the prescribed District, to the satisfaction of the Development Authority,

b) No sign or any part of a sign is allowed in a road allowances or County rights-of-way, and

c) No sign or any part of a sign shall be within 3.0 m (9.84 ft) of overhead power and service lines.

152 Signage Site Requirements:

a) A sign shall be located entirely within the site unless prior written approval granting permission for the sign to overhang another property is submitted by the affected owner, and

b) The Development Authority may require an easement if a sign overhangs another property.

153 Signage Development Permit Requirements:

a) A Development Permit is required for all signs, excluding those listed in **Section 92**,

b) A Development Permit application will respond to **Section 151** and **152**, and detail the following:

i. All dimensions of the sign, including height of the sign and the sign Structure,

ii. Area of copy face(s),

iii. Design of copy face(s),

iv. Type of construction and finishing to be utilized,

v. Method of support,

vi. Material specifications,

vii. Details of sign illumination,

viii. Distance from roadway(s), and

ix. Such other considerations as the Development Authority may deem to be relevant,

c) An applicant may be required to submit the following in support of a Development Permit:

i. A Site Plan showing sign location in relation to property boundaries and Buildings, and

ii. Photographs of the proposed site showing adjacent properties and signs within approximately 30.0 m (98.43 ft.) of the proposed sign location.

SPECIAL FUNCTION BUSINESS

154 Special Function Business General Requirements:

a) May only be located on a parcel for 15 cumulative days in a calendar year, excluding the time used to erect or dismantle any temporary structures.

155 Special Function Business Site Requirements:

a) The maximum area of a Special Function Business shall not exceed 400.0 m^2 (4305.56 ft^2) or 1% pf the parcel area, whichever is less.

156 Special Function Business Development Permit Requirements:

a) A Development Permit application will respond to **Section 154** and **155**, and

b) A Development Permit for a special function business shall not exceed three (3) years.

STRIPPING, GRADING, EXCAVATION AND/OR FILL

157 Site stripping, grading, excavation, or fill is a discretionary use in all land use districts.

158 Site stripping, grading, excavation, or fill Development Permit Requirements:

a) A Development Permit is required for all Stripping, Grading, Excavation and/or Fill,

b) A Development Permit application will detail the following:

i. Location and area of the site on which the development is proposed,

ii. Existing land use,

iii. Type of excavation, stripping, or grading proposed, showing dimensions of the operation or the area of the land and depth to which the topsoil is to be removed, and the effect on existing drainage patterns,

iv. Pre-development grading plan and post-development grading plan,

v. A soil-handling plan depicting movement of fill on the site and confirmation that soil will be transported when it is in a favourable condition,

vi. Location of wetlands and watercourses and any ecologically sensitive features,

vii. Timing of works, which shall not coincide with bird nesting seasons, as determined,

viii. Location where the excavation, stripping, or grading is to be taking place,

ix. Proposed access, haul routes and haul activities,

x. Methods to prevent dust and erosion,

xi. A traffic control plan,

xii. A Weed management plan,

xiii. Costs to reclaim the site, and

xiv. The condition in which the excavation, stripping, or grading is to be left when the operation is complete (including submission of site grading or re-contouring plans if required by the Development Authority), or the use of the area from which the topsoil is removed,

c) The Development Authority may require a:

i. Stormwater Management Plan,

ii. Fill Management Plan,

iii. Soil Quality Report, and/or

iv. Letter of credit for performance of approval conditions based on the cost of remediation.

TEMPORARY RESIDENCE

159 Temporary Residence General Requirements:

a) Temporary Residence is a discretionary use in all land use districts.

b) A Development Permit for a Temporary Residence may be issued for a vehicle (recreation), providing that a Building Permit has been issued for the construction of a Principal Dwelling on the same parcel.

160 Temporary Residence Site Requirements:

a) A Temporary Residence is restricted to Districts in which a dwelling is a permitted use, and

b) A Temporary Residence shall be removed within 30 days of the occupancy of the principal dwelling.

161 Temporary Residence Development Permit Requirements:

a) A Development Permit application will respond to **Section 159** and **160** ~~the above noted Requirements~~,

b) The maximum term of a Development Permit issued for a Temporary Residence is one (1) year, and

c) A Security shall be posted for a Temporary Residence ~~in alignment with Section 114~~.

TEMPORARY SALES CENTRE AND SHOW HOME

162 Temporary Sales Centre and Show Home General Requirements:

a) Temporary Sales Centre and Show Home are discretionary uses in all Residential Districts and C-MIX,

b) A temporary sales centre and/or a show home shall not be occupied as a residence,

c) Public viewing hours shall not be earlier than 8:00 am and not later than 8:00 pm, and

d) Conditions of the permit do not limit the private showing by appointment of the show home at any time.

163 Temporary Sales Centre and Show Home Site Requirements:

a) A temporary sales centre and/or a show home shall be located close to the entrance of a new development, to the satisfaction of the Development Authority.

164 Temporary Sales Centre and Show Home Development Permit Requirements:

a) A Development Permit application will respond to **Section 162** and **163** and further set out:

   i. The removal of all advertising signs and features when the use ceases, and

   ii. Signs posted at any adjacent occupied residences by the show home builder indicating that these homes are private and not for viewing,

b) A Development Permit may be issued prior to the registration of a phase of a development, providing that the phase has received approval by the Subdivision Authority, and there is a Development Agreement in place,

c) The maximum term of a Development Permit for a temporary sales centre and/or a show home is five (5) years, and

d) A security shall be posted for a temporary sales centre and/or a show home ~~in alignment with Section 114~~.

PART FIVE
General Regulations

5

This part outlines general regulations that apply to development within the County.

Buildings and Structures

ADDRESSING

165 All Principal Buildings shall have the civic address clearly displayed and easily visible from the street.

SERVICING

166 All buildings shall have sanitary and sewer servicing to the satisfaction of the Development Authority.

BUILDING DESIGN

167 A building's character and appearance may be considered in the review of proposed developments with respect to:

a) Consistency with the prescribed District,

b) Compatibility with nearby buildings, and

c) Compliance to the provisions of any Statutory Plan, which sets out specific guidelines as to the design, character, appearance, or building materials used in a development.

MECHANICAL HOUSING

168 In all Non-Agriculture Districts, a building's mechanical housing shall be screened, to the satisfaction of the Development Authority.

BUILDING HEIGHT

169 The height of a building is determined by the average height of all elevations.

170 The average height of an elevation shall be determined based on the finished grade to the highest point of the building.

171 The highest point of a building shall not include the following: elevator housing, mechanical housing or its screening, roof stairway entrance, ventilation fans, a skylight, a steeple, a smokestack, a parapet wall, a flagpole, or similar device not structurally essential to the building.

172 The finished grade shall be determined by the average of the highest and lowest grade adjacent to the façade of the building.

ACCESSORY BUILDINGS

173 An Accessory Building on a parcel in a Residential District shall be similar to, and complement, the Principal Building in exterior material, colour and appearance.

174 Where the Accessory Building is a Shipping Container it:

a) Shall not be attached, in any way, to a principal building;

b) Shall not be stacked in any Non-Industrial District; and

c) Shall be visually screened from public roads and adjacent properties in a manner which satisfies the Development Authority.

ACCESSORY STRUCTURES

175 Accessory structures are not required to comply with applicable yard setbacks.

BEEKEEPING

176 Where Beekeeping is a permitted use in a Residential District, a maximum of three (3) Beehives are allowed.

177 Beehives shall follow the same setbacks for Accessory Buildings in a given District.

MIXED-USE BUILDINGS

178 A building may be occupied by a combination of one or more of the uses listed for this District and each use shall be considered as a separate use, and each use shall obtain a Development Permit.

179 In a Mixed-Use Building:

a) Dwelling Units shall have at grade access that is separate from the access for commercial premises,

b) Direct access from a residential Dwelling Unit to a commercial premise shall not be permitted, and

c) The minimum amenity area shall be of 4.00 m^2 (43.06 ft^2) per Dwelling Unit.

180 No use within any building or structure on the lands shall cause or create air contaminants, visible emissions, or particulate emissions beyond the building which contains them.

Parcels and Setbacks

HISTORICAL SETBACKS

181 The setbacks for all buildings constructed prior to March 12, 1985 are deemed to comply with this Bylaw.

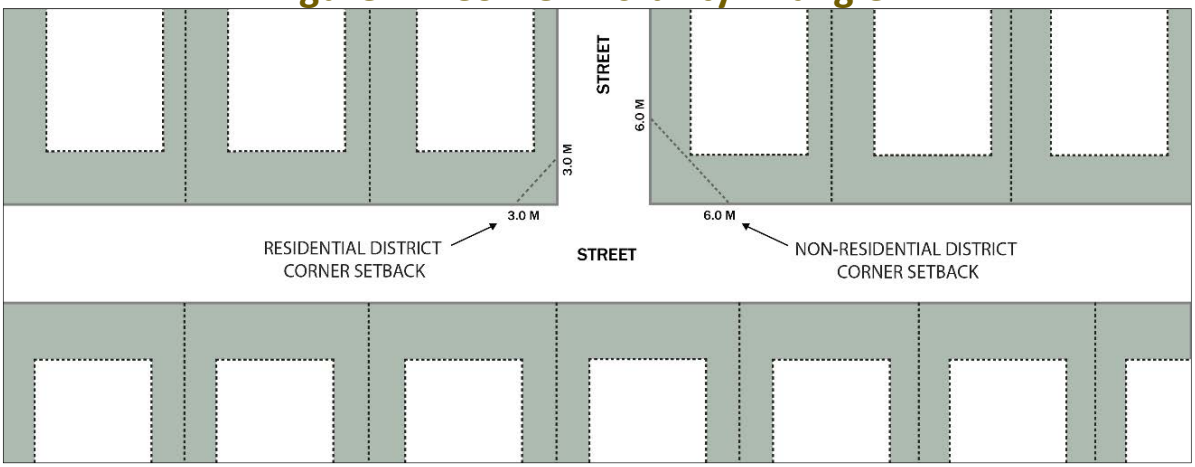
CORNER VISIBILITY

182 In a Residential District, private buildings, structures, fences and landscaping shall be setback at least 3.0 m (9.84 ft.) from the intersection of two roads to maintain corner visibility, as illustrated in **Figure 1 – Corner Visibility Triangle**.

183 In a Non-Residential Districts, private buildings, structures, fences and landscaping shall be setback at least 6.0 m (19.69 ft.) from the intersection of two roads to maintain corner visibility, as illustrated in **Figure 1 – Corner Visibility Triangle**.

184 Corner setbacks may be varied to align with Alberta Transportation requirements at the discretion of the Development Authority.

Figure 1 – Corner Visibility Triangle



DRIVEWAYS

185 In a Residential District, the driveway to a public road shall be a minimum length of 6.0 m (19.69 ft.), measured from the back of sidewalk, or back of curb where there is no sidewalk.

EXTENSIONS INTO YARDS

186 The following items are permitted to extend into any rear or side yard:

a) Cantilever extensions up to 0.6 m (1.97 ft.) in length, and

b) ~~Decks or Patio up to 2.0 m (6.56 ft.) that are less than or equal to 0.61 m (2.00 ft.) in height.~~ Decks and patios that are greater than 0.61 m (2.00 ft.) in height shall not extend further than 2.00 m (6.56 ft.) and the resulting required minimum rear or side yard shall not be less than 1.20 m (3.94 ft.).

EMERGENCY ACCESS

187 Comprehensively planned areas shall be so designed that streets and access routes for firefighting vehicles and equipment are provided in accordance with the requirements of the *Safety Codes Act,* as amended or replaced from time to time.

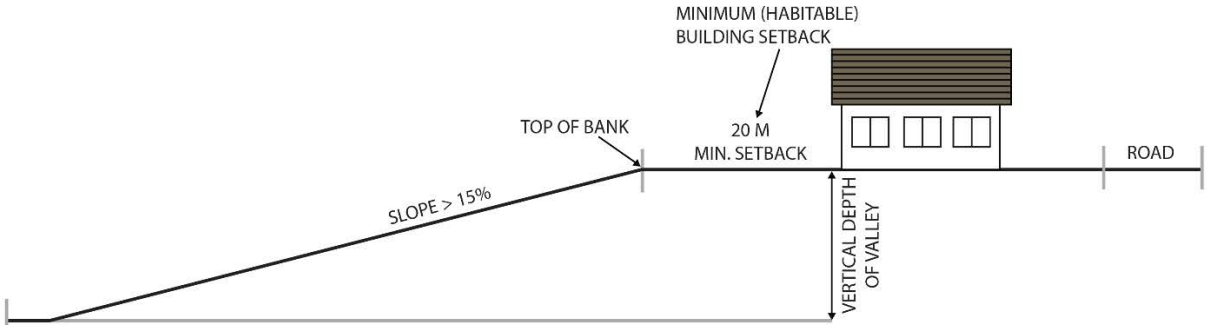
188 Setbacks in any District may be increased at the discretion of the Development Authority in order to provide adequate emergency access.

SETBACKS FROM SLOPES AND BANKS

189 Buildings shall be located at least 20.0 m (65.62 ft.) back from the top-of-bank of an escarpment where the grade exceeds fifteen per cent (15%), as illustrated in **Figure 2 – Setback Requirements**.

190 The Development Authority may, at their discretion, reduce the setback requirements if the applicant provides a Geotechnical Study, prepared by a qualified engineer, that provides satisfactory proof of bank stability.

Figure 2 – Setback Requirements



191 For the purposes of this Bylaw, a parcel is a parcel without access if:

a) the parcel does not abut a public or private roadway,

b) the only public roadway that the parcel abuts is an undeveloped road allowance, semi-private road, or low maintenance road, or

c) the parcel abuts a public or private roadway developed to County Standards, to which the road is subject to an active Cost Recovery Agreement.

192 A parcel is not a parcel without access when it abuts a road approved in a condominium plan of subdivision or a plan of and such roadway directly accesses a County road.

~~**192** The Land Use Map in Schedule B identifies the parcels without access. In the event of any discrepancy between this section and the Land Use Map, the Land Use Map shall prevail.~~

193 Notwithstanding a) above, the Development Authority may, at its discretion, determine that a parcel without access is, for the purposes of this Bylaw, a parcel having access, provided the road which provides access to the parcel is not subject to an active Cost Recovery Agreement.

194 Notwithstanding the parameters of the District in which a parcel without access is located, Agriculture (General), Accessory Buildings, and Utilities shall be permitted uses; all other development is discretionary.

FLOOD HAZARD AREAS

General Restrictions to Development:

195 All development in a Flood Hazard Area is considered to be discretionary, notwithstanding any other section of the Bylaw.

196 No development shall be permitted within a Floodway, except for the:

a) Repair or maintenance of existing buildings, or

b) Replacement of existing buildings, provided flood-proofing design measures are undertaken, which do not involve construction below the Floodway.

197 No building or structure shall be developed where the location of the building or structure is on a site where the undisturbed ground elevation:

a) Is less than 6.0 m (19.69 ft.) above the normal summer low water level and is less than 1,200.0 m (3937.01 ft.) from the edge of the normal summer water channel of a watercourse, major, or

b) Is less than 3.0 m (9.84 ft.) above the normal summer low water level and is less than 300.0 m (984.25 ft.) from the edge of the normal summer water channel of a watercourse, minor, or

c) Unless the ground elevation adjacent to and within 5.0 m (16.40 ft.) of the building or structure is 1.0 m (3.28 ft.) above the 1:100 year flood elevation as determined by Alberta Environment and Parks.

198 The placing of fill within the 1:100 year Flood Hazard Area shall not be permitted unless and until Alberta Environment and Parks has determined that the placing of the fill will not have a detrimental effect on the flow of water, either in the watercourse or on adjacent lands.

Bragg Creek Flood Development Restrictions:

199 In addition to **Sections 195** to **198**, the following provision applies to properties in the Hamlet of Bragg Creek~~, as identified in the **Land Use Map**~~:

a) The minimum area of a site, when a lot or portion of a lot is within the Floodway, is the lot area as defined in the Title to the lands registered in the Alberta Land Titles Office as of January 1, 1995.

Elbow River Development Restrictions:

200 In addition to **Sections 195** to **198**, the following provisions apply to properties along the Elbow River~~, as identified in the **Land Use Map**~~:

a) No development shall take place in the floodway, except for:

i. Roads and bridges,

ii. Flood or erosion protection measures or devices,

iii. Pathways that are constructed level with the existing natural grades, and

iv. Recreation facilities, provided there are no buildings, structures, or other obstructions to flow in the floodway,

b) All development shall be such that during construction and upon completion there shall not be a negative impact on lands in terms of 1:100 flood levels of water flow velocity upstream and downstream of the site. The Development Authority may require an applicant to provide a Flood Modelling Study to demonstrate this requirement.

FLOOD FRINGE AREAS

201 In a flood fringe area, mechanical and electrical equipment within a building shall be located at or above the designated flood level. The minimum ground floor elevation should be above the designated flood level when possible.

202 If development is approved within the flood fringe, the first floor of all buildings shall be located at or above the 1:100 year flood level plus 0.5 m (1.64 ft.) freeboard. The Development Authority may allow for variances on the freeboard requirement depending on site specific conditions.

203 When a Development Permit is made for any building on an existing lot which is or may be affected by a Floodway or Flood Fringe area, the Development Authority shall require the applicant to submit a geotechnical report or a flood plain/flood hazard mapping study or both, prepared by a qualified professional in accordance with County requirements. These studies shall confirm that there is a minimum contiguous developable area suitable for the building and related land on the subject lot and specify any flood mitigation measures to reduce potential damage from a flood event.

RIPARIAN PROTECTION AREAS

Determination of the Riparian Protection Area:

204 The extent of the Riparian Protection Area, as measured from the top of bank or furthest extent of a wetted area, shall be:

a) Minimum of 30.0 m (98.43 ft.) if the underlying soil type is glacial till,

b) Minimum of 60.0 m (196.85 ft.) if the underlying soil type is alluvial sediment, or

c) As otherwise established by a geotechnical assessment and environmental assessment prepared by licensed professionals that is acceptable to the Development Authority.

205 Notwithstanding **Section 204**, the Riparian Protection Area for the Bow River and Elbow River shall be measured from the river's legal bank, as determined by a qualified professional surveyor in accordance with the *Surveys Act*, R.S.A. 2000 Chapter S-26, as amended or replaced from time to time.

206 No tree clearing shall occur within any part of the riparian setback, and no vegetation shall be disturbed within a minimum of 10.0 m (32.81 ft.) from the top of bank or furthest extent of a wetted area.

207 If a development setback is required under other section(s) of the Bylaw that results in setback greater than the Riparian Protection Area, that greater setback shall prevail.

Bragg Creek Flood Area Structure Plan Lands:

208 Notwithstanding **Sections 204** to **207**, the following applies for lands within the Greater Bragg Creek Area Structure Plan:

a) Outside the Hamlet of Bragg Creek, a 50.0 m (164.04 ft.) Riparian Protection Area extends outside of the active floodplain of the Elbow River,

b) Outside the Hamlet of Bragg Creek, a 30.0 m (98.43 ft.) Riparian Protection Area extends from the edge of a stream or wetted area as measured from the high-water mark,

c) Within the Hamlet of Bragg Creek, a 50.0 m (164.04 ft.) Riparian Protection Area extends from the active floodway of the Elbow River, and

d) Within the Hamlet of Bragg Creek, a 30.0 m (98.43 ft.) Riparian Protection Area extends from the edge of a stream or wetted area as measured from the high-water mark.

Uses Restricted in the Riparian Protection Area:

209 For any development within the Riparian Protection Area the Development Authority shall require a Development Permit to be issued subject to conditions the Development Authority deems necessary for the purpose of minimizing the impact of the development on the Riparian Protection Area. The Development Permit conditions may include but are not limited to:

a) Preservation of natural vegetation,

b) Sediment and erosion control during construction,

c) Siting of construction equipment away from a watercourse, and

d) Siting of proposed development away from a watercourse.

210 Where no buildable area on a lot exists due to the Riparian Protection Area regulations, the following development may be approved by the Development Authority within the Riparian Protection Area:

a) Buildings,

b) Accessory Structures,

c) Private Sewage Treatment System and Decentralized Wastewater Systems,

d) Communications Facilities,

e) Parking lots,

f) Stormwater ponds, swimming pools, artificial water bodies, and dugouts, and

g) Stripping, fill, excavation, grading, and/or re-contouring.

Riparian Protection Areas Compliance:

211 Notwithstanding **Sections 204** to **210**, any development which either has a Development Permit or was exempt from requiring a Development Permit pursuant to the Land Use Bylaw in place at the time of construction may be deemed to be in compliance with the provisions of this Section and shall not be considered as a non-conforming use or building.

Signage

SIGN ILLUMINATION

212 No sign shall be digital, animated, flashing, or lit by an intermittent light source.

AWNING/CANOPY SIGNS

213 Means a sign which either forms part of, or is attached to, a retractable or permanently affixed canopy, adhering to the following requirements:

Permit Required		**Yes**
District	Agriculture	Permitted
	Residential	Prohibited
	Business/Commercial	Permitted
	Industrial	Permitted
	Special	Discretionary
Maximum Sign Dimensions		N/A
Standards		• Shall be constructed of durable, waterproof, colourfast material • Shall be attached to the Structure to which it refers • Shall at the minimum project 0.6 m (1.97 ft.) from the Building • Shall have a minimum clearance of 3.0 m (9.84 ft.) above grade

BILLBOARD SIGNS

214 Means a sign which stands independently of a Building for the purposes of third-party advertising of a product or service, adhering to the following requirements:

Permit Required		**Yes**
District	Agriculture	Discretionary
	Residential	Discretionary ~~Prohibited~~
	Business/Commercial	Discretionary
	Industrial	Discretionary
	Special	Discretionary
Maximum Sign Dimensions		• 35.0 m² (376.74 ft²) sign area • 12.0 m (39.37 ft.) sign height
Standards		• Shall be a minimum 90.0 m (295.28 ft.) apart from any other Billboard • May be illuminated by a constant source of light • Shall be setback at a minimum of 5.0 m (16.40 ft.) from any Parcel line • Shall have no part of the sign face less than 2.4 m (7.87 ft.) above grade • Shall be setback a minimum of 300.0 m (984.25 ft.) from another Billboard Sign • Shall be setback a minimum of 300.0 m (984.25 ft.) from a highway • Shall not be attached to a vehicle

ELECTION SIGNS

215 Means a sign displayed during an election period, referendum or plebiscite, adhering to the following requirements:

Permit Required		**No**, provided it meets the following standards and adheres to the 'Election Sign Bylaw' Bylaw No. C-7504-2015, as amended or replaced from time to time.
District	Agriculture	Permitted
	Residential	Permitted
	Business/Commercial	Permitted
	Industrial	Permitted
	Special	Permitted
Maximum Sign Dimensions		• 2.0 m² (21.53 ft²) sign area • 1.5 m (4.92 ft.) sign height
Standards		• Shall be erected no more than sixty (60) days prior to an election and shall be removed within twenty-four (24) hours after the election to which they refer • Shall not be placed on any centre median or in any location that affects traffic safety or visibility • Shall not be illuminated

FASCIA SIGNS

216 Means a flat sign that is attached flush to a Building face or is painted on, adhering to the following requirements:

Permit Required		**Yes**
District	Agriculture	Permitted
	Residential	Discretionary ~~Prohibited~~
	Business/Commercial	Permitted
	Industrial	Permitted
	Special	Discretionary
Maximum Sign Dimensions		• Special Districts, sign area ≤ 20% of the Building face • ~~Commercial and Industrial~~ Non-Special Districts, sign area ≤ 40% of the Building face
Standards		• Shall be projected a maximum of 0.3 m (0.98 ft.) • Shall have no exposed wiring or bulbs • May be illuminated and may include changeable copy • For attached fascia signs, shall be safely and securely attached to the Building by means of metal anchors, bolts or expansion screws • Shall not exceed 0.5 m² (5.38 ft²) in area for a Bed and Breakfast or Home-Based Business (Type II) • Shall not exceed 1.5 m (4.92 ft.) in height for a Bed and Breakfast or Home-Based Business (Type II)

FREESTANDING SIGNS

217 Means a sign, other than a billboard, that is self-supporting in a fixed location and not attached to a Building, adhering to the following requirements:

Permit Required		**Yes**
District	Agriculture	Discretionary
	Residential	Discretionary
	Business/Commercial	Discretionary
	Industrial	Discretionary
	Special	Discretionary
Maximum Sign Dimensions		• Residential District, 1.5 m² (16.15 ft²) sign area • Residential District, 1.5 m (4.92 ft.) sign height • Non-Residential District, 7.0 m² (75.35 ft²) sign area • Non-Residential District, 12.0 m (39.37 ft.) sign height
Standards		• May be illuminated and may include changeable copy, unless deemed to distract highway users. • Shall be wholly located on the site of the Building or land use to which the sign refers, except where the sign is approved to contain third-party advertising • Shall not project over any property line • Shall not exceed 0.5 m² (5.38 ft²) in area or 1.5 m (4.92 ft.) in height for a Bed and Breakfast or Home-Based Business – Type II • In Agricultural Districts, shall be setback a minimum of 300.0 m (984.25 ft.) from another Freestanding Sign • In Non-Agricultural Districts, only one (1) sign shall be permitted per parcel, except where sites have 60.0 m (196.85 ft.) or more of street frontage and signs are placed no closer than 30.0 m (98.43 ft.) apart • The area around Freestanding Signs shall be kept clean and free of overgrown vegetation and free from refuse material; • For the purpose of marketing or guiding traffic to a new development: i. Shall be located a minimum of 25.0 m (82.02 ft.) from a roadway intersection and 10.0 m (32.81 ft.) from another such sign for the same development ii. Shall be placed no further than the nearest arterial road to the new subdivision or development

INFLATABLE SIGNS

218 Means a sign that is inflated, adhering to the following requirements:

Permit Required		**Yes**
District	Agriculture	Discretionary
	Residential	Prohibited
	Business/Commercial	Discretionary
	Industrial	Discretionary
	Special	Discretionary
Maximum Sign Dimensions		N/A
Standards		• Shall be affixed securely • Shall be a minimum of 10.0 m (32.81 ft.) from power and service lines and road rights-of-way

PORTABLE SIGNS

219 Means a sign mounted on a frame, stand or similar Structure that is easily transported, but does not include a sandwich board, adhering to the following requirements:

Permit Required		**Yes**
District	Agriculture	Discretionary
	Residential	Prohibited
	Business/Commercial	Discretionary
	Industrial	Discretionary
	Special	Discretionary
Maximum Sign Dimensions		• 5.0 m² (53.82 ft²) sign area • 3.0 m (9.84 ft.) sign height
Standards		• Not more than one (1) Portable Sign is allowed for any one Parcel • Shall only be placed on the ground but shall not be permanently fastened to the ground • May be issued for a maximum of ninety (90) days, or longer at the discretion of the Development Authority

PROJECTING SIGNS

220 Means a sign that is attached to a wall of a Building and horizontally extends more than 0.3 m (0.98 ft.) from the face of that wall, adhering to the following requirements:

Permit Required		**Yes**
District	Agriculture	Permitted
	Residential	Prohibited
	Business/Commercial	Permitted
	Industrial	Permitted
	Special	Discretionary
Maximum Sign Dimensions		• Industrial Districts, 9.0 m² (96.88 ft²) sign area • Non-Industrial Districts, 5.0 m² (53.82 ft²) sign area
Standards		• Shall not project more than 2.0 m (6.56 ft.) from the Building face • Shall not be placed at a height less than 2.4 m (7.87 ft.) from grade to the bottom of the sign • Shall not project above the roof or parapet of a Building • Shall not be located within 0.6 m (1.97 ft.) from the back of the curb of a public road • Shall be fixed in place • Only one (1) projecting sign shall be permitted per parcel • Businesses located in the same building may combine their allowable sign areas to form a single projecting sign

REAL ESTATE SIGNS

221 Means any temporary, non-illuminated sign that is displayed on a property for the purpose of advertising the sale, lease or rent of that property, adhering to the following requirements:

Permit Required		**No**, provided it meets the following standards
District	Agriculture	Permitted
	Residential	Permitted
	Business/Commercial	Permitted
	Industrial	Permitted
	Special	Permitted
Maximum Sign Dimensions		• Residential Districts, 0.5 m² (5.38 ft²) sign area • Non-Residential Districts, 3.0 m² (32.29 ft²) sign area • 3.0 m (9.84 ft.) sign height
Standards		• Shall only be located on the property that is for sale • Shall be removed within seven (7) days after the closing date of the sale of the property • Shall be restricted to a maximum of two (2) signs per development, or Dwelling Unit in multi-unit dwellings

ROOF SIGNS

222 Means any sign erected upon, against, or directly above a building, adhering to the following requirements:

Permit Required		**Yes**
District	Agriculture	Permitted
	Residential	Prohibited
	Business/Commercial	Discretionary
	Industrial	Discretionary
	Special	Prohibited
Maximum Sign Dimensions		• <20% of the area formed by the building face • 1.0 m (3.28 ft.) sign height
Standards		• Shall be erected so that the supporting structure is not visible • Shall not rotate or employ any flashing or intermittent lights, devices or means to create the impression of flashing lights • Shall have a minimum building clearance of 1.2 m (3.94 ft.)

SANDWICH BOARDS

223 Means an "A" shaped form of freestanding sign, sometimes referred to as an A-frame, which is set on but not attached to the ground and has no external supporting Structure for commercial or point-of-sale use, adhering to the following requirements:

Permit Required		**No**, provided it meets the following standards
District	Agriculture	Permitted
	Residential	Permitted
	Business/Commercial	Permitted
	Industrial	Permitted
	Special	Permitted
Maximum Sign Dimensions		• 0.8 m² (8.61 ft.2) sign area • 1.0 m (3.28 ft.) sign height
Standards		• Shall be located in proximity to the business advertised and permitted only during hours of operation • Shall not include any illumination or electronic message display • Shall be constructed of a rigid material such that a stable frame is created • Shall not obstruct pedestrian or vehicular traffic • Shall maintain a separation distance of 10.0 m (32.81 ft.) from another Sandwich Board Sign

TEMPORARY SIGNS

224 Means a sign which is not permanently installed and is limited to advertising a yard sale, garage sale or other Special Event, adhering to the following requirements:

Permit Required		**No**, provided it meets the following standards
District	Agriculture	Permitted
	Residential	Permitted
	Business/Commercial	Permitted
	Industrial	Permitted
	Special	Permitted
Maximum Sign Dimensions		• 0.5 m² (5.38 ft.^{2}) sign area
Standards		• Shall not be erected for more than a forty-eight (48) hour period, unless the appropriate Special Event permit has been issued • Signs may be removed by the County after forty-eight (48) hours without notice • If proposed within County road allowances, signs are governed by the 'Temporary and/or Election Sign Bylaw (No. C-7504-2015)' as amended or replaced from time to time.

Lighting

OUTDOOR LIGHTING – GENERAL PROVISIONS

225 All outdoor lighting for any development shall be located and arranged so that no direct rays of light are directed at any adjoining properties, interfere with the use and enjoyment of neighbouring lands, or interfere with the effectiveness of any traffic control devices or the vision/safety of motorists.

226 Full cut-off (shielded) outdoor fixtures shall be installed for all exterior lighting.

227 The maximum mounting height for an outdoor light fixture shall be 6.0 m (19.69 ft.) in any Residential District or any parcel that abuts a Residential District.

OUTDOOR LIGHTING – BUSINESS/COMMERCIAL AND INDUSTRIAL

228 Business/Commercial and Industrial District lighting shall minimize light pollution, glare, and light trespass into adjacent properties to a degree that maintains on-site visibility of product displays during evening hours of operation.

229 The maximum mounting height for an outdoor light fixture shall be 12.0 m (39.37 ft.).

230 The County may require an applicant to provide a plan, completed by a qualified professional, indicating the location of all exterior lights, a description of any measures taken to shield direct glare onto adjacent properties, and the projected light patterns in relation to adjacent properties, roadways, and developments.

231 No flashing, strobe, or revolving lights shall be installed on any structure, which may impact the safety of motorists using adjacent public roadways.

Onsite Parking and Loading

GENERAL PROVISIONS

232 Where any development is proposed, parking shall be provided and maintained by the owner in accordance with the requirements of the Bylaw.

233 Barrier-free parking stalls are intended for use by mobility-reduced persons and shall be included in the calculation of the applicable minimum parking requirement.

234 Parking areas shall be freely accessible at all times during which the facility is in operation.

235 Parking stalls shall have a minimum vertical clearance of 1.99 m (6.53 ft.).

NUMBER OF STALLS

236 The minimum number of parking stalls required is as follows:

Table 5 – Parking Minimums

Use	Required Parking Stalls
Accessory Dwelling Unit	1 additional stall
Agricultural (General)	N/A
Agricultural (Intensive)	1 per 100.0 m^2 (1076.39 ft^2) gross floor area
Agricultural (Regulated)	Determined by Direct Control District
Agricultural (Processing)	1 per 100.0 m^2 (1076.39 ft^2) gross floor area
Alcohol Production	1 per 100.0 m^2 (1076.39 ft^2) gross floor area
Animal Health (Inclusive)	1 per 100.0 m^2 (1076.39 ft^2) gross floor area
Animal Health (Small Animal)	1 per 100.0 m^2 (1076.39 ft^2) gross floor area
Auctioneering	7.5 per 100.0 m^2 (1076.39 ft^2) gross floor area
Automotive Services (Minor)	1 per 100.0 m^2 (1076.39 ft^2) gross floor area
Automotive Services (Major)	2 per 100.0 m^2 (1076.39 ft^2) gross floor area
Bed and Breakfast	1 per Guest Room
Campground	1 visitor parking stall per 5 campsites
Cannabis Cultivation	1 per 100.0 m^2 (1076.39 ft^2) gross floor area
Cannabis Processing	1 per 100.0 m^2 (1076.39 ft^2) gross floor area
Cannabis Retail Store	2 per 100.0 m^2 (1076.39 ft^2) gross floor area
Car Wash	2 per 100.0 m^2 (1076.39 ft^2) gross floor area (minimum of 2)
Care Facility (Child)	3 per 100.0 m^2 (1076.39 ft^2) gross floor area
Care Facility (Clinic)	2 per 100.0 m^2(1076.39 ft^2) gross floor area
Care Facility (Group)	2 per 100.0 m^2 (1076.39 ft^2) gross floor area
Care Facility (Seniors)	1 per 100.0 m^2 (1076.39 ft^2) gross floor area
Care Facility (Medical)	3 per 100.0 m^2 (1076.39 ft^2) gross floor area
Cemetery and Funeral Services	2 per 100.0 m^2 (1076.39 ft^2) gross floor area
Conference Centre	2 per 100.0 m^2 (1076.39 ft^2) gross floor area
Dwelling or Dwelling Unit	2 per unit
Dwelling, Multiple Unit	1 per unit
Dwelling, Duplex/Semi	2 per unit
Dwelling, Single Detached	2 per unit
Equestrian Centre	1 per spectator (as determined within the Development Permit)
Establishment (Eating)	5 per 100.0 m^2 (1076.39 ft^2) gross floor area

Establishment (Drinking)	5 per 100.0 m^2 (1076.39 ft^2) gross floor area
Establishment (Entertainment)	5 per 100.0 m^2 (1076.39 ft^2) gross floor area
Establishment (Restricted)	5 per 100.0 m^2 (1076.39 ft^2) gross floor area
Farm Gate Sales	N/A
Farmers Market	7.5 per 100.0 m^2 (1076.39 ft^2) gross floor area
Film Production	Applicant shall submit a parking assessment for consideration by the Development Authority
Home Based Business (Type I)	1 additional stall
Home Based Business (Type II)	2 additional stalls
Hotel/Motel	3 plus 1 per guest room
Industrial (Light)	1 per 100.0 m^2 (1076.39 ft^2) gross floor area
Industrial (Medium)	1 per 100.0 m^2 (1076.39 ft^2) gross floor area
Industrial (Heavy)	1 per 100.0 m^2 (1076.39 ft^2) gross floor area
Industrial (Logistics)	1 per 100.0 m^2 (1076.39 ft^2) gross floor area for the first 40000m^2 (430057.0 ft^2), 0.2 per each additional 100m^2 (1076.36 ft^2)
Kennel	1 per 100.0 m^2 (1076.39 ft^2) gross floor area
Manure Storage Facility	Determined by Direct Control District
Natural Gas Plant	Determined by Direct Control District
Natural Resource Extraction/Processing	Determined by Direct Control District
Office	3 per 100.0 m^2 (1076.39 ft^2) gross floor area
Outdoor Storage	0.5 per 100.0 m^2 (1076.39 ft^2) gross floor area (minimum of 4)
Park	N/A
Post-Secondary	3 per 100.0 m^2 (1076.39 ft^2) gross floor area
Recreation (Culture & Tourism)	5 per 100.0 m^2 (1076.39 ft^2) gross floor area
Recreation (Private)	5 per 100.0 m^2 (1076.39 ft^2) gross floor area
Recreation (Public)	5 per 100.0 m^2 (1076.39 ft^2) gross floor area
Recycling/Compost Facility	N/A
Religious Assembly	7.5 per 100.0 m^2 (1076.39 ft^2) gross floor area
Retail (Small) < 1000 m^2	2 per 100.0 m^2 (1076.39 ft^2) gross floor area
Retail (General) 1000-4000 m^2	2 per 100.0 m^2 (1076.39 ft^2) gross floor area
Retail (Large) > 4000 m^2	3 per 100.0 m^2 (1076.39 ft^2) gross floor area
Retail (Groceries)	3 per 100.0 m^2 (1076.39 ft^2) gross floor area
Retail (Restricted)	2 per 100.0 m^2 (1076.39 ft^2) gross floor area
Retail (Garden Centre)	3 per 100.0 m^2 (1076.39 ft^2) gross floor area
Retail (Shopping Centre)	2 per 100.0 m^2 (1076.39 ft^2) gross floor area
Riding Arena	N/A
School	Elementary School (K-6): 2.5 per classroom Middle School (7-9): 2.25 per classroom High School (10-12): 4.5 per classroom
Show Home	Same as Dwelling Type
Station (Gas/Electric)	2 per 100.0 m^2 (1076.39 ft^2) gross floor area (minimum of 2)
Station (Bulk Fuel)	2 per 100.0 m^2 (1076.39 ft^2) gross floor area (minimum of 2)
Temporary Sales Centre	Same as Dwelling Type
Utilities	N/A
Vacation Rental	Same as Dwelling Type
Waste Management Facility	Determined by Direct Control District

237 Where a use is not listed, the number of spaces shall be determined by the Development Authority, having regard for similar uses and the estimated parking demand of the proposed use.

238 Where a calculation does not yield a whole number, the required number of spaces shall be rounded down to the next whole number.

SIZE OF PARKING STALLS

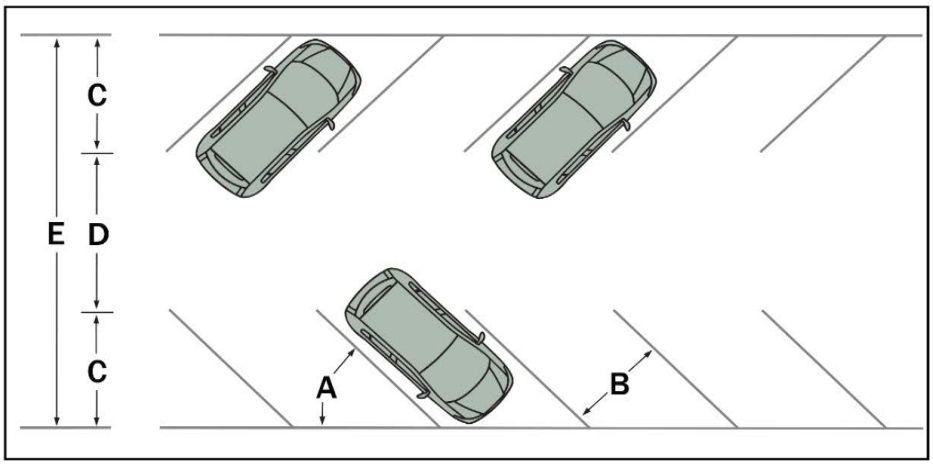
239 Minimum parking stall dimensions, illustrated **Figure 3 – Parking Stall Dimensions**, are as follows:

Table 6 – Parking Minimums

A	B	C	D	E
ANGLE OF STALL PERPENDICULAR TO AISLE	STALL WIDTH	STALL DEPTH PERPENDICULAR TO AISLE	AISLE WIDTH	OVERALL DEPTH
30°	2.6 m (8.53 ft.)	5.0 m (16.40 ft.)	3.6 m (11.81 ft.)	13.6 m (44.62 ft.)
45°	2.6 m (8.53 ft.)	6.5 m (21.33 ft.)	3.6 m (11.81 ft.)	16.6 m (54.46 ft.)
60°	2.6 m (8.53 ft.)	6.5 m (21.33 ft.)	5.5 m (18.04 ft.)	18.5 m (60.70 ft.)
90°	2.6 m (8.53 ft.)	6.0 m (19.69 ft.)	7.0 m (22.97 ft.)	19.0 m (62.34 ft.)

240 Where parking stalls are located with access directly off a lane, the required width of the aisle may be reduced by the width of the lane, at the discretion of the Development Authority.

Figure 3 – Parking Stall Dimensions



SMALL CAR PARKING

241 For parking stalls other than parallel stalls, up to twenty per cent (20%) of the required parking stalls may be of a depth shorter than that required above, to a minimum of 4.6 m (15.09 ft.). These stalls shall be clearly marked 'SMALL CAR'.

VISITOR PARKING

242 For Residential uses:

a) Off-street parking shall be located on the site of the development served by the parking, and

b) All visitor parking should be easily accessible to the building it addresses.

243 Where a development consists of a mix of uses, the total off-street parking requirement shall be the sum of the off-street parking requirements for each use, unless it is demonstrated through a Parking Assessment, prepared by a

qualified engineer, that there will be complementary demand for parking that warrants a reduction in the total requirement.

ONSITE LOADING SPACES

244 Off-street loading spaces shall be provided and maintained by the Owner in accordance with the requirements of the Bylaw.

245 Off-street loading space shall be provided entirely within the property of the development being served.

246 The number of off-street loading spaces shall be determined at the Development Permit stage by the Development Authority, having regard for the development's needs.

247 Off-Street Loading Spaces Shall:

a) Have minimum dimensions of 4.0 m (13.12 ft.) in width and 8.0 m (26.25 ft.) in length,

b) Have overhead clearance of at least 5.0 m (16.40 ft.) above grade,

c) Have vehicular access from a street or lane either directly or by a clearly defined traffic aisle, and

d) Be surfaced to the satisfaction of the Development Authority.

PARKING LOT PLANS

248 For parking areas larger than thirty (30) stalls in Business/Commercial or Industrial Districts, a Parking Lot Plan that addresses parking requirements and landscaping design shall be completed as part of the Development Permit application to the satisfaction of the Development Authority.

DEFICIENT PARKING OR LOADING SPACES

249 In deciding on a proposed development that is deficient in parking or loading spaces, the Development Authority may at their discretion vary the number of parking stalls required (as supported by a parking study prepared by a qualified engineer).

250 When a building is enlarged, or its use is changed or intensified, resulting in deficient parking or loading spaces the increased parking shall be limited to the requirements for the intensification.

GARBAGE STORAGE AND COLLECTION

251 Garbage storage or collection areas should not be located in a front yard or visible from the street.

252 Any garbage storage or collection area co-existing with any parking or loading area shall be:

a) Clearly delineated as separate from the parking and loading stalls,

b) Located to optimize collection vehicles access, and

c) Screened by a fence or landscaped screen.

Landscaping

GENERAL LANDSCAPING REGULATIONS

253 The Development Authority shall require that landscaping be provided in conjunction with, and addressed as part of, any Development Permit in Business/Commercial and Industrial Districts, except for an Agricultural operation.

254 Notwithstanding **Section 253**, the Development Authority may require landscaping for Agricultural (Intensive), Agricultural (Processing), and Agricultural (Regulated).

255 As a condition of the Development Permit, the Development Authority shall require all landscaping to be completed within one (1) year of the issuance of the Development Completion Certificate, unless otherwise stated.

256 The owner, developer and/or successor or assignees, shall be solely responsible for the necessary landscaping and proper maintenance of the development Parcel.

257 The provision of site landscaping is a permanent obligation of a development permit and shall be installed and maintained in accordance with accepted horticultural practices and consistent with an approved landscape plan.

258 Landscaping, including location, design, extent of plantings and other landscaping treatments provided, shall be subject to approval of the Development Authority.

259 All tree/shrub planting required shall be suitable to Zone 3b plant hardiness as is typical in the Calgary Region.

LANDSCAPING REQUIREMENTS

260 All development within Business/Commercial and Industrial Districts is subject to the following landscape standards:

Table 7 – Landscaping Standards

	Minimum Landscaping Area	Landscaping of Parking Lots	Trees	Shrubs	Minimum Tree Size
Business/Commercial	A minimum of 10%, or as otherwise required by the Development Authority	For a parking and loading requiring 30 or more parking spaces, a minimum landscaped area of 1.0 m² (10.76 ft²) per on-site parking space shall be provided for visual relief.	One tree for every 40.0 m² (430.56 ft²) of the required landscaped area, to a minimum of four trees.	One shrub for every 60.0 m² (645.83 ft²) of landscaped area shall be provided, to a minimum of six shrubs.	Deciduous trees shall be a minimum 63.0 mm (2.48 inches) caliper measured 450.0 mm (17.72 inches) from ground level. Coniferous trees shall be 2.5 m (8.20 ft.) in height.
Industrial	A minimum 6.0 m (19.69 ft.) wide landscaped yard shall be required adjacent to any public roadway.			One shrub for every 80.0 m² (861.11 ft²) of landscaped area shall be provided, to a minimum of six shrubs.	

261 Where the calculation of the required number of trees and shrubs results in a fraction, the values shall be rounded down to the next whole number.

LANDSCAPING INSPECTIONS

262 Upon receipt of a written request from the applicant, an inspection of the finished landscaping may be scheduled by the Development Authority. Landscaping inspections shall comply with the following:

a) Conducted only during the normal growing season, approximately May 15th through October 15th,

b) Development Authority shall perform the landscaping inspection within thirty (30) days of receipt of the inspection request subject to a) above, and

c) Upon approval of the landscaping by the Development Authority, the security shall be released.

Fencing

GENERAL FENCING REGULATIONS

263 Fences shall complement the character and quality of the principal building.

264 The Development Authority may require an alternate siting of the fence in order to provide unimpeded traffic sight lines.

265 The Development Authority may require a site to be fenced and secured if the Development Authority is of the opinion the development poses a potential safety hazard.

FENCE HEIGHT

266 Fence height shall be measured from grade to the highest part of the fence;

267 Notwithstanding **Section 266**, the height measurement for a fence constructed on top of a deck, berm, or retaining wall shall include the height of the deck, berm, or the retaining wall;

268 Fencing in a Residential District or Agricultural District shall be:

a) No higher than 2.00 m (6.56 ft.) in side, rear and front yards on lands 0.4 ha (0.99 ac) or more, and

b) No higher than 1.00 m (3.28 ft.) in front yards on lands less than 0.4 ha (0.99 ac).

269 Fencing in a Business District, Commercial District or Industrial District shall be at the discretion of the Development Authority if over 2.00 m (6.56 ft.) in height.

270 Notwithstanding c) above, fencing for Recreation (Outdoor) shall be no higher than 4.0 m (13.12 ft.).

SHELTER BELTS

271 All trees, hedges, shrubs, or wooden fences forming a shelter belt shall be located not closer than:

a) 15.00 m (49.21 ft.) from the right-of-way of a road,

b) 35.00 m (114.83 ft.) from the nearest limit of a County road rights-of-way, and

c) 40.00 m (131.23 ft.) from the nearest limit of a highway.

272 Notwithstanding **Section 271**, single tree planting and screening, either by berm or fence, may be located either on the property line for screening or within 2.00 m (6.56 ft.) for single tree planting.

Stripping, Grading, Excavation and Fill

GENERAL STRIPPING, GRADING, EXCAVATION AND FILL REGULATIONS

273 Site stripping, filling, excavation, grading, and/or re-contouring (including construction of an artificial waterbody, but not a dugout) requires a Development Permit.

274 Where, in the process of development, areas require levelling, filling, or grading, the topsoil shall be removed before work commences, stockpiled, and replaced following the completion of the work.

275 Where the proposed development incorporates excavation and filling/grading, details regarding potential impacts on drainage (subject lands and adjacent) and water bodies as identified in a stormwater management plan shall be required.

STRIPPING AND GRADING

276 Stripping and grading may include stockpiling of site materials, road construction up to but not the final layer of asphalt, and underground utilities.

277 Repairing or resurfacing of existing approved private gravel access roads and driveways in accordance with County Standards does not require a Development Permit when approved grades are unchanged.

278 Unless specifically approved in a Development Permit, topsoil shall not be removed from any site.

279 Stripping, grading, and stockpiling for the purpose of construction site preparation incidental to an approved development does not require a Development Permit provided the following conditions are met:

a) A Grading Plan is approved, and

b) Construction site preparation does not include the digging of a building foundation or the installation of pilings.

EXCAVATION (BORROW AREA)

280 The excavation of borrow areas may be allowed providing:

a) A Development Permit has been issued for that use, including a Reclamation Plan,

b) The maximum area of excavation does not exceed 8.0 ha (19.77 ac), the maximum material to be removed from the site is 40,000 m^3 (52,318.02 yd^3) and the excavated material does not contain sand or gravel,

c) There is no negative impact on water flows to or from adjacent lands, as determined in a stormwater management plan,

d) A Reclamation Plan satisfactory to the County has been prepared for the site, with the reclamation financially secured in favour of the County, and

e) The time from commencement of excavation to completion of reclamation does not exceed one hundred and twenty (120) days.

FILLING

281 No Person shall place or dump fill or topsoil or cause or permit fill or topsoil to be placed or dumped anywhere in the County unless:

a) The placing of fill will not result in offsite drainage impacts to adjacent properties from changes in drainage patterns as determined in a stormwater management plan, and

b) A Fill Management Plan shall be submitted to the satisfaction of the Development Authority as part of an approved Development Permit application.

282 Notwithstanding **Section 281**, the Development Authority may require:

a) A Development Permit for reoccurring applications of fill on any site, and

b) A Road Use Agreement or a written confirmation from the County that a Road Use Agreement is not required ~~for the hauling of fill and topsoil~~.

STOCKPILING

283 Despite any other regulation in this Bylaw, the placing or the storage of topsoil or fill shall not be allowed in any circumstance where:

a) The topsoil or fill is contaminated, including all hydrovac materials,

b) Negatively impacting water flows to and from adjacent lands, or

c) Placed in natural wetlands or drainage courses.

284 Notwithstanding **Section 283**, no fill and topsoil shall be placed and stored in a Flood Hazard Area, wetlands, Riparian Protection Area, and/or drainage courses, unless otherwise approved by the Development Authority.

PART SIX
Land Use Districts

6

This part outlines specific regulation that applies to the County's Land Use Districts.

LAND USE DISTRICT MAP

285 Districts are described in the short form on the **Land Use Map** in **Schedule B**.

286 District boundaries are delineated on the **Land Use Map**. Where the precise location of the boundary is uncertain, the following rules apply:

a) Where a boundary follows a street, lane, stream or canal it shall follow the centreline thereof,

b) Where a boundary generally follows a Parcel line, it shall follow the Parcel line,

c) Where specific dimensions are noted on the **Land Use Map**, those dimensions shall be followed, and

d) Where there is doubt or dispute concerning the exact location of the boundary of a District, Council shall determine the location of the boundary according to the direction of the Bylaw.

287 District boundaries shall not be altered except by an amendment to the Bylaw.

288 Council shall maintain a list of amendments to the boundaries on the **Land Use Map**.

GENERAL PROVISIONS FOR ALL LAND USE DISTRICTS

Development Regulations

289 All applicants shall refer to **Part 5 – General Regulations** for specific regulations that apply to most types of development within the County;

290 All applicants shall refer to **Part 4 – Specific Uses and Activities** for specific regulations that apply to particular types of development within the County.

Infill Development

291 Infill development shall be in keeping with the scale and character of the surrounding area, having regard to siting, Building heights, site access, roof lines and architectural detailing, to the satisfaction of the Development Authority.

Building Requirements

292 A building may be occupied by a combination of one or more uses listed in a District. A Development Permit may include a number of uses and/or units within a building.

Applications Received

293 All applications received in a complete form prior to the effective date of this Bylaw shall be processed based on the previous regulations in place, unless the Applicant requests that the application be processed based on the regulations of this Bylaw.

PERMITTED USES FOR ALL LAND USE DISTRICTS

294 Unless otherwise stated in the District the following uses shall be permitted in all Districts:

a) Home-Based Business (Type I),

b) Park, and

c) Utilities

LAND USE DISTRICT CONVERSION

295 The table below illustrates how Districts in the former Land Use Bylaw (No. C-4841-97) were transitioned into the Districts within this Bylaw. Attention was paid to the intent of the former Districts, and while some have been removed, in most cases specific policies were shifted over or merged into the new Districts.

Table 8 – Land Use District Conversion Chart

LAND USE BYLAW C-4841-97		LAND USE BYLAW C-8000-2020	
RF	Ranch and Farm District	A-GEN	Agricultural, General District
RF-2	Ranch and Farm District	A-SML	Agricultural, Small Parcel District
RF-3	Ranch and Farm District	A-SML	Agricultural, Small Parcel District
AH	Agricultural Holdings District	A-SML	Agricultural, Small Parcel District
F	Farmstead District	A-GEN	Agricultural, General District
R-1	Residential One District	R-CRD	Residential, Country Residential District
R-S	Silverhorn Residential District	R-CRD	Residential, Country Residential District
R-2	Residential Two District	R-RUR	Residential, Rural District
R-3	Residential Three District	R-RUR	Residential, Rural District
B-1	Highway Business District	C-HWY	Commercial, Highway District
B-2	General Business District	C-LRD	Commercial, Local Rural District
B-3	Limited Business District	I-HVY	Industrial, Heavy District
B-4	Recreation Business District	B-REC	Business, Recreation District
B-5	Agricultural Business District	B-AGR	Business, Agriculture District
B-6	Local Business District	C-LRD	Commercial, Local Rural District
NRI	Natural Resource Industrial District	S-NAT	Special, Natural Resources
HR-1	Hamlet Residential Single Family District	R-URB	Residential, Urban District
HR-2	Hamlet Residential (2) District	R-URB	Residential, Urban District
HR-3	Hamlet Residential (3) District	R-SML	Residential, Small Lot Urban District
HR-4	Hamlet Residential (4) District	R-MID	Residential, Mid-Density Urban District
HC	Hamlet Commercial District	C-LUD	Commercial, Local Urban District
HI	Hamlet Industrial District	I-LHT	Industrial, Light District
PS	Public Services District	S-PUB	Special, Public Service District
AP	Airport District	---	Direct Control
DC	Direct Control District	---	Direct Control
C-VC	Commercial, Village Centre District	C-MIX	Commercial, Mixed Urban District
C-PT	Commercial, Point Commercial District	C-LRD	Commercial, Local Rural District
C-LC	Commercial, Local Commercial District	C-REG	Commercial, Regional District
C-RC	Commercial, Regional Commercial District	C-REG	Commercial, Regional District
B-HF	Business, Highway Frontage District	C-HWY	Commercial, Highway District

B-BC	Business, Business Campus District	B-LOC	Business, Local Campus District
B-IC	Business, Industrial Campus District	I-LHT	Industrial, Light District
I-IA	Industrial, Industrial Activity District	I-HVY	Industrial, Heavy District
I-IS	Industrial, Industrial Storage District	I-HVY	Industrial, Heavy District
B-LR	Business, Leisure and Recreation District	B-REC	Business, Recreation District
B-RD	Business, Recreation Destination District	B-REC	Business, Recreation District
B-AS	Business, Agricultural Services District	B-AGR	Business, Agriculture District
C-SC	Commercial, Springbank Court District	B-REG	Business, Regional Campus District
n/a	NEW District	R-MRU	Residential, Multi-Residential Urban District
~~n/a~~ L-W	~~NEW District~~ Live-Work District	B-LWK	Business, Live Work District
n/a	NEW District	S-FUD	Special, Future Urban Development District
n/a	NEW District	S-PRK	Special, Parks and Recreation District
n/a	NEW District	S-NOS	Special, Natural Open Space District

DIRECT CONTROL DISTRICTS

296 The purpose of a Direct Control district is to provide for development with unique characteristics, unusual site conditions or innovative design that require specific regulations unavailable in other Districts.

297 Direct Control Districts must only be used for the purpose of providing for development that, due to their unique characteristics, innovative ideas or unusual site constraints, require specific regulation unavailable in other Districts.

298 Direct Control Districts must not be used:

a) In substitution of any other land use district in this Bylaw that could be used to achieve the same result either with or without relaxations of this Bylaw, or

b) To regulate matters that are regulated by subdivision or Development Permit approval conditions.

299 The following uses must only be listed as a use on a parcel that has been designated Direct Control:

a) Agriculture (Regulated),

b) Airport,

~~c) Film Production,~~

c) Firing Range,

d) Manure Storage Facility,

e) Natural Gas Plant (all new ~~development~~ redesignations),

f) Natural Resource Extraction/Processing (all new ~~development~~ redesignations),

g) Solar Farm,

h) Wind Farm,

i) Waste Management Facility, and

j) Waste Transfer Site.

300 Council shall consider the application and designation of a Direct Control District to those specific parcels or areas of the County where:

a) Development regulation and control by means of the other Districts provided for in this Bylaw may be inappropriate or inadequate having regard to existing or future developments and to the interests of the applicant, the County and the public generally, or

b) An approved statutory plan for the area could be more effectively implemented through the application of a Direct Control District, or

c) A proposed development is of a unique form or nature not contemplated or reasonably regulated by another District provided for in the Bylaw.

301 Where a parcel is designated Direct Control, the guidelines approved by Council at the time of such designation shall continue to apply, notwithstanding any requirement of this Bylaw to the contrary.

DIRECT CONTROL DISTRICT APPLICATIONS

302 Application requirements for the submission of a Direct Control District include:

a) All information required by this Bylaw for an Amendment application,

b) A written statement indicating why, in the applicant's opinion, a Direct Control District is necessary and why the same results cannot be achieved through the use of a District in the Bylaw,

c) A list of permitted and discretionary uses proposed for the site,

d) Plans and elevations or other documentation, that would help to substantiate the need for the Direct Control District, and

e) Any other information as may be required by the Development Authority and Council.

A-GEN Agricultural, General District

303 PURPOSE: To provide for agricultural activities as the primary use on a Quarter Section of land or larger or on large remnant parcels from a previous subdivision, or to provide for residential and associated minor agricultural pursuits on a small first parcel out.

304 PERMITTED USES:

Accessory Building ≤ 500 m² (~~≤~~ 5381.96 ft²)
Accessory Dwelling Unit
Agriculture (General)
Beekeeping
Dwelling, Single Detached

DISCRETIONARY USES:

Accessory Building > 500 m² (5381.96 ft²)
Agriculture (Intensive)
Agriculture (Processing)
Animal Health (Inclusive)
Bed and Breakfast
Cannabis Cultivation
Care Facility (Child)
Care Facility (Clinic)
Care Facility (Group)
Communications Facility (Type A)
Communications Facility (Type B)
Communications Facility (Type C)
Dwelling, Manufactured
Dwelling, Tiny
Dwelling Unit, accessory to principal use
Equestrian Centre
Farm Gate Sales
Farmers Market
Film Production
Home-Based Business (Type II)
Kennel
Recreation (Culture & Tourism)
Riding Arena
Special Function Business
Vacation Rental

Those uses which are not otherwise defined in the Bylaw, which in the opinion of the Development Authority are similar to the above and conform to the purpose of this District may be Discretionary Uses.

305 MINIMUM PARCEL SIZE:

a) An un-subdivided Quarter Section

b) The portion created and the portion remaining after registration of a First Parcel Out subdivision

306 MAXIMUM DENSITY:

a) On parcels less than 32.4 ha (80.0 ac), a maximum of ~~two (2)~~ Dwelling Units – one ~~Principal~~ Dwelling, Single Detached and one other ~~Accessory~~ Dwelling Unit

b) On parcels greater than or equal to 32.4 ha (80.0 ac), a maximum of ~~four (4)~~ Dwelling Units – two ~~Principal~~ Dwelling~~s~~, Single Detached and ~~one Accessory~~ two other Dwelling Units ~~per Principal Dwelling~~

307 MAXIMUM BUILDING HEIGHT:

a) Dwelling Units: 12.0 m (39.37 ft.)

b) All others: None

308 MINIMUM SETBACKS:

Front Yard	Side Yard	Rear Yard
45.0 m (147.64 ft.) from County roads	45.0 m (147.64 ft.) from County roads	30.0 m (98.43 ft.) from any road
60.0 m (196.85 ft.) from Highways	60.0 m (196.85 ft.) from Highways	15.0 m (49.21 ft.) from other parcels
15.0 m (49.21 ft.) from service roads	15.0 m (49.21 ft.) from service roads	
	6.0 m (19.69 ft.) from other parcels	

309 EXCEPTIONS:

a) Parcels designated by the letter "o" on the **Land Use Map** shall provide for one (1) additional First Parcel Out subdivision after September 29, 1998, and

b) On parcels less than 4.0 ha (9.88 ac), the uses within the R-RUR District shall apply

A-SML Agricultural, Small Parcel District

310 PURPOSE: To provide for a range of mid-sized parcels for agricultural uses. To accommodate traditional and emerging trends in agriculture which may successfully be developed on smaller parcels.

311 PERMITTED USES:

Accessory Building ≤ 500 m^2 (~~≤~~ 5381.96 ft^2)
Accessory Dwelling Unit
Agriculture (General)
Beekeeping
Dwelling, Single Detached

DISCRETIONARY USES:

Accessory Building > 500 m^2 (5381.96 ft^2)
Agriculture (Intensive)
Agriculture (Processing)
Animal Health (Inclusive)
Bed and Breakfast
Cannabis Cultivation
Care Facility (Child)
Care Facility (Clinic)
Care Facility (Group)
Communications Facility (Type A)
Communications Facility (Type B)
Communications Facility (Type C)
Dwelling, Manufactured
Dwelling, Tiny
Dwelling Unit, accessory to principal use
Equestrian Centre
Film Production
Farm Gate Sales
Farmers Market
Home-Based Business (Type II)
Kennel
Recreation (Culture & Tourism)
Riding Arena
Special Function Business
Vacation Rental

Those uses which are not otherwise defined in the Bylaw, which in the opinion of the Development Authority are similar to the above and conform to the purpose of this District may be Discretionary Uses.

312 MINIMUM PARCEL SIZE:

a) 20.2 ha (49.92 ac)
b) The minimum size of parcels designated with the letter "p" is the number indicated on the **Land Use Map**
c) Notwithstanding b) above, the number following the "p" shall not be less than 8.1 ha (20.01 ac)

313 MAXIMUM DENSITY:

a) ~~A maximum of two (2)~~ Dwelling Units per parcel ~~are allowed~~ (1 Dwelling, Single Detached and 1 other Dwelling Unit)

314 MAXIMUM BUILDING HEIGHT:

a) Dwelling Units: 12.0 m (39.37 ft.)
b) All others: None

315 MINIMUM SETBACKS:

Front Yard	Side Yard	Rear Yard
45.0 m (147.64 ft.) from County roads	45.0 m (147.64 ft.) from County roads	30.0 m (98.43 ft.) from any road
60.0 m (196.85 ft.) from Highways	60.0 m (196.85 ft.) from Highways	15.0 m (49.21 ft.) from other parcels
15.0 m (49.21 ft.) from service roads	15.0 m (49.21 ft.) from service roads	
	6.0 m (19.69 ft.) from other parcels	

316 EXCEPTIONS:

a) On parcels less than 4.0 ha (9.88 ac), the uses within the R-RUR District shall apply

R-RUR Residential, Rural District

317 PURPOSE: To provide for residential uses in a rural setting on parcels which can accommodate limited agricultural pursuits.

318

PERMITTED USES:	**DISCRETIONARY USES:**
Accessory Building ≤ 190 m^2 (2045.14 ft^2)	Accessory Building > 190 m^2 (2045.14 ft^2)
Dwelling, Single Detached	Accessory Dwelling Unit
Beekeeping	Agriculture (Intensive)
	Animal Health (Inclusive)
	Bed and Breakfast
	Care Facility (Child)
	Care Facility (Clinic)
	Care Facility (Group)
	Communications Facility (Type A)
	Dwelling, Manufactured
	Dwelling, Tiny
	Equestrian Centre
	Home-Based Business (Type II)
	Kennel
	Riding Arena
	~~Show Home~~
	Special Function Business
	Vacation Rental

Those uses which are not otherwise defined in the Bylaw, which in the opinion of the Development Authority are similar to the above and conform to the purpose of this District may be Discretionary Uses.

319 MINIMUM PARCEL SIZE:

a) 1.6 ha (3.95 ac)

b) The minimum size of parcels designated with the letter "p" is the number indicated on the **Land Use Map**

c) Notwithstanding b), the number following the "p" shall not be less than 1.6 ha (3.95 ac)

320 MAXIMUM DENSITY:

a) 2 Dwelling Units per parcel (1 ~~principal d~~Dwelling, Single Detached and 1 ~~Accessory~~ other Dwelling Unit)

321 MAXIMUM BUILDING HEIGHT:

a) Accessory Buildings: 7.0 m (22.97 ft.)

b) All others: 12.0 m (39.37 ft.)

c) Notwithstanding b), the maximum height on parcels designated with the letter "h" is the number indicated on the **Land Use Map**

322 MAXIMUM ACCESSORY BUILDING PARCEL COVERAGE:

a) Parcels over ~~10.0~~ 4.0 ha (9.88 ~~24.71~~ ac): 380 m^2 (4090.29 ft^2).

b) All others: 285 m^2 (3067.71 ft^2).

323 MINIMUM SETBACKS:

Front Yard	Side Yard	Rear Yard
45.0 m (147.64 ft.) from County roads 60.0 m (196.85 ft.) from Highways 15.0 m (49.21 ft.) from other roads	45.0 m (147.64 ft.) from County roads 60.0 m (196.85 ft.) from Highways 15.0 m (49.21 ft.) from other uses for parcels over 4.0 ha (9.88 ac) 15.0 m (49.21 ft.) from other roads 3.0 m (9.84 ft.) from other uses	30.0 m (98.43 ft.) from any road 7.0 m (22.97 ft.) from all other 30.0 m (98.43 ft.) from all other on parcels over 4.0 ha (9.88 ac)

R-CRD Residential, Country Residential District

324 PURPOSE: To provide for residential uses in a rural setting on small parcels which cannot accommodate agricultural pursuits.

325

PERMITTED USES:	DISCRETIONARY USES:
Accessory Building ≤ 80 m^2 (861.11 ft^2)	Accessory Building > 80m^2 (861.11 ft^2)
Beekeeping	Accessory Dwelling Unit
Dwelling, Single Detached	Bed and Breakfast
	Care Facility (Child)
	Care Facility (Clinic)
	Dwelling, Manufactured
	Dwelling, Tiny
	~~Show Home~~
	Special Function Business
	Vacation Rental

Those uses which are not otherwise defined in the Bylaw, which in the opinion of the Development Authority are similar to the above and conform to the purpose of this District may be Discretionary Uses.

326 MINIMUM PARCEL SIZE:

a) 0.8 ha (1.98 ac)

b) The minimum size of parcels designated with the letter "p" is the number indicated on the **Land Use Map**

c) Notwithstanding b), the number following the "p" shall not be less than 0.4 ha (0.98 ac).

327 MAXIMUM DENSITY:

a) 2 Dwelling Units per parcel (1 ~~principal d~~Dwelling, Single Detached and 1 ~~Accessory~~ other Dwelling Unit)

328 MAXIMUM PARCEL COVERAGE:

a) The total Accessory Building footprint shall not exceed 120.0 m^2 (1291.67 ft^2)

329 MAXIMUM BUILDING HEIGHT:

a) Accessory Buildings: 7.0 m (22.97 ft)

b) All others: 12.0 m (39.37 ft)

c) Notwithstanding b), the maximum height on parcels designated with the letter "h" is the number indicated on the **Land Use Map**

330 MINIMUM SETBACKS:

Front Yard	Side Yard	Rear Yard
45.0 m (147.64 ft.) from County roads	45.0 m (147.64 ft.) from County roads	30.0 m (98.43 ft.) from County roads
60.0 m (196.85 ft.) from Highways	60.0 m (196.85 ft.) from Highways	30.0 m (98.43 ft.) from Highways
15.0 m (49.21 ft.) from other roads	15.0 m (49.21 ft.) from other roads	30.0 m (98.43 ft.) from other roads
	3.0 m (9.84 ft.) from all other	6.0 m (19.69 ft.) from all other

R-URB Residential, Urban District

331 PURPOSE: To provide for single and semi-detached residential dwellings in ~~an urban setting, such as~~ Hamlets and comprehensively planned neighbourhoods.

332

PERMITTED USES:	DISCRETIONARY USES:
Accessory Building ≤ 65 m^2 (699.65 ft^2)	Accessory Building > 65 m^2 (699.65 ft^2)
Dwelling, Single Detached	Accessory Dwelling Unit
Dwelling, Duplex/Semi	Bed and Breakfast
Beekeeping	Care Facility (Child)
	Care Facility (Group)
	Dwelling, Manufactured
	Dwelling, Tiny
	Home-Based Business (Type II)
	~~Show Home~~
	Special Function Business
	Vacation Rental

Those uses which are not otherwise defined in the Bylaw, which in the opinion of the Development Authority are similar to the above and conform to the purpose of this District may be Discretionary Uses.

333 MINIMUM PARCEL SIZE:

a) Lots not serviced by a piped sewer system: 0.18 ha (0.44 ac)

b) All others: 0.09 ha (0.22 ac)

c) Notwithstanding b), the minimum size for parcels designated with the letter "p" is the number indicated on the **Land Use Map**

334 MINIMUM PARCEL WIDTH:

a) Lots not serviced by a piped sewer system: 30.5 m (100.07 ft.)

b) All others: 13.5 m (44.29 ft.)

c) Notwithstanding b), the minimum width for parcels designated with the letter "w" is the number indicated on the **Land Use Map**

335 MAXIMUM DENSITY:

a) 2 Dwelling Units per parcel (1 ~~principal d~~Dwelling, Single Detached and 1 ~~Accessory~~ other Dwelling Unit or 1 semi-detached building)

336 MAXIMUM PARCEL COVERAGE:

a) 25% for principal building and 10% for total of Accessory Building

337 MAXIMUM BUILDING HEIGHT:

a) Accessory Buildings: 5.5 m (18.04 ft.)

b) All others: 12.0 m (39.37 ft.)

c) Notwithstanding b), the maximum height on parcels designated with the letter "h" is the number indicated on the **Land Use Map**

338 MINIMUM SETBACKS (Principal Building):

Front Yard	Side Yard	Rear Yard
6.0 m (19.69 ft.)	2.4 m (7.87 ft.) with lane 3.0 m (9.84 ft.) one side without lane 3.0 m (9.84 ft.) street side of corner parcel	8.0 m (26.25 ft.)

339 MINIMUM SETBACKS (Accessory Building):

Front Yard	Side Yard	Rear Yard
Not permitted in front yard	0.6 m (1.97 ft.)	~~8.0 m (26.25 ft.)~~
	3.0 m (9.84 ft.) street side of corner parcel	1.0 m (3.28 ft.)

340 EXCEPTIONS:

a) Parcels designated with the letter "s" on the **Land Use Map** shall have a minimum 5.5 m (18.04 ft.) setback, street side of a corner parcel

b) In the Hamlet of Bragg Creek, Dwellings and Accessory Buildings shall be Discretionary Uses

R-SML Residential, Small Lot ~~Urban~~ District

341 PURPOSE: To provide for single and semi-detached residential dwellings on small parcels in ~~an urban setting, such as~~ Hamlets and comprehensively planned neighbourhoods.

342

PERMITTED USES:	DISCRETIONARY USES:
Accessory Building ≤ 65 m^2 (699.65 ft^2)	Accessory Building > 65 m^2 (699.65 ft^2)
Beekeeping	Accessory Dwelling Unit
Dwelling, Duplex/Semi	Bed and Breakfast
Dwelling, Single Detached	Care Facility (Child)
	Care Facility (Group)
	Dwelling, Manufactured
	Dwelling, Tiny
	~~Show Home~~
	Special Function Business
	Vacation Rental

Those uses which are not otherwise defined in the Bylaw, which in the opinion of the Development Authority are similar to the above and conform to the purpose of this District may be Discretionary Uses.

343 MINIMUM PARCEL SIZE:

a) 0.06 ha (0.15 ac)

b) The minimum size of parcels designated with the letter "p" is the number indicated on the **Land Use Map**

344 MINIMUM PARCEL WIDTH:

a) 13.5 m (44.29 ft.).

b) The minimum width of parcels designated with the letter "w" is the number indicated on the **Land Use Map**

345 MAXIMUM DENSITY:

a) 2 Dwelling Units per parcel (1 ~~principal d~~Dwelling, Single Detached and 1 ~~Accessory~~ other Dwelling Unit, or 1 semi-detached building)

346 MAXIMUM PARCEL COVERAGE:

a) 50% for principal building and 15% for total of Accessory Buildings

347 MAXIMUM BUILDING HEIGHT:

a) Accessory Buildings: 5.5 m (18.04 ft.)

b) All others: 12.0 m (39.37 ft.)

c) Notwithstanding b), the maximum height on parcels designated with the letter "h" is the number indicated on the **Land Use Map**

348 MINIMUM SETBACKS (Principal Building):

Front Yard	Side Yard	Rear Yard
6.0 m (19.69 ft.)	1.5 m (4.92 f.t) with lane 3.0 m (9.84 ft.) one side without lane 3.0 m (9.84 ft.) street side of corner parcel	6.0 m (19.69 ft.)

349 MINIMUM SETBACKS (Accessory Building):

Front Yard	Side Yard	Rear Yard
Not permitted in front yard	0.6 m (1.97 ft.) 3.0 m (9.84 ft.) street side of corner parcel	1.0 m (3.28 ft.)

R-MID Residential, Mid-Density Urban District

350 PURPOSE: To accommodate a diverse range of low to medium density fee simple residential housing types in an urban setting, such as Hamlets and comprehensively planned area.

351

PERMITTED USES:	DISCRETIONARY USES:
Accessory Building ≤ 75 m^2 (807.29 ft^2)	Accessory Building > 75 m^2 (807.29 ft^2)
Dwelling, Single Detached	Accessory Dwelling Unit
Dwelling, Duplex/Semi	Bed and Breakfast
Dwelling, Rowhouse	Care Facility (Child)
Beekeeping	Care Facility (Group)
	Communications Facility (Type A)
	Dwelling, Manufactured
	Dwelling, Tiny
	~~Show Home~~
	Special Function Business
	Vacation Rental

Those uses which are not otherwise defined in the Bylaw, which in the opinion of the Development Authority are similar to the above and conform to the purpose of this District may be Discretionary Uses.

352 MINIMUM PARCEL SIZE (per unit):

a) **Dwelling, Single Detached**
0.03 ha (0.07 ac)

b) Notwithstanding a), the minimum parcel size on parcels designated with the letter "sp" is the number indicated on the **Land Use Map**

c) **Dwelling, Duplex/Semi**
0.025 ha (0.06 ac)

d) Notwithstanding c), the minimum parcel size on parcels designated with the letter "ip" is the number indicated on the **Land Use Map**

e) **Dwelling Rowhouse**
0.02 ha (0.05 ac)

f) Notwithstanding e), the minimum parcel size on parcels designated with the letter "rp" is the number indicated on the **Land Use Map**

g) **All Other**
0.09 ha (0.22 ac)

h) Notwithstanding g), the minimum parcel size on parcels designated with the letter "op" is the number indicated on the **Land Use Map**

353 MINIMUM PARCEL WIDTH (per unit):

a) **Dwelling, Single Detached**
9.14 m (29.99 ft.)

b) Notwithstanding a), the minimum parcel width for parcels designated by the letter "sw" is the number indicated on the **Land Use Map**

c) **Dwelling, Duplex/Semi**
7.92 m (25.98 ft.)

d) Notwithstanding c), the minimum parcel width for parcels designated by the letter "iw" is the number indicated on the **Land Use Map**

e) **Dwelling, Rowhouse**
6.09 m (19.98 ft.)

f) Notwithstanding e), the minimum parcel width for parcels designated by the letter "rw" is the number indicated on the **Land Use Map**

g) **All Other**
None

h) Notwithstanding g), the minimum parcel width for parcels designated by the letter "ow" is the number indicated on the **Land Use Map**

354 MAXIMUM DENSITY:

a) 2 Dwelling Units per parcel (1 ~~principal d~~Dwelling, Single Detached and 1 ~~Accessory~~ other Dwelling Unit)

355 MAXIMUM PARCEL COVERAGE:

Dwelling, Single Detached	Dwelling, Duplex/Semi	Dwelling, Rowhouse	Accessory Building
50%	50%	65%	15% per building *

* The total area of all Accessory Buildings shall not exceed the principal building coverage or 90.0 m^2 (968.75 ft^2), whichever is less.

356 MAXIMUM BUILDING HEIGHT:

a) Accessory Buildings: 5.5 m (18.04 ft.)

b) All others: 12.0 m (39.37 ft.)

c) Notwithstanding b), the maximum height on parcels designated with the letter "h" is the number indicated on the **Land Use Map**

357 MINIMUM SETBACKS (Principal Building): **

Front Yard	Side Yard	Rear Yard
6.0 m (19.69 ft.)	1.5 m (4.92 ft.)	6.0 m (19.69 ft.)
4.0 m (13.12 ft.) with lane	3.0 m (9.84 ft.) street side of corner parcel	
	3.0 m (9.84 ft.) on one side without lane	

** There is no requirement for setbacks where a party wall separates two dwelling units

358 MINIMUM SETBACKS (Accessory Building):

Front Yard	Side Yard	Rear Yard
Not permitted in front yard	0.6 m (1.97 ft.)	0.6 m (1.97 ft.)
	3.0 m (9.84 ft.) street side of corner parcel	

359 ADDITIONAL REQUIREMENTS:

a) Developments shall be located within a Hamlet or Comprehensively Planned Area.

360 EXCEPTIONS:

a) In the Hamlet of Bragg Creek, the Permitted Uses shall be considered Discretionary Uses.

R-MRU Residential, Multi-Residential Urban District

361 PURPOSE: To accommodate a diverse range of medium density multi-dwelling condominium residential housing types in an urban setting, such as Hamlets and comprehensively planned area.

362

PERMITTED USES:	DISCRETIONARY USES:
Accessory Building ≤ 75 m^2(807.29 ft^2)	Accessory Building > 75 m^2(807.29 ft^2)
Dwelling, Multiple Unit	Bed and Breakfast
Beekeeping	Care Facility (Child)
	Care Facility (Group)
	Communications Facility (Type A)
	~~Show Home~~
	Special Function Business
	Vacation Rental

Those uses which are not otherwise defined in the Bylaw, which in the opinion of the Development Authority are similar to the above and conform to the purpose of this District may be Discretionary Uses.

363 MINIMUM PARCEL SIZE:

a) Lots not serviced by a piped sewer system: 0.18 ha (0.44 ac)

b) All others: 0.09 ha (0.22 ac)

c) Notwithstanding b), the minimum size for parcels designated with the letter "p" is the number indicated on the **Land Use Map**

364 MAXIMUM DENSITY:

a) 50 units per ha ~~(ac)~~

b) The maximum density on parcels designated with the letter "d" is the number indicated on the **Land Use Map**

365 MAXIMUM PARCEL COVERAGE:

a) 65%

366 MAXIMUM BUILDING HEIGHT:

a) Accessory Buildings: 5.5 m (18.04 ft.)

b) All others: 14.0 m (45.93 ft.)

c) Notwithstanding b), the maximum height on parcels designated with the letter "h" is the number indicated on the **Land Use Map**

367 MINIMUM SETBACKS: *

Front Yard	Side Yard	Rear Yard
6.0 m (19.69 ft.)	6.0 m (19.69 ft.)	6.0 m (19.69 ft.)

* There is no requirement for setbacks where a party wall separates two dwelling units

368 ADDITIONAL REQUIREMENTS:

a) Developments shall be located within a Hamlet or Comprehensively Planned Area

369 EXCEPTIONS:

a) In the Hamlet of Bragg Creek, the Permitted Uses shall be considered Discretionary Uses

B-AGR Business, Agricultural District

370 PURPOSE: To accommodate agricultural related business activity including the processing and retailing of agricultural products.

371

PERMITTED USES:	PERMITTED USE IN AN EXISTING APPROVED BUILDING; DISCRETIONARY USE OTHERWISE:	DISCRETIONARY USES:
Accessory Building ≤ 500 m^2 (5381.96 ft^2)	Farmers Market	Accessory Building > 500 m^2 (5381.96 ft^2)
Accessory Building	Retail (Garden Centre)	Agricultural (Intensive)
Agricultural (General)	Establishment (Eating)	Agricultural (Processing)
Animal Health (Inclusive)	Retail (Small)	Auctioneering
Communications Facility (Type A)	Recreation (Private)	Automotive Services (Major)
Communications Facility (Type B)		Automotive Services (Minor)
		Cannabis Cultivation
		Cannabis Processing
		Cannabis Retail Store
		Communications Facility (Type C)
		Dwelling Unit, accessory to principal use
		Equestrian Centre
		Kennel
		Outdoor Storage
		Recreation (Culture & Tourism)
		Recreation (Outdoor)
		Special Function Business
		Station (Gas/Electric)
		Station (Bulk Fuel)

Those uses which are not otherwise defined in the Bylaw, which in the opinion of the Development Authority are similar to the above and conform to the purpose of this District may be Discretionary Uses.

372 MINIMUM PARCEL SIZE:

a) 2.0 ha (4.94 ac)

b) The minimum size of parcels designated with the letter "p" is the number indicated on the **Land Use Map**

373 MAXIMUM BUILDING HEIGHT:

a) 15.0 m (49.21 ft.)

b) The maximum height on parcels designated with the letter "h" is the number indicated on the **Land Use Map**

374 MINIMUM SETBACKS (for Buildings):

Front Yard	Side Yard	Rear Yard
60.0 m (196.85 ft.) from Highways	60.0 m (196.85 ft.) from Highways	30.0 m (98.43 ft.) from any road
30.0 m (98.43 ft.) from County roads	30.0 m (98.43 ft.) from County roads	15.0 m (49.21 ft.) from other parcels
15.0 m (49.21 ft.) from other roads	15.0 m (49.21 ft.) from other roads	
	6.0 m (19.69 ft.) from other parcels	

375 MINIMUM SETBACKS (for Parking and Storage):

Front Yard	Side Yard	Rear Yard
15.0 m (49.21 ft.) from Highways	15.0 m (49.21 ft.) from Highways	15.0 m (49.21 ft.) from Highways
10.0 m (32.81 ft.) from County roads	10.0 m (32.81 ft.) from County roads	8.0 m (26.25 ft.) from County roads
8.0 m (26.25 ft.) from other roads	8.0 m (26.25 ft.) from other roads	8.0 m (26.25 ft.) from other roads
	6.0 m (19.69 ft.) from other parcels	6.0 m (19.69 ft.) from other parcels

376 ADDITIONAL REQUIREMENTS:

a) A greater setback may be required if, in the opinion of the Development Authority, the proposed development may interfere with the amenity of adjacent parcels

b) An Environmental Impact Assessment may be required where there may be significant risk associated with the proposed development

B-REC Business, Recreation District

377 PURPOSE: To provide local and regional recreational services, tourism opportunities, and entertainment services.

378

PERMITTED USES:	PERMITTED USE IN AN EXISTING APPROVED BUILDING; DISCRETIONARY USE OTHERWISE:	DISCRETIONARY USES:
Accessory Building ≤ 500 m^2 (5381.96 ft^2)	Establishment (Eating)	Accessory Building > 500 m^2 (5381.96 ft^2)
Recreation (Culture & Tourism)	Establishment (Drinking)	Agriculture (General)
Communications Facility (Type A)	Care Facility (Child)	Bed and Breakfast
Communications Facility (Type B)		Campground
		Communications Facility (Type C)
		Dwelling Unit, accessory to principal use
		Establishment (Restricted)
		Film Production
		Hotel/Motel
		Recreation (Outdoor)
		Recreation (Private)
		Recreation (Public)
		Special Function Business

Those uses which are not otherwise defined in the Bylaw, which in the opinion of the Development Authority are similar to the above and conform to the purpose of this District may be Discretionary Uses.

379 MINIMUM PARCEL SIZE:

a) 2.0 ha (4.94 ac)

b) The minimum size of parcels designated with the letter "p" is the number indicated on the **Land Use Map**

380 MAXIMUM BUILDING HEIGHT:

a) 12.0 m (39.37 ft.)

b) The maximum height on parcels designated with the letter "h" is the number indicated on the **Land Use Map**

381 MINIMUM BUILDING SETBACKS:

Front Yard	Side Yard	Rear Yard
60.0 m (196.85 ft.) from Highways	60.0 m (196.85 ft.) from Highways	30.0 m (98.43 ft.) from any road
30.0 m (98.43 ft.) from County roads	30.0 m (98.43 ft.) from County roads	15.0 m (49.21 ft.) from other parcels
15.0 m (49.21 ft.) from other roads	15.0 m (49.21 ft.) from other roads	
	6.0 m (19.69 ft.) from other parcels	

B-REG Business, Regional Campus District

382 PURPOSE: To accommodate a variety of business and consumer needs in a visually appealing campus setting on a highly visible, regional, vehicular access-oriented site. Development is intended to serve regional clientele, including the traveling public, tourists and local communities.

383

PERMITTED USES:	PERMITTED USE IN AN EXISTING APPROVED BUILDING; DISCRETIONARY USE OTHERWISE:	DISCRETIONARY USES:
Agricultural (Intensive)	Establishment (Eating)	Accessory Building
Animal Health (Small Animal)	Retail (Small)	Agricultural (Processing)
Care Facility (Child)	Retail (Garden Centre)	Animal Health (Inclusive)
Care Facility (Clinic)	Retail (General)	Automotive Services (Minor)
Recreation (Culture & Tourism)	Retail (Grocery)	Automotive Services (Major)
Recreation (Private)	Office	Cannabis Retail Store
Recreation (Public)	Industrial (Light)	Car Wash
Communications Facility (Type A)		Cemetery and Funeral Services
Communications Facility (Type B)		Conference Centre
		Dwelling Unit, accessory to principal use
		Establishment (Drinking)
		Farmers Market
		Film Production
		Hotel/Motel
		Industrial (Medium)
		Kennel
		Outdoor Storage
		Recreation (Outdoor)
		Recycling/Compost Facility
		Religious Assembly
		Retail (Restricted)
		Retail (Shopping Centre)
		Special Function Business
		Station (Gas/Electric)

Those uses which are not otherwise defined in the Bylaw, which in the opinion of the Development Authority are similar to the above and conform to the purpose of this District may be Discretionary Uses.

384 MINIMUM PARCEL SIZE:

a) 0.8 ha (1.98 ac)

b) The minimum size of parcels designated with the letter "p" is the number indicated on the **Land Use Map**

385 MAXIMUM BUILDING HEIGHT:

a) 12.0 m (39.37 ft.)

b) The maximum height on parcels designated with the letter "h" is the number indicated on the **Land Use Map**

386 MINIMUM SETBACKS:

Front Yard	Side Yard	Rear Yard
6.0 m (19.69 ft.) from internal roads	6.0 m (19.69 ft.)	6.0 m (19.69 ft.)
30.0 m (98.43 ft.) from County roads	30.0 m (98.43 ft.) from County roads	60.0 m (196.85 ft.) m from Highways

387 ADDITIONAL REQUIREMENTS:

a) Outdoor storage and display areas shall be integrated with site landscaping provisions to mitigate the visual impact from adjacent roads

b) A minimum of 10% of lands shall be landscaped

c) A high-quality visual appearance shall be achieved through building design, landscaping, or screening

d) Public entrances shall be visually enhanced

e) Uses which create off-site impacts or nuisances related to noise, odour, visual appearance, safety or emissions are prohibited

B-LOC Business, Local Campus District

388 PURPOSE: To accommodate a mix of office and light industrial uses within a comprehensively designed campus setting. Development is intended to serve local clientele and must be compatible with adjacent uses, including a high quality of visual design.

389

PERMITTED USES:	PERMITTED USE IN AN EXISTING APPROVED BUILDING; DISCRETIONARY USE OTHERWISE:	DISCRETIONARY USES:
Accessory Building ≤ 190 m^2 (2045.14 ft^2)	Establishment (Eating)	Accessory Building > 190 m^2 (2045.14 ft^2)
Animal Health (Small Animal)	Office	Car Wash
School, Commercial	Recreation (Private)	Care Facility (Clinic)
Communications Facility (Type A)	Retail (Small)	Communications Facility (Type C)
Communications Facility (Type B)		Establishment (Drinking)
		Film Production
		Industrial (Light)
		Post-Secondary
		Recycling/Compost Facility
		Religious Assembly
		Special Function Business

Those uses which are not otherwise defined in the Bylaw, which in the opinion of the Development Authority are similar to the above and conform to the purpose of this District may be Discretionary Uses.

390 MINIMUM PARCEL SIZE:

a) 4.0 ha (9.88 ac)

b) The minimum size of parcels designated with the letter "p" is the number indicated on the **Land Use Map**

391 MAXIMUM BUILDING HEIGHT:

a) 15.0 m (49.21 ft)

b) The maximum height on parcels designated with the letter "h" is the number indicated on the **Land Use Map**

392 MINIMUM SETBACKS:

Front Yard	Side Yard	Rear Yard
6.0 m (19.69 ft)	6.0 m (19.69 ft)	6.0 m (19.69 ft)

393 ADDITIONAL REQUIREMENTS:

a) The Development Authority may require greater setbacks for an industrial development which may interfere with the amenity of adjacent sites.

b) A maximum of 50% of the landscaped areas shall be hard landscaping.

c) A minimum of 25% of lands shall be landscaped.

B-LWK Business, Live-Work District

394 PURPOSE: The purpose and intent of this district is to provide for a combination of residential and light industrial or commercial activity on a single parcel, with residential as the primary use. The parcel shall be located in the Central East Rocky View Region in locations where adjacent development activity is industrial or commercial in nature.

395

PERMITTED USES:	DISCRETIONARY USES:
Accessory Building ≤ 150.00 m^2 (≤ 1614.59 ft^2)	Accessory Building > 150.00 m^2 (1614.59 ft^2)
Dwelling, Single Detached	Accessory Dwelling Unit
	Agriculture (Intensive)
	Automotive Services (Minor)
	Automotive Services (Major)
	Animal Health (Inclusive)
	Bed and Breakfast
	Care Facility (Child)
	Care Facility (Clinic)
	Care Facility (Group)
	Home-Based Business (Type II)
	Industrial (Light)
	Industrial (Medium)
	Kennel
	Outdoor Storage
	Retail (Small)
	Riding Arena~~, only on parcels greater than 6.0 ha~~
	Special Function Business

Those uses which are not otherwise defined in the Bylaw, which in the opinion of the Development Authority are similar to the above and conform to the purpose of this District may be Discretionary Uses.

396 MINIMUM PARCEL SIZE:

a) 1.0 ha (2.47 ac)

b) The minimum size of parcels designated with the letter "p" is the number indicated on the **Land Use Map**

397 MAXIMUM PARCEL SIZE:

a) 10.0 ha (24.71 ac)

398 MAXIMUM PARCEL COVERAGE:

a) 50% for industrial and commercial uses

399 MAXIMUM BUILDING HEIGHT:

a) 10 m (32.81 ft)

b) The maximum height on parcels designated with the letter "h" is the number indicated on the **Land Use Map**

400 MINIMUM SETBACKS:

Front Yard	Side Yard	Rear Yard
45.0 m (147.64 ft) from County roads	45.0 m (147.64 ft) from County roads	30.0 m (98.43 ft) from any road
60.0 m (196.85 ft) from Highways	60.0 m (196.85 ft) from Highways	15.0 m (49.21 ft) from other parcels
15.0 m (49.21 ft) from service roads	15.0 m (49.21 ft) from service roads	
	6.0 m (19.69 ft) from other parcels	

401 USE REQUIREMENTS:

a) Prior to the approval of any commercial or industrial use, a dwelling unit must be established on the parcel

b) Commercial and industrial uses shall be located to the rear of the dwelling unit

c) Commercial and industrial uses shall directly involve one or more residents of the parcel involved in the business or operation

d) Hours of operation of commercial and industrial uses occurring outside of an enclosed building shall be limited to between 8:00 a.m. and 7:00 p.m.

e) Any outside storage shall be completely screened from adjacent lands to the satisfaction of the Development Authority

f) Any outside storage shall meet the minimum setback requirements for buildings

   i. Any outside storage associated with a commercial or industrial use shall meet the building setback requirements for commercial and industrial buildings

g) Commercial and industrial uses shall not generate noise, smoke, steam, odour, dust, fumes, exhaust, vibration, heat, glare or refuse matter considered offensive or excessive by the Development Authority. At all times, the privacy of the adjacent residential dwellings shall be preserved and the business shall not, in the opinion of the Development Authority, unduly offend or otherwise interfere with neighbouring or adjacent residents

h) Agriculture (Intensive) shall only be permitted on parcels greater than 6.0 ha (14.83 ac) with a surface supply of water

i) Kennel shall only be permitted on parcels greater than 5.0 ha (12.36 ac)

j) Riding Arena shall only be permitted on parcels greater than 1.6 ha (3.95 ac)

402 COMMERCIAL/INDUSTRIAL USE REQUIREMENTS:

a) Commercial and Industrial buildings/structures shall have the following minimum setbacks:

   i. 100.0 m (328.08 ft.) from any dwelling on adjacent parcels, or

   ii. 50.0 m (164.04 ft.) from a parcel designated as residential land use

b) The design, character, and appearance of all buildings shall be appropriate to and compatible with the surrounding area and shall be constructed of durable materials designed to maintain the initial quality throughout the life of the project

c) Building façade widths that exceed 30.0 m (98.43 ft.) shall incorporate wall plane projections or recesses of at least 3% of the width of the façade that extend at least 20% of the width

d) Parking and outside storage related to commercial and industrial uses shall not be permitted in a minimum setback area

403 MINIMUM LANDSCAPE BUFFER:

a) A 10 m (32.81 ft.) landscape buffer is required when adjacent to a Residential District, or an Agricultural District with a parcel is less than 10 ha (24.71 ac)

b) The landscape buffer shall be located on private land to mitigate potential off-site negative visual impacts associated with non-residential land uses to nearby residential developments

c) Development within a landscape buffer is restricted to:

   i. Landscaping, berms, landscaped stormwater ponds, natural wetlands, trails, and linear parks, and

   ii. Surface parking where it is screened from view from public rights-of-way by berms and/or landscaping

404 ADDITIONAL REQUIREMENTS:

a) Commercial and industrial development shall be required to comply with the Business Development requirements.

C-HWY Commercial, Highway District

405 PURPOSE: To provide for development along primary and secondary highways and major transportation links including services to the traveling public and tourists, requiring high standard of visual quality and ease of access.

406

PERMITTED USES:	PERMITTED USE IN AN EXISTING APPROVED BUILDING; DISCRETIONARY USE OTHERWISE:	DISCRETIONARY USES:
Accessory Building ≤ 190 m^2 (2045.14 ft^2)	Office	Accessory Building > 190 m^2 (2045.14 ft^2)
Automotive Services (Minor)	Recreation (Private)	Campground
Recreation (Culture & Tourism)	Retail (Small)	Car Wash
Station (Gas/Electric)	Retail (General)	Conference Centre
Communications Facility (Type A)		Dwelling Unit, accessory to principal use
Communications Facility (Type B)		Automotive Services (Major)
Establishment (Eating)		Establishment (Drinking)
		Establishment (Restricted)
		Film Production
		Retail (Grocery)
		Retail (Restricted)
		Special Function Business

Those uses which are not otherwise defined in the Bylaw, which in the opinion of the Development Authority are similar to the above and conform to the purpose of this District may be Discretionary Uses.

407 MINIMUM PARCEL SIZE:

a) 1.0 ha (2.47 ac)

b) The minimum size of parcels designated with the letter "p" is the number indicated on the **Land Use Map**

408 MAXIMUM BUILDING HEIGHT:

a) 15.0 m (49.21 ft.)

b) The maximum height on parcels designated with the letter "h" is the number indicated on the **Land Use Map**

409 MINIMUM SETBACKS (for Buildings):

Front Yard	Side Yard	Rear Yard
60.0 m (196.85 ft.) from Highways	60.0 m (196.85 ft.) from Highways	30.0 m (98.43 ft.) from any road
30.0 m (98.43 ft.) from County roads	30.0 m (98.43 ft.) from County roads	15.0 m (49.21 ft.) from other parcels
15.0 m (49.21 ft.) from other roads	15.0 m (49.21 ft.) from other roads	
	6.0 m (19.69 ft.) from other parcels	

410 MINIMUM SETBACKS (for Parking and Storage):

Front Yard	Side Yard	Rear Yard
15.0 m (49.21 ft.) from Highways	15.0 m (49.21 ft.) from Highways	15.0 m (49.21 ft.) from Highways
10.0 m (32.81 ft.) from County roads	10.0 m (32.81 ft.) from County roads	8.0 m (26.25 ft.) from County roads
8.0 m (26.25 ft.) from other roads	8.0 m (26.25 ft.) from other roads	8.0 m (26.25 ft.) from other roads
	6.0 m (19.69 ft.) from other parcels	6.0 m (19.69 ft.) from other parcels

C-LRD Commercial, Local Rural District

411 PURPOSE: To accommodate isolated businesses that provide for the needs of the local community and/or provide a specialty service to the region. These uses are typically located outside of Hamlets, Conceptual Schemes or Area Structure Plans and are required to be compatible with surrounding land uses.

412

PERMITTED USES:	PERMITTED USE IN AN EXISTING APPROVED BUILDING; DISCRETIONARY USE OTHERWISE:	DISCRETIONARY USES:
Accessory Building ≤ 190 m^2 (2045.14 ft^2)	Establishment (Eating)	Accessory Building > 190 m^2 (2045.14 ft^2)
Animal Health (Small Animal)	Retail (Small)	Agriculture (General)
Care Facility (Child)	Retail (General)	Agriculture (Intensive)
Care Facility (Clinic)	Retail (Grocery)	Animal Health (Inclusive)
Communications Facility (Type A)	Office	Auctioneering
	Recreation (Private)	Automotive Services (Minor)
	Retail (Garden Centre)	Cannabis Cultivation
		Cannabis Processing
		Cannabis Retail Store
		Cemetery and Funeral Services
		Communications Facility (Type B)
		Communications Facility (Type C)
		Dwelling Unit, accessory to principal use
		Establishment (Drinking)
		Farmers Market
		Film Production
		Home-Based Business (Type II)
		Hotel/Motel
		Industrial (Light)
		Industrial (Medium)
		Kennel
		Outdoor Storage
		Recycling/Compost Facility
		Retail (Restricted)
		Special Function Business
		Station (Gas/Electric)

Those uses which are not otherwise defined in the Bylaw, which in the opinion of the Development Authority are similar to the above and conform to the purpose of this District may be Discretionary Uses.

413 MINIMUM PARCEL SIZE:

a) 0.5 ha (1.24 ac)

b) The minimum size of parcels designated with the letter "p" is the number indicated on the **Land Use Map**

414 MAXIMUM BUILDING HEIGHT:

a) 10.0 m (32.81 ft.)

b) The maximum height on parcels designated with the letter "h" is the number indicated on the **Land Use Map**

415 MINIMUM SETBACKS:

Front Yard	Side Yard	Rear Yard
60 m (196.85 ft.) from Highways 15 m (49.21 ft.) from County roads 10 m (32.81 ft.) from other roads	6.0 m (19.69 ft.)	15.0 m (49.21 ft.)

416 EXCEPTIONS:

a) Parcels designated with the letter "s" on the **Land Use Map** shall have a minimum setback from all property lines of 6.0 m (19.69 ft)

C-LUD Commercial, Local Urban District

417 PURPOSE: To accommodate small scale business within Hamlets and comprehensively planned neighbourhoods, in a manner sensitive to adjacent uses.

418

PERMITTED USES:	PERMITTED USE IN AN EXISTING APPROVED BUILDING; DISCRETIONARY USE OTHERWISE:	DISCRETIONARY USES:
Accessory Building ≤ 190 m^2 (2045.14 ft^2)	Animal Health (Small Animal)	Accessory Building > 190 m^2 (2045.14 ft^2)
Care Facility (Child)	Retail (Small)	Agriculture (Intensive)
Care Facility (Clinic)	Retail (Grocery)	Animal Health (Inclusive)
Establishment (Eating)	Office	Alcohol Production
		Auctioneering
		Automotive Services (Minor)
		Care Facility (Group)
		Cannabis Retail Store
		Communications Facility (Type A)
		Dwelling Unit, accessory to principal use
		Establishment (Drinking)
		Outdoor Storage
		Recreation (Culture & Tourism)
		Recreation (Private)
		Recycling/Compost Facility
		Recreation (Outdoor)
		Religious Assembly
		Retail (General)
		Retail (Restricted)
		Special Function Business

Those uses which are not otherwise defined in the Bylaw, which in the opinion of the Development Authority are similar to the above and conform to the purpose of this District may be Discretionary Uses.

419 MINIMUM PARCEL SIZE:

a) Lots not serviced by a piped sewer system: 0.18 ha (0.44 ac)

b) All others: 0.09 ha (0.22 ac)

c) Notwithstanding b) above, the minimum size for parcels designated with the letter "p" is the number indicated on the **Land Use Map**

420 MINIMUM PARCEL WIDTH:

a) 15.0 m (49.21 ft)

b) The minimum width of parcels designated with the letter "w" is the number indicated on the **Land Use Map**

421 MAXIMUM BUILDING HEIGHT:

a) 10.0 m (32.81 ft)

b) The maximum height on parcels designated with the letter "h" is the number indicated on the **Land Use Map**

422 MINIMUM SETBACKS (for buildings):

Front Yard	Side Yard	Rear Yard
6.0 m (19.69 ft)	None required but if provided, as least 1.2 m (3.94 ft)	6.0 m (19.69 ft)

423 ADDITIONAL REQUIREMENTS:

a) A minimum of 10% of the site area shall be landscaped

424 EXCEPTIONS:

a) Parcels designated by the letter "s" on the **Land Use Map** shall have the following regulations:

Front Yard	Side Yard	Rear Yard
8.6 m (28.22 ft)	None required but if provided, as least 1.2 m (3.94 ft)	6.0 m (19.69 ft)

b) In the Hamlet of Bragg Creek, the Permitted Uses shall be considered Discretionary Uses

C-MIX Commercial, Mixed Urban District

425 PURPOSE: To provide for small scale business needs in support of comprehensive communities, where mixed use buildings may accommodate a variety of business types and scale. Development is intended to serve small to moderate sized residential communities and provide opportunities for local employment. The district includes high quality urban design standards. Vehicle oriented uses should be located so as to preserve and enhance the integrity of a pedestrian network.

426

PERMITTED USES:	PERMITTED USE IN AN EXISTING APPROVED BUILDING; DISCRETIONARY USE OTHERWISE:	DISCRETIONARY USES:
Accessory Building ≤ 75 m^2 (807.29 ft^2)	Establishment (Eating)	Accessory Building > 75 m^2 (807.29 ft^2)
Animal Health (Small Animal)	Farmers Market	Cannabis Retail Store
Care Facility (Child)	Office	Car Wash
Care Facility (Clinic)	Retail (Small)	Care Facility (Group)
Communications Facility (Type A)	Retail (Garden Centre)	Care Facility (Seniors)
	Retail (General)	Conference Centre
	Retail (Grocery)	Dwelling Unit accessory to principle use
	Recreation (Culture & Tourism)	Dwelling, Multiple Unit
	Recreation (Public)	Establishment (Drinking)
	Recreation (Private)	Hotel/Motel
		Post-Secondary
		Retail (Restricted)
		Station (Gas/Electric)
		Special Function Business

Those uses which are not otherwise defined in the Bylaw, which in the opinion of the Development Authority are similar to the above and conform to the purpose of this District may be Discretionary Uses.

427 MINIMUM PARCEL SIZE:

a) Lots not serviced by a piped sewer system: 1858.0 m^2 (19999.35 ft^2)

b) All others: 929.0 m^2 (9999.67 ft^2)

c) Notwithstanding b), the minimum size for parcels designated with the letter "p" is the number indicated on the **Land Use Map**

428 MINIMUM PARCEL WIDTH:

a) 15.0 m (49.21 ft)

b) The minimum width of parcels designated with the letter "w" is the number indicated on the **Land Use Map**

429 MAXIMUM BUILDING HEIGHT:

a) 14.0 m (45.93 ft)

b) The maximum height on parcels designated with the letter "h" is the number indicated on the **Land Use Map**

430 MINIMUM SETBACKS:

Front Yard	Side Yard	Rear Yard
6.0 m (19.69 ft)	6.0 m (19.69 ft)	6.0 m (19.69 ft)

431 ADDITIONAL REQUIREMENTS:

a) Pedestrian movement throughout the development area shall be facilitated through a well-developed network of sidewalks, pathways, and public gathering areas with at least one connection to the main building entrance

b) A minimum of 10% of lands shall be landscaped

c) The minimum amenity space shall be 4.0 m^2 (43.06 ft^2) per Dwelling Unit with no minimum dimension less than 2.0 m (21.53 ft.)

d) A Site Development Plan shall be required to guide decisions on Development Permit applications, including building locations and uses, parking areas, vehicular access and egress, internal circulation routes, landscaping, at-grade amenity areas, pedestrian connections and other matters deemed necessary by the Development Authority

432 EXCEPTIONS:

a) In the Hamlet of Bragg Creek, the Permitted Uses shall be considered Discretionary Uses

C-REG Commercial, Regional District

433 PURPOSE: To accommodate large scale development including a combination of shops, services, offices, entertainment, accommodation and institutional uses within comprehensively designed areas serving the needs of a regional clientele.

434

PERMITTED USES:	PERMITTED USE IN AN EXISTING APPROVED BUILDING; DISCRETIONARY USE OTHERWISE:	DISCRETIONARY USES:
Accessory Building ≤ 190 m^2 (2045.14 ft^2)	Animal Health (Small Animal)	Accessory Building > 190 m^2 (2045.14 ft^2)
Care Facility (Child)	Farmers Market	Automotive Services (Minor)
Care Facility (Clinic)	Office	Automotive Services (Major)
Establishment (Eating)	Retail (Garden Centre)	Cannabis Retail Store
Retail (Small)	Retail (General)	Car Wash
Communications Facility (Type A)	Retail (Grocery)	Conference Centre
Communications Facility (Type B)	School, Commercial	Communications Facility (Type C)
		Dwelling Unit, accessory to principal use
		Establishment (Drinking)
		Establishment (Restricted)
		Industrial (Light)
		Recreation (Culture & Tourism)
		Recreation (Private)
		Recycling/Compost Facility
		Religious Assembly
		Retail (Large)
		Retail (Restricted)
		Retail (Shopping Centre)
		Post-Secondary
		Station (Gas/Electric)
		Special Function Business

Those uses which are not otherwise defined in the Bylaw, which in the opinion of the Development Authority are similar to the above and conform to the purpose of this District may be Discretionary Uses.

435 MINIMUM PARCEL SIZE:

a) 12.0 ha (29.65 ac)

b) The minimum size of parcels designated with the letter "p" is the number indicated on the **Land Use Map**

436 MAXIMUM BUILDING HEIGHT:

a) 15.0 m (49.21 ft.)

b) The maximum height on parcels designated with the letter "h" is the number indicated on the **Land Use Map**

437 MINIMUM SETBACKS:

Front Yard	Side Yard	Rear Yard
6.0 m (19.69 ft)	6.0 m (19.69 ft)	6.0 m (19.69 ft)

I-LHT Industrial, Light District

438 PURPOSE: To accommodate a combination of office and industrial activity, including storage and support businesses, where nuisance factors are confined to the site area. Development shall address issues of compatibility and transition with respect to adjacent uses.

439

PERMITTED USES:	PERMITTED USE IN AN EXISTING APPROVED BUILDING; DISCRETIONARY USE OTHERWISE:	DISCRETIONARY USES:
Accessory Building ≤ 500 m^2 (5381.96 ft^2)	Establishment (Eating)	Accessory Building > 500 m^2 (5381.96 ft^2)
Animal Health (Inclusive)	Office	Cemetery and Funeral Services
Auctioneering	School, Commercial	Dwelling Unit, accessory to principal use
Automotive Services (Minor)	Retail (Small)	Establishment (Drinking)
Care Facility (Clinic)	Recreation (Private)	Film Production
Communications Facility (Type A)		Industrial (Heavy)
Communications Facility (Type B)		Industrial (Medium)
Communications Facility (Type C)		Kennel
Industrial (Light)		Outdoor Storage
		Post-Secondary
		Recreation (Outdoor)
		Recycling/Compost Facility
		Retail (Groceries)
		Retail (Restricted)
		Special Function Business

Those uses which are not otherwise defined in the Bylaw, which in the opinion of the Development Authority are similar to the above and conform to the purpose of this District may be Discretionary Uses.

440 MINIMUM PARCEL SIZE:

a) 1.0 ha (2.47 ac)

b) The minimum size of parcels designated with the letter "p" is the number indicated on the **Land Use Map**

441 MAXIMUM BUILDING HEIGHT:

a) 20.0 m (65.62 ft.)

b) The maximum height on parcels designated with the letter "h" is the number indicated on the **Land Use Map**

442 MINIMUM SETBACKS (for Buildings):

Front Yard	Side Yard	Rear Yard
6.0 m (19.69 ft)	6.0 m (19.69 ft) 2.4 m (7.87 ft) in Hamlets No setback abutting a railway	6.0 m (19.69 ft) No setback abutting a railway

443 MINIMUM SETBACKS (for Parking and Storage):

Front Yard	Side Yard	Rear Yard
15.0 m (49.21 ft) from Highway/County road 8.0 m (26.25 ft) from service roads	15.0 m (49.21 ft) from Highway/County road 8.0 m (26.25 ft) from service roads No setback from same/similar use 6.0 m (19.69 ft) from other parcels	15.0 m (49.21 ft) from any road No setback from same/similar use 6.0 m (19.69 ft) from other parcels

444 ADDITIONAL REQUIREMENTS:

a) A minimum of 10% of the lands shall be landscape

b) The quality and extent of landscaping shall be maintained for the life of the development

c) Storage shall be located to the rear and side of the principal building

I-HVY Industrial, Heavy District

445 PURPOSE: To provide for a range of industrial activity that may have off-site nuisance impacts, including support services and storage.

446

PERMITTED USES:	PERMITTED USE IN AN EXISTING APPROVED BUILDING; DISCRETIONARY USE OTHERWISE:	DISCRETIONARY USES:
Accessory Building ≤ 500 m^2 (5381.96 ft^2)	Office	Accessory Building > 500 m^2 (5381.96 ft^2)
~~Accessory Building~~	Industrial (Light)	Auctioneering
Communications Facility (Type A)	~~Industrial (Logistics)~~	Cannabis Cultivation
Communications Facility (Type B)	~~Industrial (Medium)~~	Cannabis Processing
Communications Facility (Type C)		Cannabis Retail Store
Industrial (Logistics)		Dwelling Unit, accessory to principal use
Industrial (Medium)		Film Production
		Industrial (Heavy)
		Outdoor Storage
		Recycling/Compost Facility
		Special Function Business

Those uses which are not otherwise defined in the Bylaw, which in the opinion of the Development Authority are similar to the above and conform to the purpose of this District may be Discretionary Uses.

447 MINIMUM PARCEL SIZE:

a) 1.0 ha (2.47 ac)

b) The minimum size of parcels designated with the letter "p" is the number indicated on the **Land Use Map**

448 MAXIMUM BUILDING HEIGHT:

a) 20.0 m (65.61 ft.)

b) The maximum height on parcels designated with the letter "h" is the number indicated on the **Land Use Map**

449 MINIMUM SETBACKS (for Buildings):

Front Yard	Side Yard	Rear Yard
15.0 m (49.21 ft.)	15.0 m (49.21 ft.) 6.0 m (19.69 ft.) from an Industrial District	15.0 m (49.21 ft.) 6.0 m (19.69 ft.) from an Industrial District

450 MINIMUM SETBACKS (for Parking and Storage):

Front Yard	Side Yard	Rear Yard
15.0 m (49.21 ft.) from Highway/County road 8.0 m (26.25 ft.) from service roads	15.0 m (49.21 ft.) from Highway/County road 8.0 m (26.25 ft.) from service roads No setback from an Industrial District	15.0 m (49.21 ft.) from any road No setback from an Industrial District 6.0 m (19.69 ft.) from other parcels

451 ADDITIONAL REQUIREMENTS:

a) A minimum of 10% of the lands shall be landscaped

b) Storage shall be screened from public ROWs and adjacent parcels

S-PUB Special, Public Service District

452 PURPOSE: To provide for the development of Institutional, Educational and Recreational uses.

453

PERMITTED USES:	DISCRETIONARY USES:
Accessory Building ≤ 90 m^2 (968.75 ft^2)	Accessory Building > 90 m^2 (968.75 ft^2)
Recreation (Culture & Tourism)	Campground
Recreation (Outdoor)	Care Facility (Child)
Recreation (Public)	Care Facility (Clinic)
	Care Facility (Medical)
	Communications Facility (Type A)
	Communications Facility (Type B)
	Communications Facility (Type C)
	Dwelling Unit, accessory to the principal use
	Farmers Market
	Post-Secondary
	Recreation (Private)
	Religious Assembly
	Special Function Business

Those uses which are not otherwise defined in the Bylaw, which in the opinion of the Development Authority are similar to the above and conform to the purpose of this District may be Discretionary Uses.

454 MINIMUM PARCEL SIZE:

a) 0.5 ha (1.24 ac)

b) The minimum size of parcels designated with the letter "p" is the number indicated on the **Land Use Map**

455 MAXIMUM BUILDING HEIGHT (Principal Building):

a) 14.0 m (45.93 ft)

b) The maximum height on parcels designated with the letter "h" is the number indicated on the **Land Use Map**

456 MAXIMUM BUILDING HEIGHT (Accessory Building):

a) 7.0 m (22.97 ft)

457 MINIMUM SETBACKS (within a Hamlet):

Front Yard	Side Yard	Rear Yard
6.0 m (19.69 ft)	3.0 m (9.84 ft)	8.0 m (26.25 ft)

458 MINIMUM SETBACKS (outside a Hamlet):

Front Yard	Side Yard	Rear Yard
60.0 m (196.85 ft) from Highways	60.0 m (196.85 ft) from Highways	30.0 m (98.43 ft) from any road
30.0 m (98.43 ft) from County roads	30.0 m (98.43 ft) from County roads	15.0 m (49.21 ft) from other parcels
15.0 m (49.21 ft) from other roads	15.0 m (49.21 ft) from other roads	
	6.0 m (19.69 ft) from other parcels	

459 ADDITIONAL REQUIREMENTS:

a) A minimum of 10% of the parcel area shall be landscaped

S-FUD Special, Future Urban Development District

460 PURPOSE: To provide a limited range of temporary uses that can easily be removed when land is developed to an urban standard while protecting lands for future urban development by restricting premature subdivision and development, while accommodating agricultural uses.

461

PERMITTED USES:	DISCRETIONARY USES:
Accessory Building ≤ 500 m^2 (5381.96 ft^2)	Accessory Building ≥ 500 m^2 (5381.96 ft^2)
Agriculture (General)	Accessory Dwelling Unit
Dwelling, Single Detached	Agriculture (Intensive)
	Animal Health (Inclusive)
	Bed and Breakfast
	Communications Facility (Type A)
	Communications Facility (Type B)
	Communications Facility (Type C)
	Equestrian Centre
	Film Production
	Home-Based Business (Type II)
	Outdoor Storage
	Recreation (Outdoor)
	Riding Arena
	Special Function Business

Those uses which are not otherwise defined in the Bylaw, which in the opinion of the Development Authority are similar to the above and conform to the purpose of this District may be Discretionary Uses.

462 MINIMUM PARCEL SIZE:

a) An un-subdivided Quarter Section.

b) The portion created and the portion remaining after registration of a First Parcel Out subdivision.

463 DENSITY:

a) ~~A maximum of two (2)~~ Dwelling Units per parcel ~~are allowed.~~

464 MAXIMUM BUILDING HEIGHT:

a) Dwelling Units: 12.0 m (39.37 ft.)

b) All others: None

465 MINIMUM SETBACKS:

Front Yard	Side Yard	Rear Yard
45.0 m (147.64 ft.) from County roads	45.0 m (147.64 ft.) from County roads	30.0 m (98.43 ft.) from any road
60.0 m (196.85 ft.) from Highways	60.0 m (196.85 ft.) from Highways	15.0 m (49.21 ft.) from other parcels
15.0 m (49.21 ft.) from service roads	15.0 m (49.21 ft.) from service roads	
	6.0 m (19.69 ft.) from other parcels	

S-NAT Special, Natural Resources

466 PURPOSE: to provide for the development of industrial uses related to non-renewable natural resource extraction and processing. **This District shall not be applied to new parcels upon Bylaw C-8000-2020 coming in to full force and effect ~~going forward~~**.

467

PERMITTED USES:	**DISCRETIONARY USES:**
Accessory Building ≤ 250 m^2 (2,690.98 ft^2)	Accessory Building > 250 m^2 (2,690.98 ft^2) Agriculture (General) Communications Facility (Type A) Communications Facility (Type B) Communications Facility (Type C) Dwelling, accessory for a principal use Natural Gas Plant Natural Resource Extraction/Processing

Those uses which are not otherwise defined in the Bylaw, which in the opinion of the Development Authority are similar to the above and conform to the purpose of this District may be Discretionary Uses.

468 MINIMUM SETBACKS:

Front Yard	**Side Yard**	**Rear Yard**
60.0 m (196.85 ft.) from Highways 30.0 m (98.43 ft.) from County roads 15.0 m (49.21 ft.) from other roads	60.0 m (196.85 ft.) from Highways 30.0 m (98.43 ft.) from County roads 15.0 m (49.21 ft.) from other roads	30.0 m (98.43 ft.) from any road 15.0 m (49.21 ft.) from other parcels

469 EXCEPTIONS:

a) A dwelling shall not be located in close proximity to the active operation on the land that may have an adverse impact on the residential use (i.e. air quality, noise, noxious odours, etc.). Measures to mitigate any adverse impacts shall be assessed by the Development Authority when issuing a permit for a dwelling.

S-PRK Special, Parks and Recreation District

470 PURPOSE: To provide for the development of active and passive recreational areas at the local, neighbourhood and regional levels.

471

PERMITTED USES:	DISCRETIONARY USES:
Accessory Building ≤ 90 m^2 (968.75 ft^2)	Accessory Building > 90 m^2 (968.75 ft^2)
School	Campground
	Communications Facility (Type A)
	Communications Facility (Type B)
	Communications Facility (Type C)
	Establishment (Eating)
	Recreation (Public)
	Recreation (Outdoor)
	Recreation (Culture & Tourism)
	Special Function Business

Those uses which are not otherwise defined in the Bylaw, which in the opinion of the Development Authority are similar to the above and conform to the purpose of this District may be Discretionary Uses.

472 ADDITIONAL REQUIREMENTS:

a) All parcel and development regulations shall be at the discretion of the Development Authority

S-NOS Special, Natural Open Space District

473 PURPOSE: To create conservation areas or protect environmentally sensitive areas by restricting development and providing access to the public in a manner that programs and preserves the land ~~in accordance with the MGA, as amended or replaced from time to time~~.

474

PERMITTED USES:	**DISCRETIONARY USES:**
Accessory Building ≤ 90 m^2 (968.75 ft^2)	Accessory Building > 90 m^2 (968.75 ft^2) Communications Facility (Type A) Communications Facility (Type B) Communications Facility (Type C) Recreation (Outdoor) Recreation (Culture & Tourism)

Those uses which are not otherwise defined in the Bylaw, which in the opinion of the Development Authority are similar to the above and conform to the purpose of this District may be Discretionary Uses.

475 ADDITIONAL REQUIREMENTS:

a) All parcel and development regulations shall be at the discretion of the Development Authority and shall proceed in a manner to minimize impacts on the natural environment.

PART SEVEN

Land Use Overlays

7

This part outlines specific regulation that applies to the County's Land Use Overlay's.

Live-Work Overlay

476 The purpose of this Overlay is to create an opportunity for more commercial uses of greater size and intensity than is generally permitted within the District. The live-work overlay boundaries are indicated in **Schedule A**.

477 The following uses are additional uses, discretionary on the parcels identified in **Schedule A – Live-Work Overlay**:

a) Accessory buildings greater than 150.00 m^2 (1614.59 ft^2) building area and less than 500.00 m^2 (5,381.96 ft^2) building area,

b) Animal Health (Inclusive),

c) Care Facility (Clinic),

d) Care Facility (Group),

e) Care Facility (Medical),

f) Care Facility (Seniors),

g) Retail (Small),

h) Industrial (Light), and

i) Office.

GENERAL REGULATIONS

478 The General Regulations apply as contained in **Part 5 – Land Use Districts** of this Bylaw, the underlying District, as well as the following provisions. Any new discretionary uses within the area shown in **Schedule A – Live-Work Overlay** shall be subject to the requirements of the underlying District and this overlay.

BUILDING REGULATIONS

479 Maximum height:

a) Principal building - 10.00 m (32.81 ft.), and

b) Buildings for business activities – 10.00 m (32.81 ft.) for all uses, discretionary pertaining to this overlay; uses, permitted and discretionary, in the underlying district shall adhere to the maximum accessory building height for the underlying District.

480 The total building area for all buildings associated with the uses identified within the Live-work Overlay shall not exceed 500.00 m^2 (5381.96 ft^2).

481 Exterior of buildings should match or complement the residence.

OPERATIONAL REGULATIONS

482 The maximum number of non-resident employees is six.

483 For those activities occurring outside of an enclosed building, hours of operation are limited to between 8:00 a.m. and 7:00 p.m.

ADDITIONAL REGULATIONS

484 Outside storage, if allowed in a condition of a Development Permit, shall be completely screened from adjacent lands, shall meet the minimum setback requirements for buildings, and shall not exceed 1% of the parcel or 400.00 m^2 (4305.56 ft^2), whichever is the lesser.

485 Uses identified in the Live-Work Overlay shall directly involve one or more residents of the parcel involved in the business or operation.

486 A landscape buffer of 10 m (32.81 ft.) is required.

487 The landscape buffer will be located on private land to mitigate potential on-site negative visual impacts associated with non-residential land uses to nearby residential developments.

488 Development within a landscape buffer identified in a local plan is restricted to:

a) Landscaping, berms, landscaped stormwater ponds, natural wetlands, trails, and linear parks, and

b) Surface parking where it is screened from view from public rights-of-way by berms and/or landscaping.

PART EIGHT
Definitions

8

This part provides definitions for terms used within the Land Use Bylaw.

Please note, definitions pertaining to specific uses are **HIGHLIGHTED** below:

"Abutting" means to have a common boundary, to border on.

"Accessory Building" means a detached building, with or without a permanent foundation, which is subordinate or incidental to the Principal Use or Principal Building located on the same site. Typical accessory buildings include, but are not limited to, fabric covered buildings, garages, sheds, chicken coop etc. Accessory Building does not include Accessory Structure.

"Accessory Structure" means a detached unenclosed structure which is subordinate or incidental to the Principal Use or Principal Building located on the same site. Typical accessory structures include, but are not limited to, flagpoles, grain bins, three sided stock shelters less than 27.87 m^2 (300.00 ft^2), personal swimming pools, personal hot tubs, satellite dishes, personal play structures, utility covers, personal ground mounted solar collectors, etc.

"Accessory Dwelling Unit" means a subordinate Dwelling Unit that may be located within a principal building or an accessory building. An Accessory Dwelling Unit that is external to the principal building shall be on a permanent foundation and has a minimum gross floor area (GFA) of 37.1 m^2 (399.34 ft^2).

"Accessory Use" means a use customarily incidental and subordinate to the principal use or building and is located on the same parcel as such principal use or building.

"Adjacent" means contiguous or would be contiguous if not for an easement, right-of-way, road (excluding a highway), or natural feature.

"Agriculture (General)" means the raising of crops or the rearing of livestock, either separately or in conjunction with one another and includes buildings and other structures limited to the regulations of the District. This use does not include Cannabis Cultivation or Cannabis Processing.

"Agriculture (Intensive)" means a use where plants or animals are intensively grown and processed for food or non-food use. Typical uses include greenhouses, nurseries, tree farms, market gardens, mushroom farming, vermiculture and aquaculture. This use does not include Cannabis Cultivation or Cannabis Processing.

"Agriculture (Regulated)" means a use where the intensity of agriculture operations has significant land or water demands and may include off-site impacts that are licensed under provincial or federal regulations. Typical uses include abattoirs, and fertilizer plants. This use does not include Cannabis Cultivation or Cannabis Processing.

"Agricultural (Processing)" means a use for storage and upgrading of agricultural products for distribution or sale through value added processes such as mixing, drying, canning, fermenting; applying temperature, chemical, biological or other treatments to plant matter, the cutting, smoking, aging, wrapping and freezing of meat, or similar production methods. This use does not include Agriculture (Intensive or Regulated), Cannabis Cultivation or Cannabis Processing.

"Alcohol Production" means a use where beer, spirits and other alcoholic beverages are manufactured that may have a private hospitality area where products made on the premises are provided to private groups for tasting and consumption as a Special Event and are sold to the general public for consumption on the premises and that may include the retail sale of products. Typical uses include breweries, distilleries, wineries, and meaderies.

"Animal Health (Inclusive)" means a use for the care, treatment, or impoundment of animals both considered as domestic pets or farm animals. This would include pet clinics, animal veterinary clinics and veterinary offices with or without outdoor pens, runs and enclosures.

"Animal Health (Small Animal)" means a development such as a hospital or shelter used for the temporary or overnight accommodation, care, treatment or impoundment of animals considered as domestic pets, but not farm animals. Typical uses include pet clinics, animal veterinary clinics and veterinary offices without outdoor pens, runs or enclosures.

"Applicant" means a person who is lawfully entitled to make, and makes, an application for any document, approval, permit or other thing that may be issued, made or done under the authority of the Bylaw.

"Application Form" means a form provided to an Applicant pursuant to the Bylaw, including Text Amendment Application Forms, Land Use Redesignation Application Forms and Development Permit Application Forms etc.

"Auctioneering" means a use where goods, motor vehicles or livestock are auctioned, including the temporary storage of such goods.

"Automotive Services (Minor)" means a use where the servicing and repair of vehicles occurs, excluding the sale of gasoline and related fuels. Typical uses include standalone mechanics shops, transmission and muffler shops, and auto body paint and repair facilities.

"Automotive Services (Major)" means a use where the sale, servicing and repair of vehicles occurs that may include the sale of gasoline and related fuels. Typical uses include automotive dealerships and truck stops and may include ancillary uses such as Establishment (Eating).

"Bed and Breakfast" means a use where temporary sleeping accommodation is provided for up to three guest rooms.

"Beehive" means a dome shaped or boxlike structure in which bees are kept.

"Beekeeping" means the activity of housing bees for the production of honey and/or pollination of agricultural crops, in accordance with the *Bee Act*, as amended or replaced from time to time.

"Building" means any structure used or intended for supporting or sheltering any use or occupancy.

"Building – Common Terms"

a) **"Awning"** means a cloth like or lightweight shelter projecting from a building.

b) **"Balcony"** means a projecting elevated platform on a building, which is enclosed by a railing or parapet and is greater than 0.6 m above grade and width. Access is from the building only.

c) **"Basement"** means that portion of a building or structure which is wholly or partially below grade and has no more than 1.8 m. of its clear height above grade and lies below the finished level of the floor directly above. A basement does not constitute a storey for the purpose of the Bylaw.

d) **"Bay"** means a self-contained unit of part of a building or of the whole building which can be sold or leased for individual occupancy.

e) **"Canopy"** means a non-retractable solid projection extending from the wall of the building intended to be used as a protection against weather, other than normal architectural features such as lintels, sills, moldings, architraves and pediments, but includes the structure known as the theatre marquee.

f) **"Cantilever"** means a long projecting beam or girder fixed at only one end.

g) **"Deck"** means an above grade open-sided roofless platform that is detached or adjoining a building.

h) **"Foundation"** means the lower portion of a building, usually concrete or masonry, and includes the footings, which transfers the weight of and loads on a building to the ground.

i) **"Parapet"** means a low wall or railing to protect the edge of a roof.

j) **"Patio"** means an uncovered open platform or area situated directly on the ground.

k) **"Porch"** means a roofed structure having direct access to and projecting from the principal building with walls that are unenclosed and open to the extent of at least 50% and may be glazed or screened.

"Business" means:

a) a commercial, merchandising or industrial activity or undertaking, or

b) a profession, trade, occupation, calling or employment, or

c) an activity providing goods and services, whether or not for profit and however organized or formed, including a co-operative or association of persons.

"Building Permit" means a permit issued in writing by a designated Safety Codes Officer authorizing the commencement of a use, occupancy, relocation, construction, or demolition of any building.

"Bylaw" means the County Land Use Bylaw.

"Campground" means a use where holiday trailers, motor homes, tents, campers, and similar vehicles, are used for recreation, and is not normally used as year-round storage, or accommodation for residential uses.

"Cannabis Cultivation" means the growing and harvesting of cannabis as licensed by Health Canada.

"Cannabis Processing" means a development, as licensed by Health Canada, where cannabis is grown, harvested, processed, tested, destroyed and/or stored on site, but does not include Cannabis Retail Store.

"Cannabis Retail Store" means a building or a portion thereof that is licensed by the Province of Alberta for the sale of cannabis and cannabis accessories for consumption off the premises.

"Car Wash" means a facility for the washing of motor vehicles on a commercial basis.

"Cemetery and Funeral Services" means a use where the entombment of the deceased occurs and may include such facilities as crematories, cineraria, columbaria, mausoleums, memorial parks, burial grounds, cemeteries, and gardens of remembrance.

"Care Facility (Child)" means the use of a *building* or portion thereof for the provision of care, instruction, *maintenance* or supervision of seven or more children under the age of 13 years, by persons other than one related by blood or marriage, for periods not exceeding 24 consecutive hours. Typical uses include all day-care centres, early childhood services, nurseries and after-school or baby-sitting programs.

"Care Facility (Clinic)" means a use where the principal use is to provide medical and health care services on an outpatient basis only. Typical uses include medical and dental offices, health care clinics, pre-natal clinics and counseling services.

"Care Facility (Group)" means a use where individuals who are either disabled or in need of supervision reside on a temporary or long-term basis, in accordance with their individual needs. Typical uses include foster or boarding homes for children, group homes, family homes and long-term care facilities.

"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.

"Care Facility (Medical)" means a development providing room, board, and surgical or other medical treatment for the sick, injured, or infirm including out-patient services and accessory staff residences. Typical facilities would include hospitals, sanitariums, convalescent homes, psychiatric hospitals, auxiliary hospitals, and detoxification centres.

"Communications Facility (Type A)" means a commercial communications facility with an antennae that is incorporated within or are mounted on existing structures, no more than 4.00 meters (13.12 feet) above the highest point of the structure.

"Communications Facility (Type B)" means a commercial communications facility with either a tower or pole structures between 4.00 and 20.00 meters (13.12 to 65.62 feet) in height, to which antennae are mounted for the purpose of telecommunications broadcast or signal transmission.

"Communications Facility (Type C)" means a commercial communications facility with either a tower or pole structures greater than 20.00 meters (65.62 feet) in height, to which antennae are mounted for the purpose of telecommunications broadcast or signal transmission.

"Compatible" means the characteristics of different uses or activities or designs which allow them to be located near or Adjacent to each other in harmony. Compatibility does not mean "same as". Rather, compatibility refers to the sensitivity of development proposals in maintaining the character of existing developments.

"Comprehensively Planned Area" means areas of the County that are guided by a comprehensive plan such as an Area Structure Plan, Area Redevelopment Plan, Conceptual Scheme, Hamlet Plan, and/or Master Site Development Plan. These plans recognize the physical, economic, social, political, aesthetic, and related factors of the community involved.

"Conceptual Scheme" means a non-statutory plan that provides detailed land use direction, subdivision design, and development guidance. A Conceptual Scheme is subordinate to an area structure plan, and may be adopted by bylaw or resolution.

"Conference Centre" means an establishment used for the holding of meetings, conventions, seminars, workshops, product and trade shows, or similar activities, and may include dining and lodging facilities for the use of participants, as well as compatible accessory facilities.

"Construct" means to build, rebuild, or relocate and without limiting the generality of the word, also includes: any preliminary operation such as excavation, filling or draining; altering an existing building or structure by addition, enlargement, extension, or other structural change; and any work which requires a Building Permit.

"Council" means the Council for the County.

"County" means Rocky View County.

"County Road" means a road owned and maintained by Rocky View County, including Township and Range Roads.

"Density" means the number of Dwelling Units on a site expressed in units per hectare (uph).

"Designated Officer(S)" means those persons designated by bylaw under the MGA and for purposes of the Bylaw~~,~~ are the Development Officer, Bylaw Enforcement Officer, and CAO of the County or their Designate.

"Development" means:

a) An excavation or stockpile and the creation of either of them, or

b) A building or an addition to or replacement or repair of a building and the construction or placing of any of them on, in, over or under land, or

c) A change of use of land or a building or an act done in relation to land or a building that results in or is likely to result in a change in the use of the land or building, or

d) A change in the intensity of use of land or a building or an act done in relation to land or a building that results in or is likely to result in a change in the intensity of use of the land or building.

"Development Agreement" means an agreement which is a contract between a developer and the County regarding the sharing of costs arising from the construction or servicing of a development.

"Development Authority" means a Development Authority established pursuant to the MGA to exercise development powers and duties on behalf of the County.

"**Development Commencement"** means the moment construction is started on site (i.e. excavation) or the land use has begun for the purposes of the Development Permit application.

"Development Completion" means the moment the required Building/Development Permit conditions and requirements have been met for the purposes of the Development Permit application and/or the final inspection reports have been received.

"Development Completion Certificate" means a certificate issued by a Development Authority confirming that the requirements of a development permit have been satisfactorily completed.

"Development Permit" means a document or permit, which may include attachments, issued pursuant to this Bylaw authorizing a development.

"Direct Control District" means a district in the Land Use Bylaw which details guidelines established by Council for control over the use and development of an area pursuant to the provisions of the MGA.

"District" means a Land Use District.

"Dwelling" or "Dwelling Unit" a building or portion of a building consisting of one or more rooms operated or intended to be operated as a permanent residence for a household, containing cooking, sleeping and sanitary-facilities only for that unit. All Dwellings or Dwelling Units shall have a permanent foundation.

"Dwelling, Manufactured" means a detached Dwelling Unit consisting of a transportable dwelling that is designed and built to CAN/CSA Standard, to be moved, from one point to another as a single unit, and which is upon its arrival at the site where it is to be located, ready for occupancy except for incidental building operations such as connection to utilities. A Dwelling, Manufactured shall has a minimum GFA of 37.1 m^2 (399.34 ft^2).

"Dwelling, Multiple Unit" means a dwelling with three (3) or more Dwelling Units. This use includes condominium style housing types such as Townhouses, Stacked-Townhouses and Four-plexes or Apartments. Accessory Dwelling Units are not permitted in Multiple Unit Dwellings.

"Dwelling, Duplex/Semi" means a dwelling containing two (2) Dwelling Units having the dwelling area of one located above the dwelling area of the other each with a private entry or a dwelling containing not more than two (2) Dwelling Units sharing a common wall, which may be subdivided along the common wall.

"Dwelling, Rowhouse" means a dwelling containing three (3) or more Dwelling Units located side by side, have direct access to grade, and are separated by a common party wall extending from the foundation to the roof; which may be subdivided along the common wall.

"Dwelling, Single Detached" means a dwelling which is supported on a permanent foundation or basement and has a minimum GFA of 37.1 m^2 (399.34 ft^2).

"Dwelling, Tiny" means a detached Dwelling Unit less than 37.1 m^2 (399.34 ft^2).

"Dwelling Unit, Accessory to a Principal Use" means a dwelling that is accessory to a non-residential principal use of the parcel.

"Easement" means a right to use land generally for access to other property or as a right-of-way for a public utility.

"Natural Gas Plant" means a use where electrical power is produced and distributed from, including on-site transformers and electrical transmission lines.

"Equestrian Centre" means public facilities (buildings, shelters or other structures) at which horses are exercised or trained, training in equestrian skills or equestrian competitions or shows rodeos or other similar events are held, where a fee has been paid to participate, attend or use the facilities.

"Establishment (Eating)" means an establishment where food is prepared and served on the premises for sale to the public. Ancillary activities may include entertainment and the serving of alcoholic beverages when licensed by the Alberta Gaming and Liquor Commission. Typical uses include restaurants, cafes, delicatessens, tea rooms, lunchrooms, refreshment stands, take-out restaurants and catering services**.**

"Establishment (Drinking)" means an establishment, licensed by the Alberta Gaming and Liquor Commission, in which alcoholic beverages are served for a fee for consumption on the premises, and any preparation or serving of food is accessory thereto, and includes a licensed lounge that is ancillary to a Restaurant. Typical uses include pubs, bars, lounges, nightclubs, theatre restaurants and banquet facilities**.**

"Establishment (Entertainment)" means a use where live performances or motion pictures are shown. Typical uses include auditoria, cinemas and theatres, but does not include Establishment (Restricted).

"Establishment (Restricted)" means a use where potentially controversial goods and services are offered to the public. Typical uses include gambling venues such as casino's and bingo halls.

"Excavation" means any breaking of ground, except common household gardening and ground care.

"Farm" means an agricultural operation.

"Farm Building" means a building exclusively used for the housing of livestock, the storage of farm machinery, the storage of farm produce or the storage of feed for livestock.

"Farm Gate Sales" means a use where the sale of farm products which are produced in the same farming operation takes place.

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

"Fence" means a vertical physical barrier constructed to prevent visual intrusions, unauthorized access, or provide sound abatement and may include confinement of livestock and protection of livestock from wind.

"Filling" means the import and placement of natural uncontaminated earth or aggregate materials (e.g. clay, silt, sand, gravel) on a parcel for the purposes of altering/modifying grades, drainage, or building up a site for a proposed building or development, but does not include the import and placement of dry-waste, hydro vac material or land fill waste materials, and does not include the placing of topsoil.

"Film Production" means a premises, set structures, props, or installations used in the production of any form of motion picture, television program, live broadcast, special effects, recording, or visual or audio arts projects and may include (but is not limited to) lighting, outdoor storage, parking, temporary trailers, food service (for staff), signage and any other activities reasonably associated with film production.

"Firing Range" means a specialized practice range for target practice, located within an enclosed building or outside area, including targets for rifles or handguns practice.

"First Parcel Out" means a single residential or agricultural parcel created from a previously un-subdivided Quarter Section.

"Flood Fringe" means the portion of the flood hazard area outside of the floodway, as determined by the Province of Alberta. Water in the flood fringe is generally shallower and flows slower than in the floodway.

"Flood Hazard Area" means the area of land bordering a water course or water body that would be affected by a design flood and includes the flood fringe, floodway, and may include areas of overland flow, as determined by the Province of Alberta.

"Floodway" means the portion of the flood hazard area where flows are deepest, fastest, and most destructive, as determined by the Province of Alberta. The floodway typically includes the main channel of a watercourse and a portion of the adjacent overbank area.

"Floor Area" means the total floor area of a building within the exterior walls. This does not include basement areas parking areas below grade, and areas devoted exclusively to mechanical or electrical equipment servicing the development.

"Government Services" means a use where municipal, provincial or federal government services directly to the public or the community at large, and includes development required for the public protection of persons or property. Typical facilities would include police stations, fire stations, courthouses, post offices, municipal offices, social service offices, employment offices and airport terminals.

"Ground Cover" means vegetation, other than grass, commonly used for landscaping purposes and includes herbaceous perennials and flowers.

"Grade, Building" means the ground elevation established for the purpose of regulating the number of stories and the height of a building. The grade, building shall be the level adjacent to the walls of the building if the finished grade is level. If the ground is not entirely level, the grade shall be determined by averaging the elevation of the ground for the four elevations.

"Grade, Drainage" means the ground elevation established in a lot drainage plan attached to an approved Development Permit for the purpose of controlling the flow of surface water on the lot.

"Hamlet" means unincorporated area as defined by the MGA or as declared by a bylaw and Public Hearing process.

"Highway" means a provincial highway pursuant to the *Highways Development and Protection Act*, S.A. 2004 Chapter H-8.5, as amended or replaced from time to time.

"Home-Based Business (Type I)" means a use where business is conducted in a Principal Building with limited weekly visits and employees that reside in the Principal Building. Uses are secondary to the residential use of the parcel and do not change the residential appearance of the land and buildings.

"Home-Based Business (Type II)" means a use where business is conducted in a Principal Building or Accessory Building with moderate weekly visits and with one employee who does not live on the property. Uses are secondary to the residential use of the parcel and do not change the residential appearance of the land and buildings.

"Hotel/Motel" means a building used primarily for sleeping accommodations and ancillary services provided in rooms or suites of rooms, which may contain bar/kitchen facilities; the building may also contain commercial or

other uses and may or may not offer such additional services as party facilities, restaurant or dining room services, or public convention facilities.

"Industrial (Light)" means those developments where activities and uses are primarily carried on within an enclosed building and no significant nuisance factor is created or apparent outside an enclosed building. Any development, even though fully enclosed, where, in the opinion of a Development Authority, there is significant risk of interfering with the amenity of adjacent sites because of the nature of the site, materials or processes, shall not be considered Industrial (Light). Typical uses include laboratories, general contractors and landscaping services, construction firms, self storage facilities and warehouse sales of furniture, floor coverings etc.

"Industrial (Medium)" means those developments in which all or a portion of the activities and uses are carried on outdoors, without any significant nuisance such as noise, appearance, or odour, extending beyond the boundaries of the site. Any development where the risk of interfering with the amenity of adjacent or nearby sites, because of the nature of the site, materials or processes, cannot be successfully mitigated shall be considered Industrial (Heavy). Typical uses include manufacturing and processing plants that do not pose a Nuisance.

"Industrial (Heavy)" means those developments that may have an effect on the safety, use, amenity, or enjoyment of adjacent or nearby sites due to appearance, noise, odour, emission of contaminants, fire or explosive hazards, or dangerous goods, but does not include Cannabis Cultivation or Cannabis Processing. Typical uses include wreckage and salvage yards, and manufacturing and processing facilities that create a Nuisance.

"Industrial (Logistics)" means a use accommodating the storage and inter-modal (rail, highway) distribution of goods resulting in larger traffic volume. Typical uses include shipping/receiving facilities, transshipment and distribution centres.

"Infill Development" is the process of developing vacant or under-used parcels within existing areas that are already largely developed.

"Internal Subdivision Road" means a public roadway providing access to lots within a registered multi-parcel subdivision and which is not designated as a Township or Range Road.

"Kennel" means a facility for the keeping, breeding, boarding, caring, or training of dogs and/or other domestic pets over three months of age, excluding livestock.

"Landscaping" means to change or modify the natural features of a site so as to make it more attractive by adding lawns, trees, shrubs, ornamental plantings, fencing, walks, drives, or other structures and materials.

"Lane" means a public thoroughfare which provides a secondary means of access to a parcel. Commonly referred to as a 'Back Alley'.

"Livestock" means horses, cattle, sheep, swine, live poultry, fur-bearing animals raised in captivity, game-production animals within the meaning of the *Livestock Industry Diversification Act,* as amended or replaced from time to time.

"Loading Space" means a space for parking a vehicle (commercial) while being loaded or unloaded.

"Maintenance" means the upkeep of a building or property that does not involve structural change, the change of use, or the change of intensity of use.

"Manure Storage Facility" means a structure, reservoir, catch basin, lagoon, cistern, gutter, tank, or bermed area for containing livestock wastes prior to the waste being used or disposed. It does not include a vehicle, motor or any mobile equipment used for transportation or disposal of livestock wastes.

"Master Site Development Plan" means a non-statutory plan that is adopted by Council resolution. A master site development plan provides design guidance for the development of a large area of land with little or no anticipated subdivision.

"Mixed-Use Building" means a building used partly for residential use and partly for commercial use.

"Mixed-Use Development" means a parcel of land or a building or structures developed for two or more different uses that may include uses such as residential, office, manufacturing, retail, public, or entertainment.

"Natural Resource Extraction/Processing" means a use where raw materials are removed, extracted or processed. Typical resources and raw materials would include oil and gas, peat, sand, silt and gravel, shale, clay, marl, limestone, gypsum or other minerals, timber and coal. Typical facilities or uses would include gravel pits (and associated crushing operations), asphalt processing, sand pits, clay or marl pits, peat extraction, stripping of topsoil, timber removal, sawmills and related timber/wood processing and oil and gas processing plants or refineries.

"Non-Conforming Building" means a building:

a) That is lawfully constructed or lawfully under construction at the date a land use bylaw affecting the building or the land on which the building is situated becomes effective, and

b) That on the date the land use bylaw becomes effective does not, or when constructed will not, comply with the land use bylaw.

"Non-Conforming Use" means a lawful specific use:

a) Being made of land or a building or intended to be made of a building lawfully under construction at the date a land use bylaw affecting the land or building becomes effective, and

b) That on the date the land use bylaw becomes effective does not, or in the case of a building under construction will not, comply with the land use bylaw.

"Nuisance" means anything that interferes with the use or enjoyment of property, endangers personal health or safety, or is offensive to the senses.

"Occupancy" means the utilization of a building or land for the use for which it was approved.

"Occupancy Permit" means a permit issued under the *Alberta Safety Codes Act,* as amended or replaced from time to time, for the right to occupy or use the bay, building or structure for the use intended.

"Office" means a Building that provides space for professional, management, administrative, consulting and similar office and business support services.

"Outdoor Storage" means an outdoor area that may contain a building or structure used for the accessory keeping of goods, inventory, materials, machinery, equipment, unregistered vehicles, or Vehicles (Recreation), outside in association with the primary use on the parcel.

"Overland Flow" means special areas of the flood fridge, as determined by the Province of Alberta.

"Parcel" means the aggregate of the one or more areas of land described in a Certificate of Title or described in a Certificate of Title by reference to a plan filed or registered in a Land Titles Office. May also be referred to as a site.

"Parcel Area" means the total area of a parcel.

"Parcel Coverage" means the combined area of all buildings or structures upon the parcel, measured at the approved grades, including all porches and verandas, enclosed terraces, steps, cornices, eaves, and similar projections; such area shall include air wells, and all other space within an enclosed building.

"Parcel Frontage" means the length of a street boundary measured along the front line of a parcel.

"Parcel, Corner" means a parcel that abuts two (2) intersecting streets.

"Parcel, Double Fronting" means a parcel which abuts two (2) non-intersecting streets (excluding lanes).

"Parcel, Interior" means a parcel which is bounded by only one (1) street.

"Park" means a use where land is designated for active or passive recreational use by the public which does not require dedicated facilities beyond supporting accessory buildings or structures and landscaping. Typical uses include playspaces, walkways, trails, nature interpretation areas, picnic areas, athletic fields and similar uses.

"Parking Lot" means a portion of land or of a building set aside for the short-term parking of motor vehicles.

"Portable Grain Bins" means a manufactured cylindrical steel bin that is less than 5.60 m in diameter and less than 6,000 bushels in capacity and is placed on skids.

"Post-Secondary" means a building or facility of a post-secondary institution such as a technical college, college or university.

"Principal Building" means a building, which in the opinion of the Development Authority occupies the major or the central portion of a site, or is the chief or the main one among the buildings on the site, or constitutes by reason of its use the-primary purpose for which the site is used.

"Principal Use" means the use of a site or of a building which in the opinion of the Development Authority constitutes the primary purpose for which the site is used.

"Property Line" means any boundary of a lot or parcel, and includes the rear, front and side property lines of a lot.

"Quarter Section" means a titled area of: 64.7 ha (160 ac) more or less; or a gore strip greater than 32.38 ha (80 ac) in size, that has not been subdivided, excluding subdivisions for boundary adjustments, road widening, and public uses such as a school site, community hall, and rights of way of roads, railroads, and canals.

"Recreation (Culture & Tourism)" means a use where public or private cultural or tourism recreation occurs. Typical uses include tourist information centres, libraries, museums, or other cultural facilities, but does not include Recreation (Public) facilities.

"Recreation (Outdoor)" means a use where outdoor recreation occurs. Typical uses include outdoor skating rinks, lawn bowling greens, tennis courts, swimming and wading pools, water spray parks, rodeo grounds, go-cart tracks, miniature golf, theme parks and golf courses.

"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.

"Recreation (Public)" means a use where sports or recreation, that is open to the public, occurs within an enclosed building. Typical uses include recreation centres, community halls, public swimming pools, curling rinks and arenas, but does not include Government Services.

"Recycling/Compost Facility" means the use of premises for the collection and sorting of garbage or compost, and the packaging of paper, newspapers, clothing, cans, or bottles and similar domestic or commercial garbage. This use does not include a manure storage facility as defined in the *Agricultural Operation Practices Act*, as amended or replaced from time to time.

"Redesignation" means the conversion of land from one land use to another.

"Reserve, Municipal (MR)" means the land designated as Municipal Reserve per the MGA.

"Reserve, Environmental (ER)" means the land designated as Environmental Reserve per the MGA.

"Religious Assembly" means a development owned by a religious organization used for worship and related religious, philanthropic, or social activities and includes accessory rectories, manses, meeting rooms, classrooms, dormitories, and other buildings. Typical facilities would include churches, chapels, mosques, temples, synagogues, parish halls, convents, and monasteries.

"Retail (Small)" means a use where the sale of goods and services occur in a building with a Gross Floor Area less than 1,000.0 m^2. Typical uses include a convenience store or sandwich shop or personal services such as

hairdressers/salons, massage clinics, laundromats, or tailors but does not include Retail (Groceries), Retail (Restricted) or Cannabis Retail Store.

"Retail (General)" means a use where the sale of goods and services occur in a building with a Gross Floor Area between 1,000.0 - 4,000.0 m^2. Typical uses include a clothing store, pharmacy, or bank but does not include Retail (Groceries), Retail (Restricted) or Cannabis Retail Store.

"Retail (Large)" means a where the sale of goods and services occur in a building with a Gross Floor Area larger than 4,000.0 m^2. Typical uses include 'big box' retailer but does not but does not include Retail (Groceries), Retail (Restricted) or Cannabis Retail Store.

"Retail (Groceries)" means use where the retail of raw or prepared foods (with a Gross Floor Area less than 4,500.0 m^2) that may include ancillary uses such as a pharmacy, optometrist or postal services but does not include Retail (Groceries), Retail (Restricted) or Cannabis Retail Store.

"Retail (Restricted)" means a use where potentially controversial goods and services are offered to the public for sale for use or consumption off-site. Typical uses include liquor stores and adult goods stores, firearm sales but does not include Cannabis Retail Store.

"Retail (Garden Centre)" means a development providing for the sale of bedding, household and ornamental plants, and associated merchandise, and may include display gardens but does not include Cannabis Retail Store.

"Retail (Shopping Centre)" means a use where commercial establishments are grouped on a site planned, developed, and managed as a single unit with on-site parking provided.

"Retaining Wall" means a wall for holding in place, a mass of earth or the like, as at the edge of a terrace or excavation.

"Riding Arena" means a private ~~building~~ facility for the training, exercising, and boarding of horses. The arena shall not be used for horse shows, rodeos, teaching sessions or similar events to which there is a fee to participate in or to use the facilities.

"Riparian Protection Area" means the lands adjacent to naturally occurring watercourses, which the County has deemed necessary to protect by limiting certain forms of development within this area. The purpose and intent of the riparian protection area is to conserve and manage riparian lands. The riparian protection area is based on the Province of Alberta's "Stepping Back from the Water Guidelines: A Beneficial Management Practices Guide for New Development near Water Bodies in Alberta's Settled Region" as amended or replaced from time to time.

"School, Commercial" means a service commercial establishment which provides instruction in any subject for profit or gain, typical uses include a trade school, a secretarial college or school, a dance school or studio, a school of music, a modeling school, a charm school, a ceramics school, or studio but does not include a public school, separate school, or private school.

"School" means a place of instruction operated with public funds pursuant to the *School Act*, as amended or replaced from time to time, which may be located on reserve land pursuant to the MGA. This use does not include a School, Commercial.

"Screening" means a fence, earth berm, row of trees, hedge, or established shelterbelt used to visually and/or physically separate areas or functions.

"Servicing Standards" means the County's technical requirements that govern infrastructure design, construction, testing, inspection, maintenance, and transfer of public works.

"Setback" means the perpendicular distance as measured between that part of a building nearest to the front, side or rear property lines of a parcel. In the case of a setback involving a yard, front, it means the distance measured perpendicularly from the front property line of the parcel, to the nearest point of the building.

"Set Structures" means any structure associated with film production facility activities. Set structures may undergo aesthetic or structural modifications as part of a project or between different projects. These are primarily shell structures and shall not be used for residential, commercial, or industrial occupancy.

"Shelterbelt" means a planting made up of one or more rows of trees or shrubs planted in such a manner as to provide shelter from the wind and to protect soil from erosion.

"Shipping Container" means a painted steel container (also known as a "Sea Can"), 2.6 m in height, that was once used to transport goods and is typically used for storage.

"Show Home" means the use of an unoccupied residential building as a sales office and/or as a facility to demonstrate a builder's housing product.

"Sidewalk" means a pathway or right-of-way for pedestrian traffic.

"Sign" means an object or device intended to advertise or call attention to a person, matter, event or location.

"Sign – Common Terms"

a) **"Copy"** means the letters, graphics or characters that make up the message on the sign face.
b) **"Changeable Copy"** means that portion of the copy that can be readily changed either manually or electronically.
c) **"Building Face"** means any exterior wall of a Building.
d) **"Third Party Advertising"** means advertising which directs attention to a business, commodity, service or event that is conducted, sold or offered elsewhere than on the premises on which the sign is located.

"Solar Farm" means an installation or area of land in which a large number of solar panels are set up in order to generate electricity.

"Special Event" means an event regulated by Bylaw C-7990-2020 as amended.

"Special Function Business" means a use where events are held on a semi-regular basis that may or may not include the erection of structures. Typical uses include wedding venues, concerts, galas, and tradeshow.

"Station (Gas/Electric)" means a use where fuel for vehicles, such as gasoline and/or electric vehicle charging stations are sold, typically including a Small Retail component. This use does not include a Bulk Fuel Facility.

"Station (Bulk Fuel)" means a use where gas and petroleum products are stored for distribution to customers.

"Statutory Plan" means an inter-municipal development plan, a municipal development plan, an area structure plan or an area redevelopment plan adopted by a municipality under the MGA, as amended or replaced from time to time.

"Stockpile" means an accumulation of goods, materials or raw materials, including snow dumps, stored outdoors in a pile-like formation.

-**"Street"** means a public thoroughfare, often paved and referred to interchangeably as a road.

"Subdivision" the process of dividing land into smaller Parcels, overseen by the Subdivision Authority.

"Temporary" means a use which is limited in its permanence.

"Temporary Sales Centre" means a building less than 150 m^2 located on a parcel of land used as a sales office and/or as a facility to demonstrate a builder's housing product.

"Top-Of-Bank" means the line where the surrounding tableland is broken by a valley slope and forms the escarpment as determined by a Geotechnical Engineer.

"Topsoil" means the uncontaminated uppermost layer of soil.

"Underlying Soil" means the layer of soil underneath the Topsoil. The typology of which is determined by the Alberta Geological Survey or by a qualified professional.

"Use" means the utilization of a parcel of land for a particular development activity.

"Use, Discretionary" means the use of land or a building provided for in this Bylaw for which a decision on a Development Permit may be issued upon a Development Permit application having been made and subject to the enabling conditions for each proposed development being satisfied.

"Use, Permitted" means the use of land or a building provided for in this Bylaw for which a Development Permit shall be approved and issued by the Development Authority when the proposed development conforms to all applicable requirements and rules of this Bylaw, with or without conditions, upon application having been made to the Development Authority.

"Use, Intensity Of" means the degree or scale of operation of use or activity in relation to the amount of land and buildings associated with the use, vehicular traffic generation resulting thereof, amount of parking facilities required for the particular land use activity, etc.

"Use, Similar" means a use of a site or building in a District which, in the opinion of the Development Authority, is so similar to a Permitted Use or Discretionary Use in that District that it meets the intent of Council for the development of that District as set out in the purpose and intent statement, but does not include a use that is specifically defined as a Permitted or Discretionary Use in any other District.

"Utilities" means a system or works used to provide services such as potable water, sewage disposal, waste management or storm systems, as well as the Buildings that house the public utility, and any offices or equipment.

"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.

"Variance" means a variation, relaxation or waiver of a development regulation or other requirement of the Bylaw.

"Vehicle (Agriculture)" means a vehicle, motor, implements of husbandry and trailers that are commonly used in an agricultural, general operation including but not limited to combines, tractors, cattle liners, grain trucks and carts, and horse/stock trailers.

"Vehicle (Commercial)" means a vehicle, motor, used for commercial or industrial business operations, exceeding 5,500kg or 7.0m in length, such as gravel trucks, gravel trailers, highway truck tractors, highway truck trailers, crane trucks, welding trucks, and vacuum trucks, and any vehicle not meeting the definition of a "private passenger vehicle" in the *Traffic Safety Act,* as amended or replaced from time to time.

"Vehicle (Recreation)" means a vehicle designed to be transported on its own wheels or by other means (including units mounted permanently or otherwise on trucks), which will permit its use for sleeping or living purposes for one or more persons on a short-term basis. Vehicle (Recreation) may include but not limited to motorized watercraft, 5th wheels, and recreational vehicles (RVs). Vehicle (Recreation) shall not be used as a Dwelling Unit.

"Walkway" means a public right-of-way for pedestrian use on which no motor vehicles are allowed

"Waste Management Facility" means a facility or landfill for the collection, storage, treatment or disposal of waste as defined in the County's Waste Control Regulation.

"Waste Transfer Site" means the use of land or a facility for the collection of waste, recyclables, household hazardous waste, and compost into bulk containers for sorting and preparation for further transport to a waste management facility or recycling/compost facility.

"Water Body" means any location where water flows, is standing or is present, whether or not the flow or the presence of water is continuous, intermittent, or occurs only during a flood, and includes but is not limited to wetlands and aquifers, but does not include part of irrigation works if the irrigation works are subject to a license

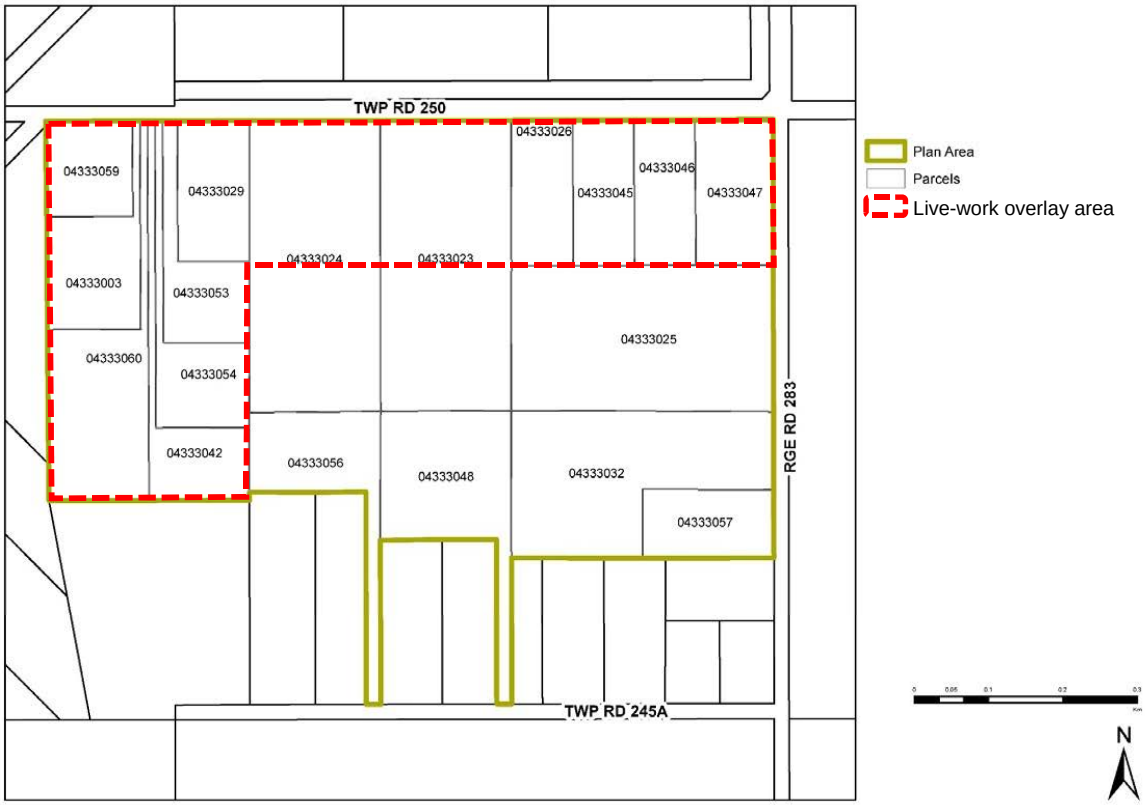
and the irrigation works are owned by the licensee, except in the circumstances prescribed in the *Water Act,* as amended or replaced from time to time.

"Watercourse" means a naturally occurring flowing body of water including but not limited to a river, creek, or stream, whether it conveys water continuously or intermittently, as identified by the County's Surface Water Data, Geomorphic Data, and Ortho-imagery Data, but excludes any human-made water features including but not limited to irrigation canals, ditches, reservoir, and drainage swales.

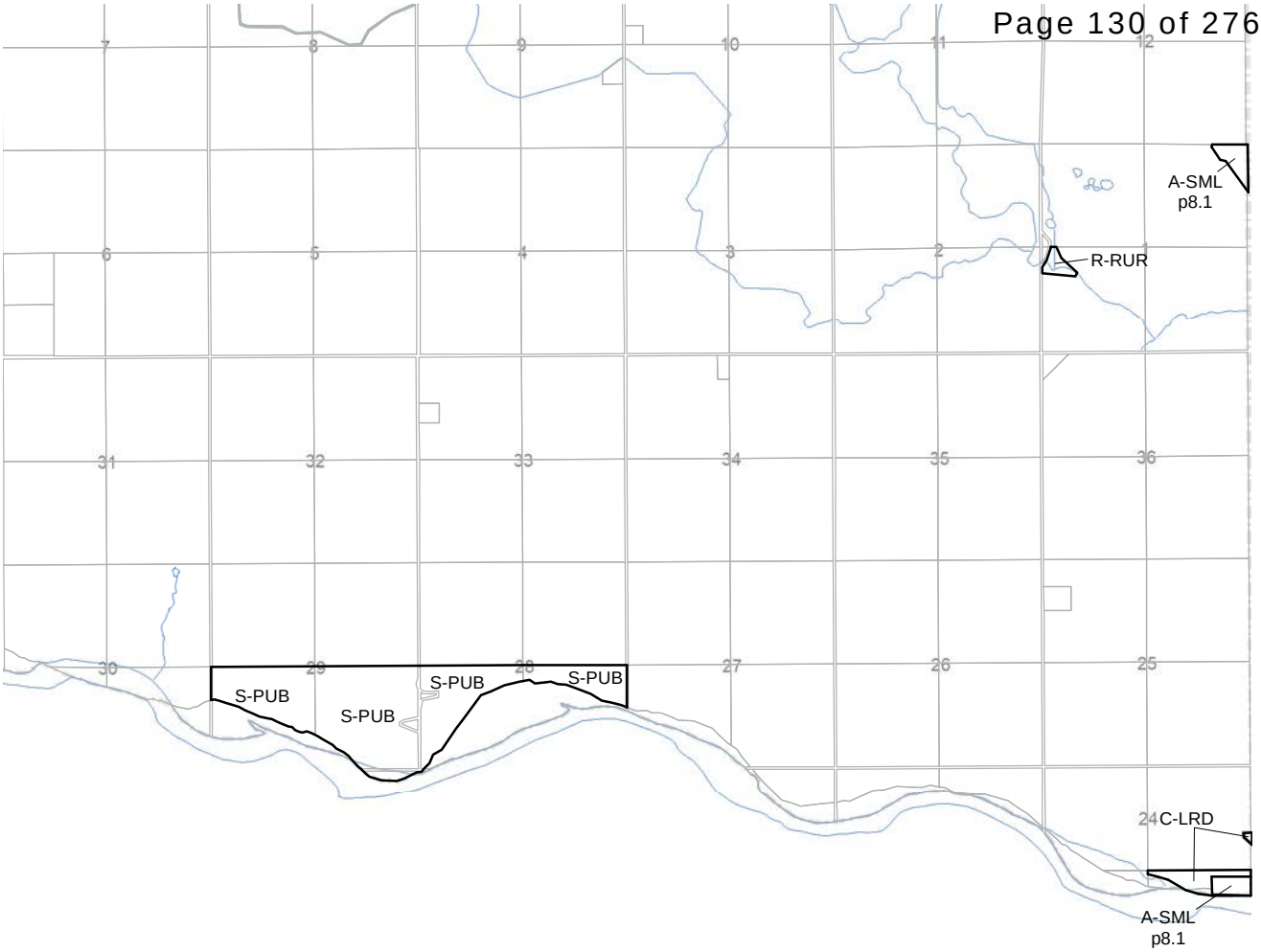
"Wind Farm" means an area of land with a commercial-scale group of energy-producing windmills or wind turbines. Ancillary structures may include equipment shelters.

"Yard" means a part of a parcel unoccupied by any portion of a Building or Accessory Building.

Schedule A
Live-Work Overlay



Schedule B
Land Use Map



ALL LANDS ARE DESIGNATED A-GEN UNLESS NOTED OTHERWISE

A-GEN	Agricultural, General District
A-SML	Agricultural, Small Parcel District
R-RUR	Residential, Rural District
R-CRD	Residential, Country Residential District
R-URB	Residential, Urban District
R-SML	Residential, Small Lot Urban District
R-MID	Residential, Mid-Density Urban District
R-MRU	Residential, Multi-Residential Urban District
B-AGR	Business, Agricultural District
B-REC	Business, Recreation District
B-REG	Business, Regional Campus District
B-LOC	Business, Local Campus District
B-LWK	Business, Live-Work District

Contact the County Planning Department for Official Confirmation

C-HWY	Commercial, Highway District
C-LRD	Commercial, Local Rural District
C-LUD	Commercial, Local Urban District
C-MIX	Commercial, Mixed Urban District
C-REG	Commercial, Regional District
I-LHT	Industrial, Light District
I-HVY	Industrial, Heavy District
S-PUB	Special, Public Service District
S-FUD	Special, Future Urban Development District
S-PRK	Special, Parks and Recreation District
S-NOS	Special, Natural Open Space District
S-NAT	Special, Natural Resource District

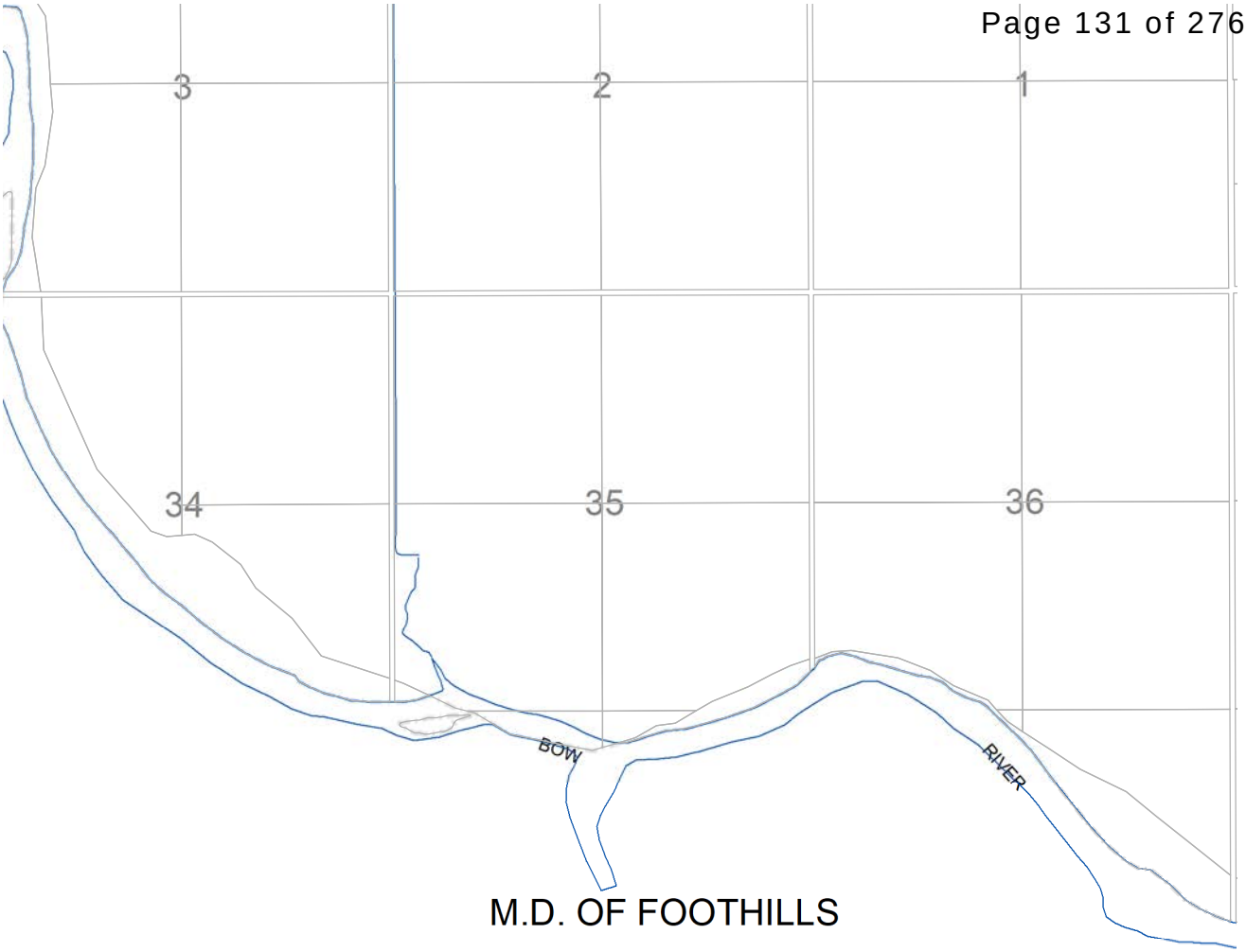
N

ROCKY VIEW COUNTY

TWP. 21-27-W4M

LAND USE MAP NO. 12

Date: Feb 14 , 2020



M.D. OF FOOTHILLS

ALL LANDS ARE DESIGNATED A-GEN UNLESS NOTED OTHERWISE

A-GEN	Agricultural, General District
A-SML	Agricultural, Small Parcel District
R-RUR	Residential, Rural District
R-CRD	Residential, Country Residential District
R-URB	Residential, Urban District
R-SML	Residential, Small Lot Urban District
R-MID	Residential, Mid-Density Urban District
R-MRU	Residential, Multi-Residential Urban District
B-AGR	Business, Agricultural District
B-REC	Business, Recreation District
B-REG	Business, Regional Campus District
B-LOC	Business, Local Campus District
B-LWK	Business, Live-Work District

Contact the County Planning Department for Official Confirmation

C-HWY	Commercial, Highway District
C-LRD	Commercial, Local Rural District
C-LUD	Commercial, Local Urban District
C-MIX	Commercial, Mixed Urban District
C-REG	Commercial, Regional District
I-LHT	Industrial, Light District
I-HVY	Industrial, Heavy District
S-PUB	Special, Public Service District
S-FUD	Special, Future Urban Development District
S-PRK	Special, Parks and Recreation District
S-NOS	Special, Natural Open Space District
S-NAT	Special, Natural Resource District

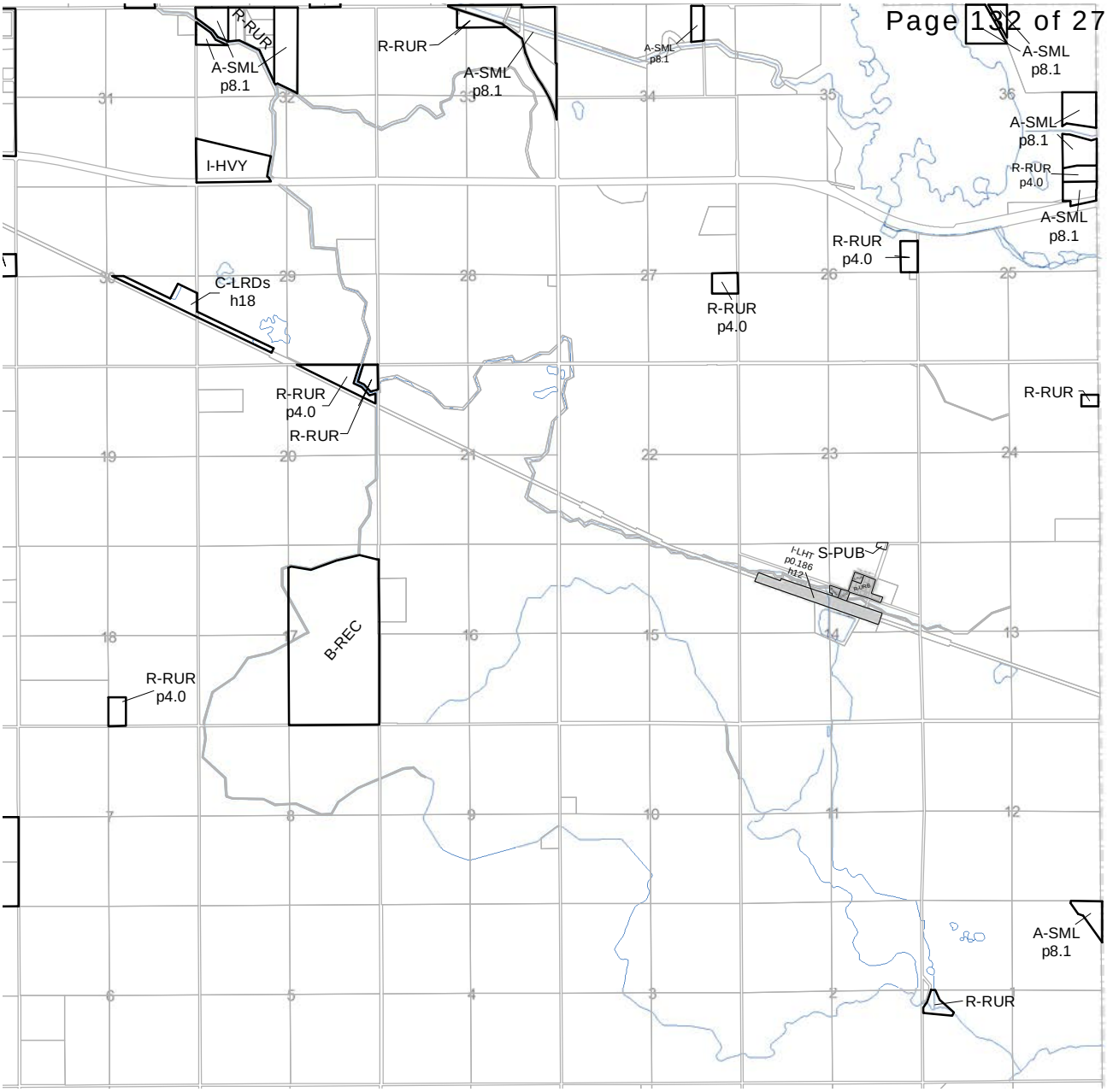
N

ROCKY VIEW COUNTY

TWP. 21-28-W4M

LAND USE MAP NO. 13

Date: Feb 14 , 2020



ALL LANDS ARE DESIGNATED A-GEN UNLESS NOTED OTHERWISE

A-GEN	Agricultural, General District
A-SML	Agricultural, Small Parcel District
R-RUR	Residential, Rural District
R-CRD	Residential, Country Residential District
R-URB	Residential, Urban District
R-SML	Residential, Small Lot Urban District
R-MID	Residential, Mid-Density Urban District
R-MRU	Residential, Multi-Residential Urban District
B-AGR	Business, Agricultural District
B-REC	Business, Recreation District
B-REG	Business, Regional Campus District
B-LOC	Business, Local Campus District
B-LWK	Business, Live-Work District

Contact the County Planning Department for Official Confirmation

C-HWY	Commercial, Highway District
C-LRD	Commercial, Local Rural District
C-LUD	Commercial, Local Urban District
C-MIX	Commercial, Mixed Urban District
C-REG	Commercial, Regional District
I-LHT	Industrial, Light District
I-HVY	Industrial, Heavy District
S-PUB	Special, Public Service District
S-FUD	Special, Future Urban Development District
S-PRK	Special, Parks and Recreation District
S-NOS	Special, Natural Open Space District
S-NAT	Special, Natural Resource District

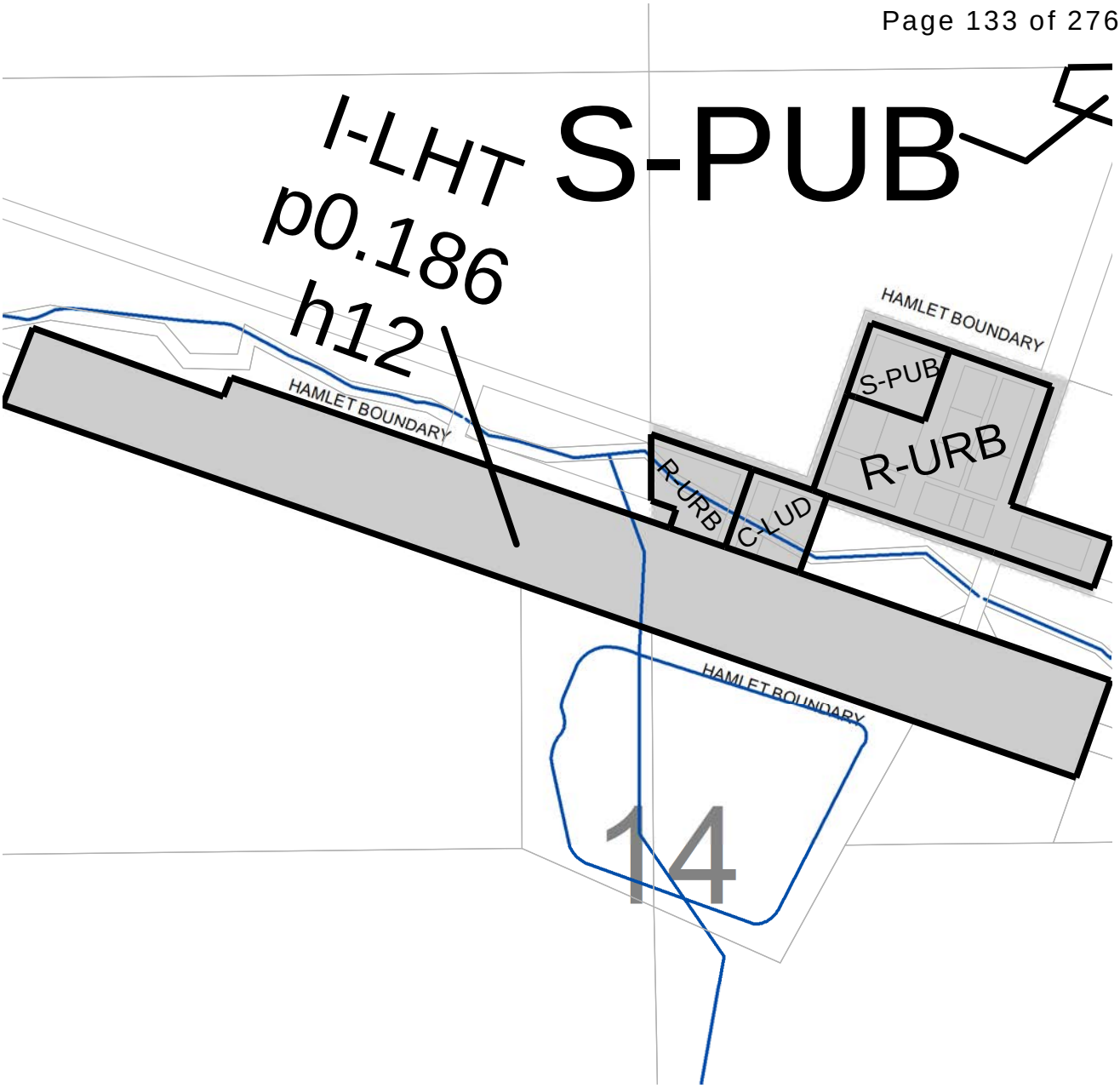
N

ROCKY VIEW COUNTY

TWP. 22-27-W4M

LAND USE MAP NO. 22

Date: Feb 14 , 2020



ALL LANDS ARE DESIGNATED A-GEN UNLESS NOTED OTHERWISE

A-GEN	Agricultural, General District
A-SML	Agricultural, Small Parcel District
R-RUR	Residential, Rural District
R-CRD	Residential, Country Residential District
R-URB	Residential, Urban District
R-SML	Residential, Small Lot Urban District
R-MID	Residential, Mid-Density Urban District
R-MRU	Residential, Multi-Residential Urban District
B-AGR	Business, Agricultural District
B-REC	Business, Recreation District
B-REG	Business, Regional Campus District
B-LOC	Business, Local Campus District
B-LWK	Business, Live-Work District

Contact the County Planning Department for Official Confirmation

C-HWY	Commercial, Highway District
C-LRD	Commercial, Local Rural District
C-LUD	Commercial, Local Urban District
C-MIX	Commercial, Mixed Urban District
C-REG	Commercial, Regional District
I-LHT	Industrial, Light District
I-HVY	Industrial, Heavy District
S-PUB	Special, Public Service District
S-FUD	Special, Future Urban Development District
S-PRK	Special, Parks and Recreation District
S-NOS	Special, Natural Open Space District
S-NAT	Special, Natural Resource District

N

ROCKY VIEW COUNTY

HAMLET OF DALEMEAD

LAND USE MAP NO. 22-1

Date: Feb 14 , 2020

ALL LANDS ARE DESIGNATED A-GEN UNLESS NOTED OTHERWISE

A-GEN	Agricultural, General District
A-SML	Agricultural, Small Parcel District
R-RUR	Residential, Rural District
R-CRD	Residential, Country Residential District
R-URB	Residential, Urban District
R-SML	Residential, Small Lot Urban District
R-MID	Residential, Mid-Density Urban District
R-MRU	Residential, Multi-Residential Urban District
B-AGR	Business, Agricultural District
B-REC	Business, Recreation District
B-REG	Business, Regional Campus District
B-LOC	Business, Local Campus District
B-LWK	Business, Live-Work District

Contact the County Planning Department for Official Confirmation

C-HWY	Commercial, Highway District
C-LRD	Commercial, Local Rural District
C-LUD	Commercial, Local Urban District
C-MIX	Commercial, Mixed Urban District
C-REG	Commercial, Regional District
I-LHT	Industrial, Light District
I-HVY	Industrial, Heavy District
S-PUB	Special, Public Service District
S-FUD	Special, Future Urban Development District
S-PRK	Special, Parks and Recreation District
S-NOS	Special, Natural Open Space District
S-NAT	Special, Natural Resource District

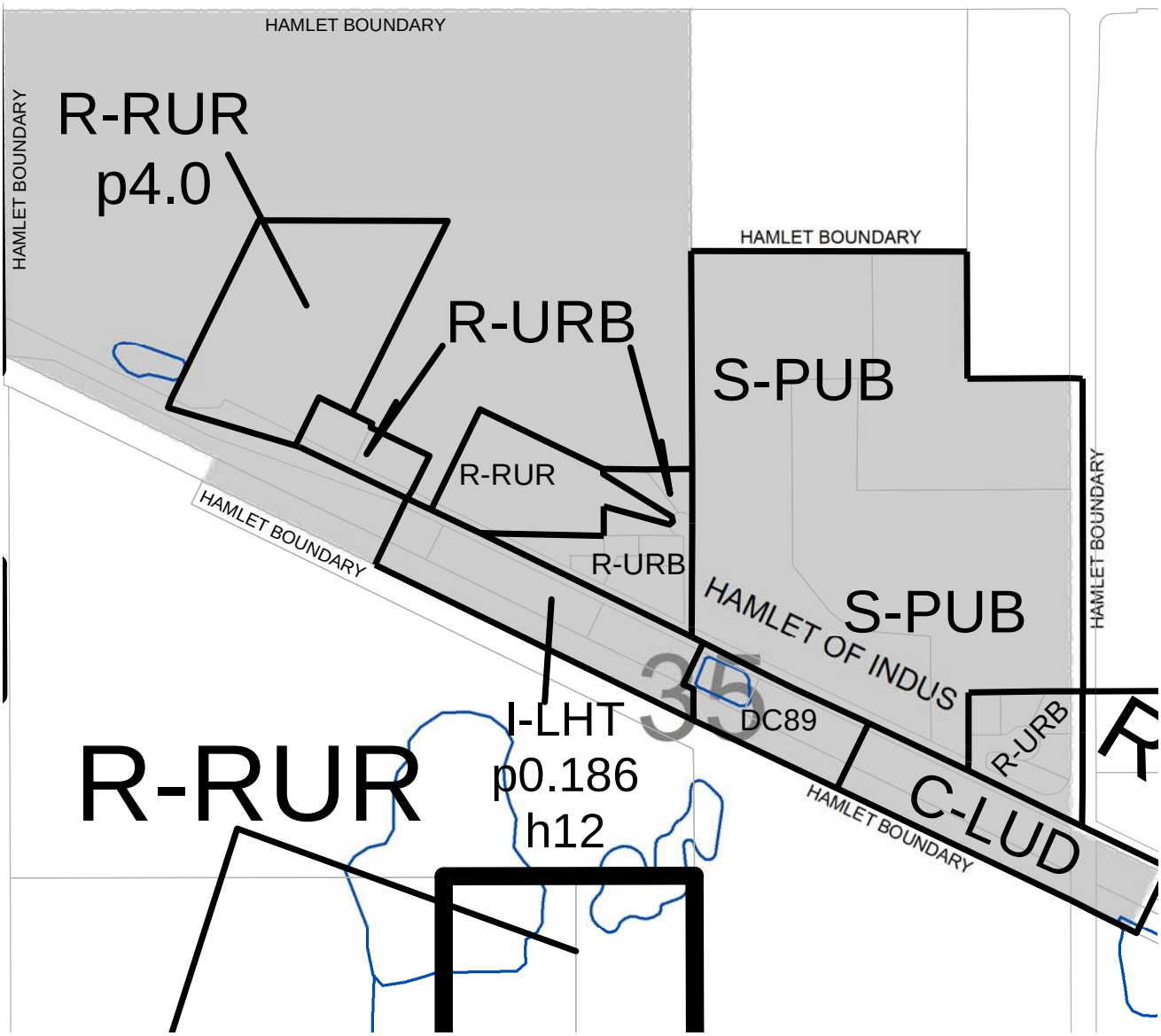
N

ROCKY VIEW COUNTY

TWP. 22-28-W4M

LAND USE MAP NO. 23

Date: Feb 14 , 2020



ALL LANDS ARE DESIGNATED A-GEN UNLESS NOTED OTHERWISE

A-GEN	Agricultural, General District
A-SML	Agricultural, Small Parcel District
R-RUR	Residential, Rural District
R-CRD	Residential, Country Residential District
R-URB	Residential, Urban District
R-SML	Residential, Small Lot Urban District
R-MID	Residential, Mid-Density Urban District
R-MRU	Residential, Multi-Residential Urban District
B-AGR	Business, Agricultural District
B-REC	Business, Recreation District
B-REG	Business, Regional Campus District
B-LOC	Business, Local Campus District
B-LWK	Business, Live-Work District

Contact the County Planning Department for Official Confirmation

C-HWY	Commercial, Highway District
C-LRD	Commercial, Local Rural District
C-LUD	Commercial, Local Urban District
C-MIX	Commercial, Mixed Urban District
C-REG	Commercial, Regional District
I-LHT	Industrial, Light District
I-HVY	Industrial, Heavy District
S-PUB	Special, Public Service District
S-FUD	Special, Future Urban Development District
S-PRK	Special, Parks and Recreation District
S-NOS	Special, Natural Open Space District
S-NAT	Special, Natural Resource District

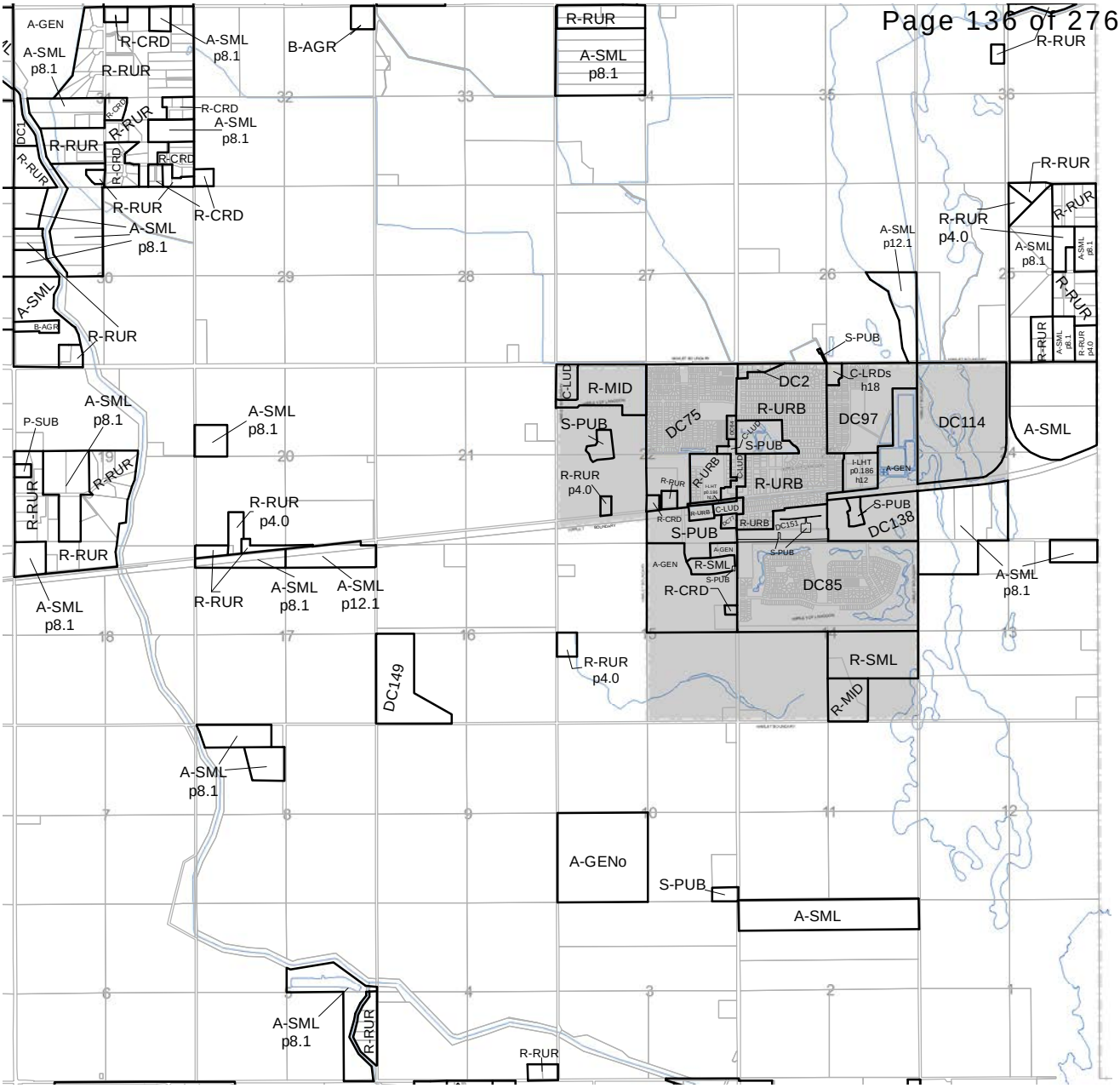
N

ROCKY VIEW COUNTY

HAMLET OF INDUS

LAND USE MAP NO. 23-1

Date: Feb 14 , 2020



ALL LANDS ARE DESIGNATED A-GEN UNLESS NOTED OTHERWISE

A-GEN	Agricultural, General District
A-SML	Agricultural, Small Parcel District
R-RUR	Residential, Rural District
R-CRD	Residential, Country Residential District
R-URB	Residential, Urban District
R-SML	Residential, Small Lot Urban District
R-MID	Residential, Mid-Density Urban District
R-MRU	Residential, Multi-Residential Urban District
B-AGR	Business, Agricultural District
B-REC	Business, Recreation District
B-REG	Business, Regional Campus District
B-LOC	Business, Local Campus District
B-LWK	Business, Live-Work District

Contact the County Planning Department for Official Confirmation

C-HWY	Commercial, Highway District
C-LRD	Commercial, Local Rural District
C-LUD	Commercial, Local Urban District
C-MIX	Commercial, Mixed Urban District
C-REG	Commercial, Regional District
I-LHT	Industrial, Light District
I-HVY	Industrial, Heavy District
S-PUB	Special, Public Service District
S-FUD	Special, Future Urban Development District
S-PRK	Special, Parks and Recreation District
S-NOS	Special, Natural Open Space District
S-NAT	Special, Natural Resource District

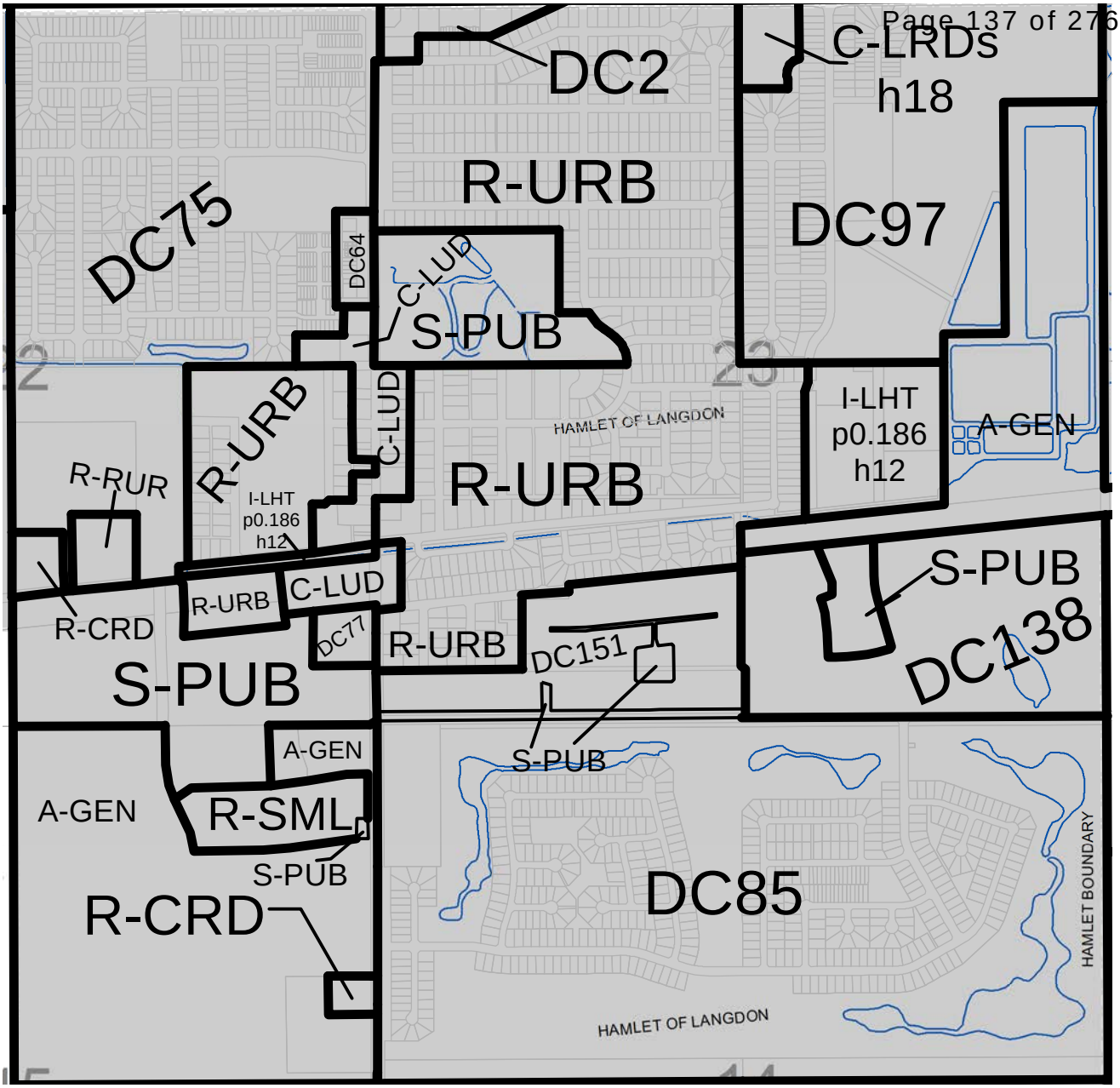
N

ROCKY VIEW COUNTY

TWP. 23-27-W4M

LAND USE MAP NO. 32

Date: Feb 14 , 2020



ALL LANDS ARE DESIGNATED A-GEN UNLESS NOTED OTHERWISE

A-GEN	Agricultural, General District
A-SML	Agricultural, Small Parcel District
R-RUR	Residential, Rural District
R-CRD	Residential, Country Residential District
R-URB	Residential, Urban District
R-SML	Residential, Small Lot Urban District
R-MID	Residential, Mid-Density Urban District
R-MRU	Residential, Multi-Residential Urban District
B-AGR	Business, Agricultural District
B-REC	Business, Recreation District
B-REG	Business, Regional Campus District
B-LOC	Business, Local Campus District
B-LWK	Business, Live-Work District

Contact the County Planning Department for Official Confirmation

C-HWY	Commercial, Highway District
C-LRD	Commercial, Local Rural District
C-LUD	Commercial, Local Urban District
C-MIX	Commercial, Mixed Urban District
C-REG	Commercial, Regional District
I-LHT	Industrial, Light District
I-HVY	Industrial, Heavy District
S-PUB	Special, Public Service District
S-FUD	Special, Future Urban Development District
S-PRK	Special, Parks and Recreation District
S-NOS	Special, Natural Open Space District
S-NAT	Special, Natural Resource District

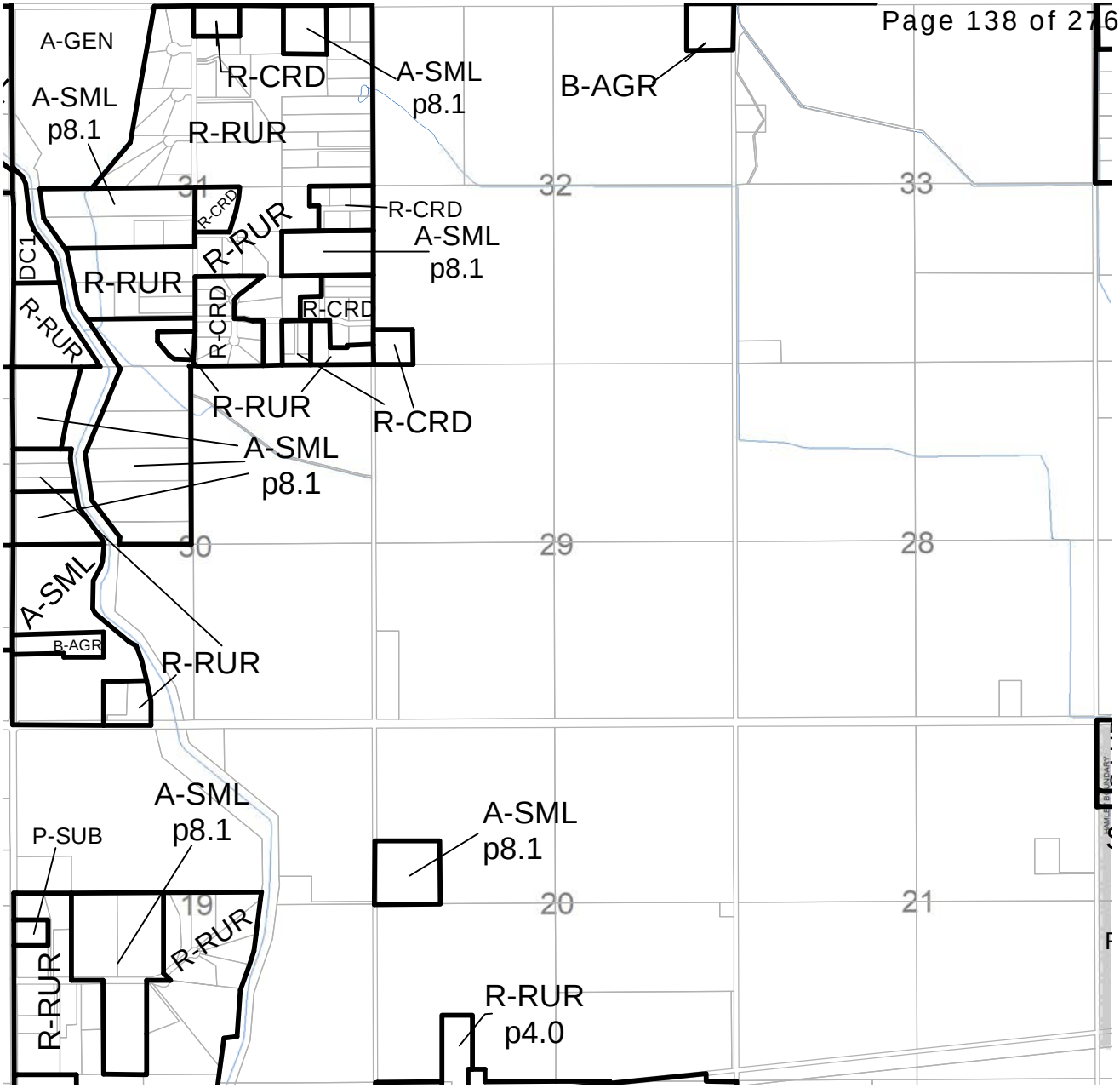
N

ROCKY VIEW COUNTY

HAMLET OF LANGDON

LAND USE MAP NO. 32-1

Date: Feb 14 , 2020



ALL LANDS ARE DESIGNATED A-GEN UNLESS NOTED OTHERWISE

A-GEN	Agricultural, General District
A-SML	Agricultural, Small Parcel District
R-RUR	Residential, Rural District
R-CRD	Residential, Country Residential District
R-URB	Residential, Urban District
R-SML	Residential, Small Lot Urban District
R-MID	Residential, Mid-Density Urban District
R-MRU	Residential, Multi-Residential Urban District
B-AGR	Business, Agricultural District
B-REC	Business, Recreation District
B-REG	Business, Regional Campus District
B-LOC	Business, Local Campus District
B-LWK	Business, Live-Work District

Contact the County Planning Department for Official Confirmation

C-HWY	Commercial, Highway District
C-LRD	Commercial, Local Rural District
C-LUD	Commercial, Local Urban District
C-MIX	Commercial, Mixed Urban District
C-REG	Commercial, Regional District
I-LHT	Industrial, Light District
I-HVY	Industrial, Heavy District
S-PUB	Special, Public Service District
S-FUD	Special, Future Urban Development District
S-PRK	Special, Parks and Recreation District
S-NOS	Special, Natural Open Space District
S-NAT	Special, Natural Resource District

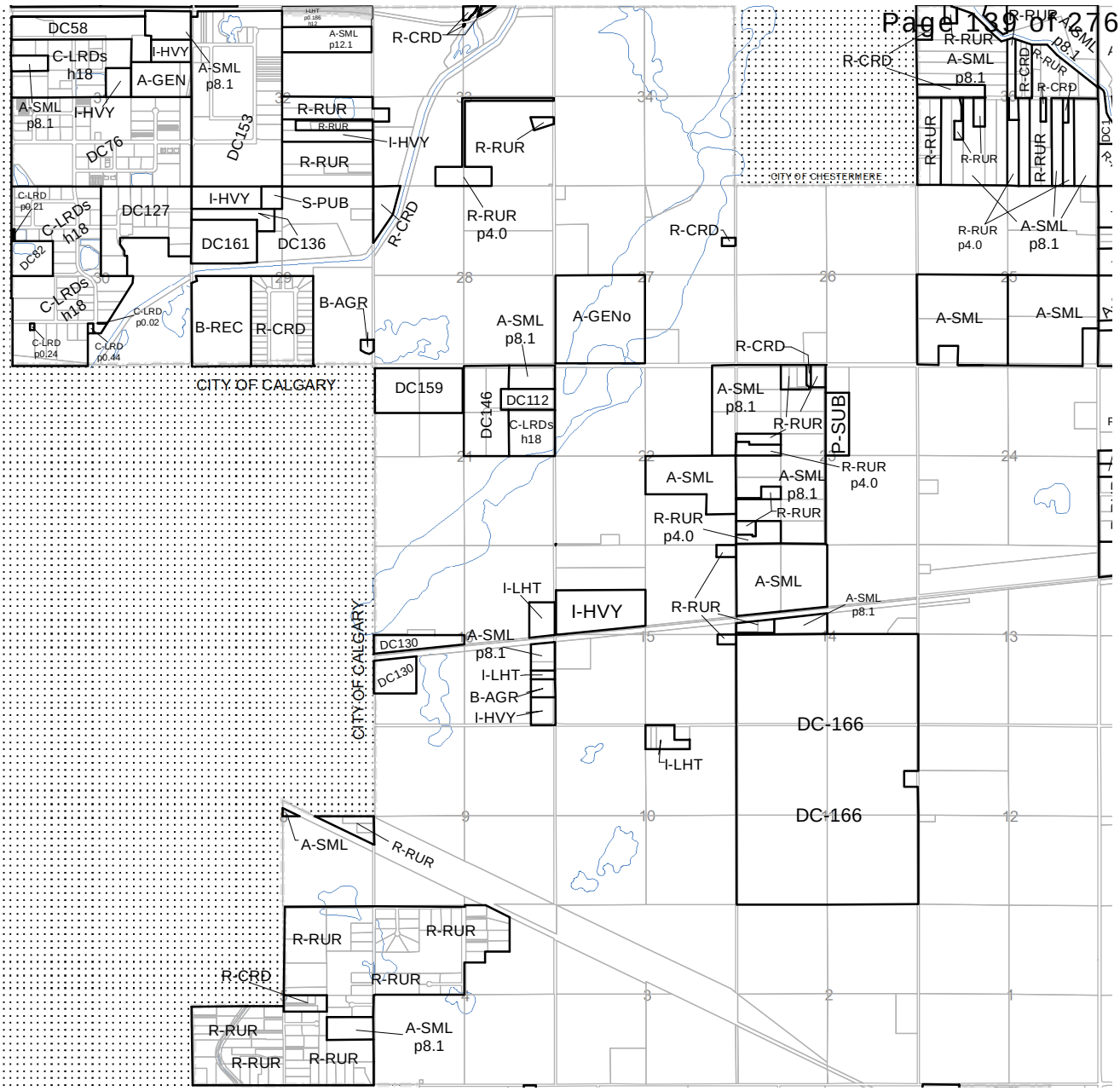
N

ROCKY VIEW COUNTY

TWP. 23-27-W4M

LAND USE MAP NO. 32-NW

Date: Feb 14 , 2020



ALL LANDS ARE DESIGNATED A-GEN UNLESS NOTED OTHERWISE

A-GEN	Agricultural, General District
A-SML	Agricultural, Small Parcel District
R-RUR	Residential, Rural District
R-CRD	Residential, Country Residential District
R-URB	Residential, Urban District
R-SML	Residential, Small Lot Urban District
R-MID	Residential, Mid-Density Urban District
R-MRU	Residential, Multi-Residential Urban District
B-AGR	Business, Agricultural District
B-REC	Business, Recreation District
B-REG	Business, Regional Campus District
B-LOC	Business, Local Campus District
B-LWK	Business, Live-Work District

Contact the County Planning Department for Official Confirmation

C-HWY	Commercial, Highway District
C-LRD	Commercial, Local Rural District
C-LUD	Commercial, Local Urban District
C-MIX	Commercial, Mixed Urban District
C-REG	Commercial, Regional District
I-LHT	Industrial, Light District
I-HVY	Industrial, Heavy District
S-PUB	Special, Public Service District
S-FUD	Special, Future Urban Development District
S-PRK	Special, Parks and Recreation District
S-NOS	Special, Natural Open Space District
S-NAT	Special, Natural Resource District

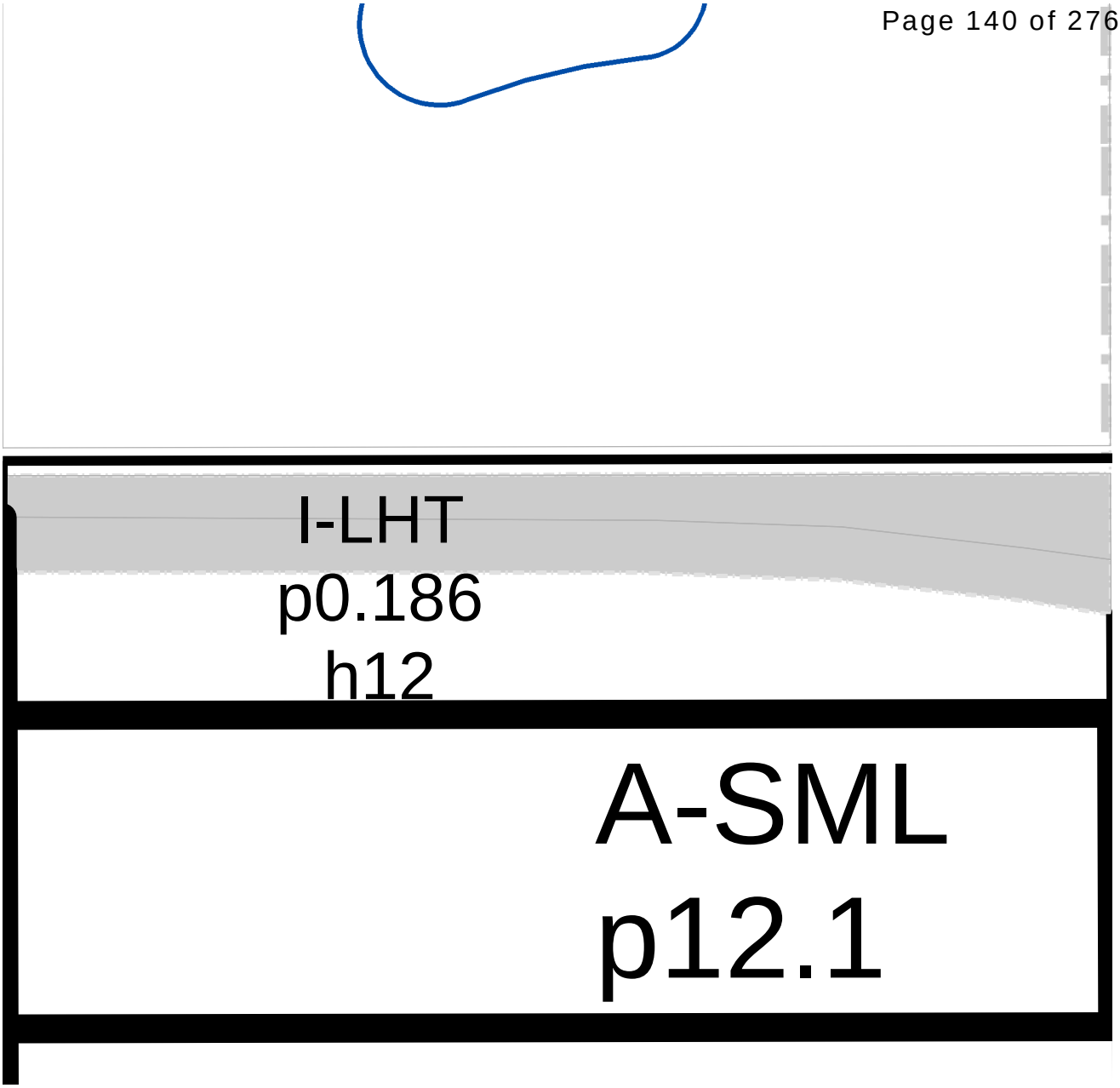
N

ROCKY VIEW COUNTY

TWP. 23-28-W4M

LAND USE MAP NO. 33

Date: Feb 14 , 2020



ALL LANDS ARE DESIGNATED A-GEN UNLESS NOTED OTHERWISE

A-GEN	Agricultural, General District
A-SML	Agricultural, Small Parcel District
R-RUR	Residential, Rural District
R-CRD	Residential, Country Residential District
R-URB	Residential, Urban District
R-SML	Residential, Small Lot Urban District
R-MID	Residential, Mid-Density Urban District
R-MRU	Residential, Multi-Residential Urban District
B-AGR	Business, Agricultural District
B-REC	Business, Recreation District
B-REG	Business, Regional Campus District
B-LOC	Business, Local Campus District
B-LWK	Business, Live-Work District

Contact the County Planning Department for Official Confirmation

C-HWY	Commercial, Highway District
C-LRD	Commercial, Local Rural District
C-LUD	Commercial, Local Urban District
C-MIX	Commercial, Mixed Urban District
C-REG	Commercial, Regional District
I-LHT	Industrial, Light District
I-HVY	Industrial, Heavy District
S-PUB	Special, Public Service District
S-FUD	Special, Future Urban Development District
S-PRK	Special, Parks and Recreation District
S-NOS	Special, Natural Open Space District
S-NAT	Special, Natural Resource District

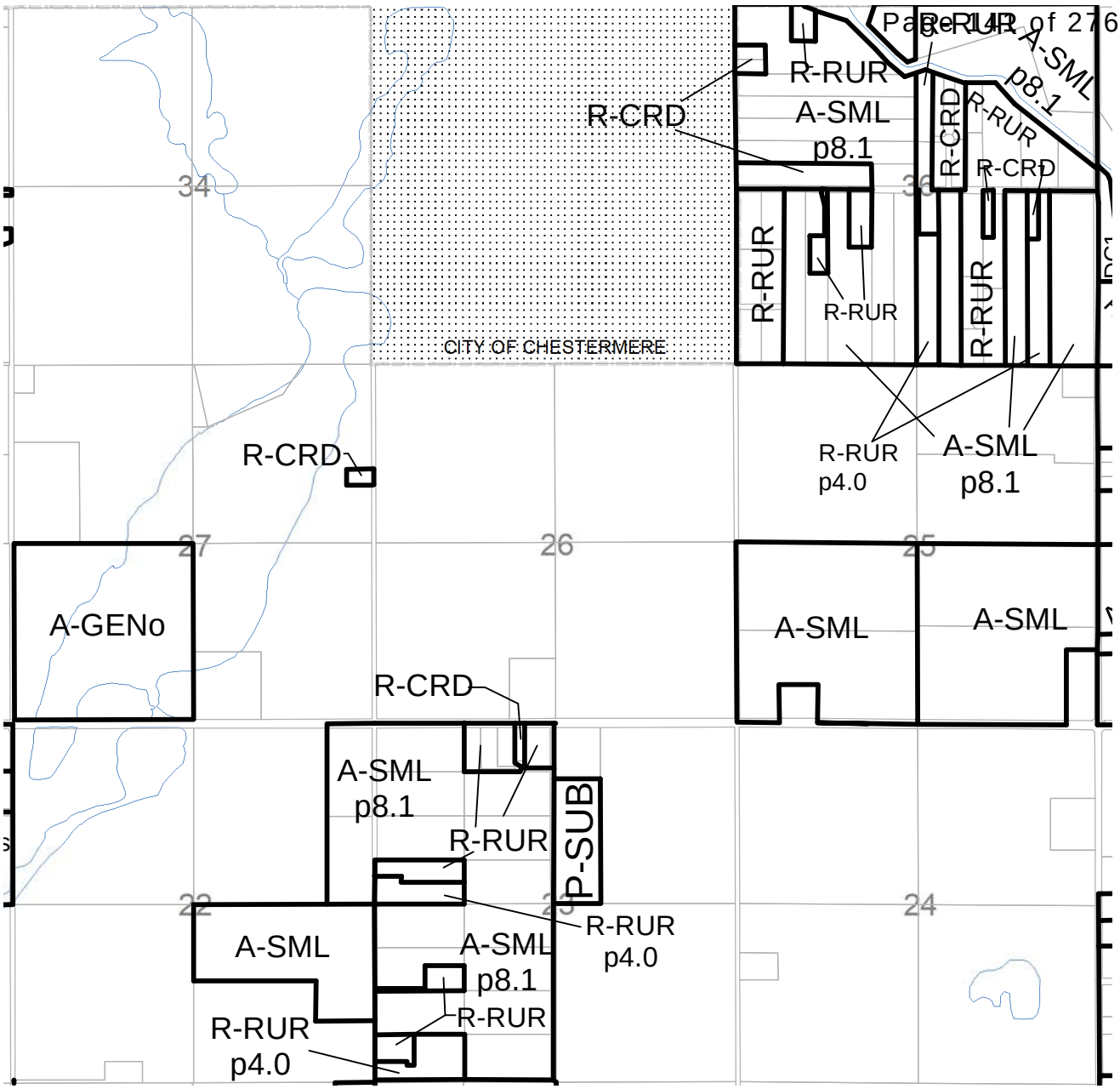
N

ROCKY VIEW COUNTY

HAMLET OF JANET

LAND USE MAP NO. 33-2

Date: Feb 14 , 2020



ALL LANDS ARE DESIGNATED A-GEN UNLESS NOTED OTHERWISE

A-GEN	Agricultural, General District
A-SML	Agricultural, Small Parcel District
R-RUR	Residential, Rural District
R-CRD	Residential, Country Residential District
R-URB	Residential, Urban District
R-SML	Residential, Small Lot Urban District
R-MID	Residential, Mid-Density Urban District
R-MRU	Residential, Multi-Residential Urban District
B-AGR	Business, Agricultural District
B-REC	Business, Recreation District
B-REG	Business, Regional Campus District
B-LOC	Business, Local Campus District
B-LWK	Business, Live-Work District

Contact the County Planning Department for Official Confirmation

C-HWY	Commercial, Highway District
C-LRD	Commercial, Local Rural District
C-LUD	Commercial, Local Urban District
C-MIX	Commercial, Mixed Urban District
C-REG	Commercial, Regional District
I-LHT	Industrial, Light District
I-HVY	Industrial, Heavy District
S-PUB	Special, Public Service District
S-FUD	Special, Future Urban Development District
S-PRK	Special, Parks and Recreation District
S-NOS	Special, Natural Open Space District
S-NAT	Special, Natural Resource District

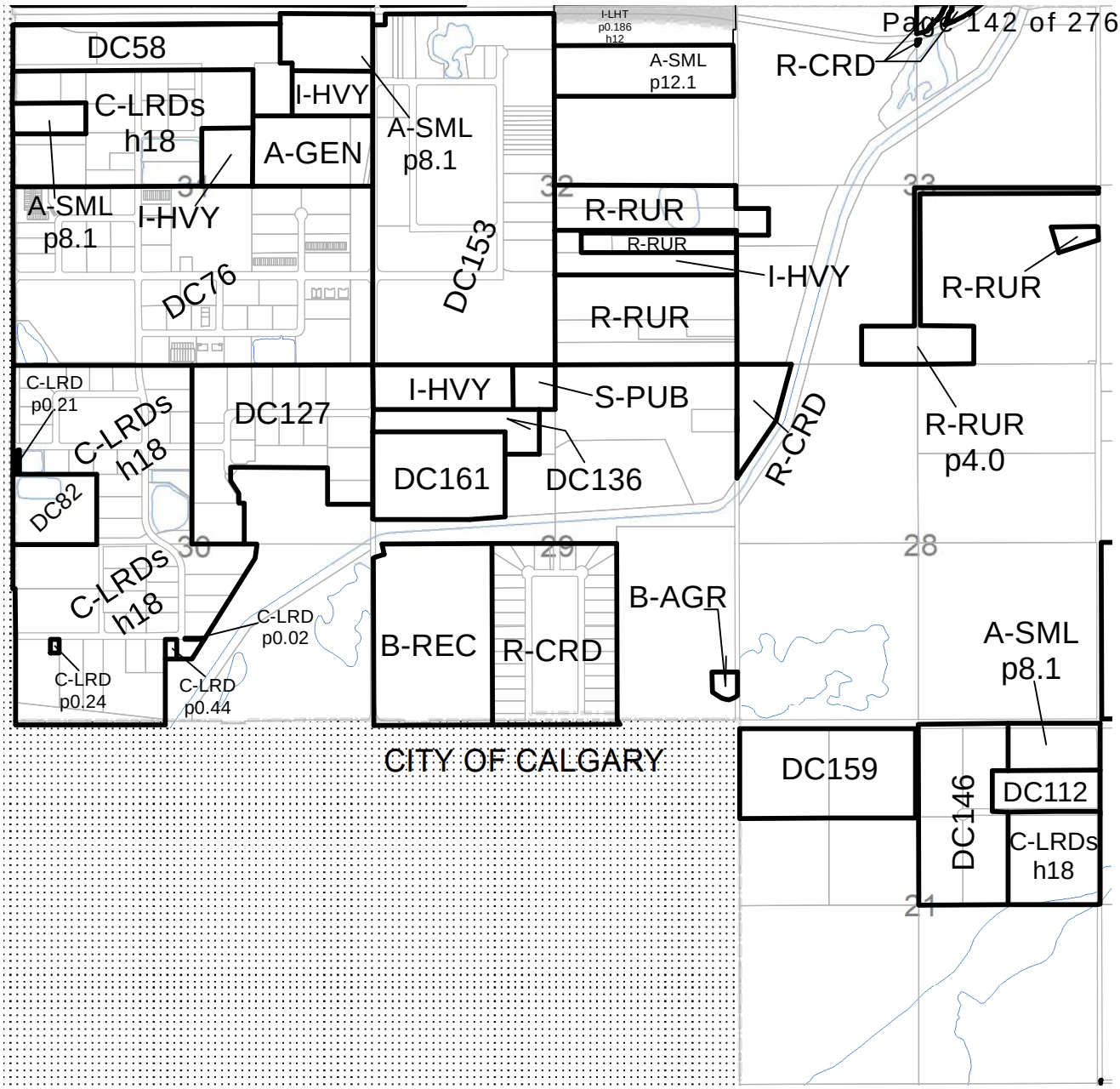
N

ROCKY VIEW COUNTY

TWP. 23-28-W4M

LAND USE MAP NO. 33-NE

Date: Feb 14 , 2020



ALL LANDS ARE DESIGNATED A-GEN UNLESS NOTED OTHERWISE

A-GEN	Agricultural, General District
A-SML	Agricultural, Small Parcel District
R-RUR	Residential, Rural District
R-CRD	Residential, Country Residential District
R-URB	Residential, Urban District
R-SML	Residential, Small Lot Urban District
R-MID	Residential, Mid-Density Urban District
R-MRU	Residential, Multi-Residential Urban District
B-AGR	Business, Agricultural District
B-REC	Business, Recreation District
B-REG	Business, Regional Campus District
B-LOC	Business, Local Campus District
B-LWK	Business, Live-Work District

Contact the County Planning Department for Official Confirmation

C-HWY	Commercial, Highway District
C-LRD	Commercial, Local Rural District
C-LUD	Commercial, Local Urban District
C-MIX	Commercial, Mixed Urban District
C-REG	Commercial, Regional District
I-LHT	Industrial, Light District
I-HVY	Industrial, Heavy District
S-PUB	Special, Public Service District
S-FUD	Special, Future Urban Development District
S-PRK	Special, Parks and Recreation District
S-NOS	Special, Natural Open Space District
S-NAT	Special, Natural Resource District

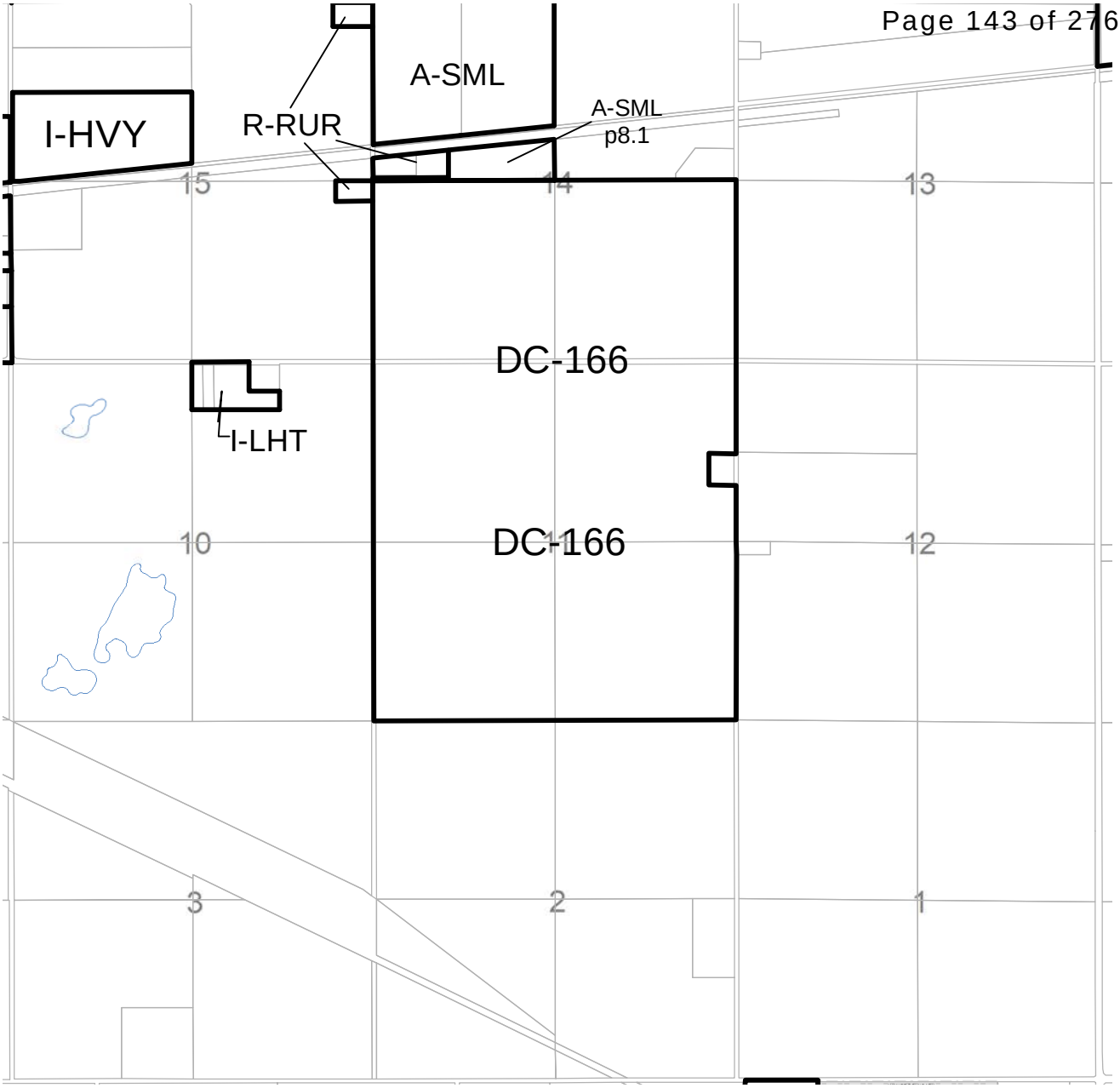
N

ROCKY VIEW COUNTY

TWP. 23-28-W4M

LAND USE MAP NO. 33-NW

Date: Feb 14 , 2020



ALL LANDS ARE DESIGNATED A-GEN UNLESS NOTED OTHERWISE

A-GEN	Agricultural, General District
A-SML	Agricultural, Small Parcel District
R-RUR	Residential, Rural District
R-CRD	Residential, Country Residential District
R-URB	Residential, Urban District
R-SML	Residential, Small Lot Urban District
R-MID	Residential, Mid-Density Urban District
R-MRU	Residential, Multi-Residential Urban District
B-AGR	Business, Agricultural District
B-REC	Business, Recreation District
B-REG	Business, Regional Campus District
B-LOC	Business, Local Campus District
B-LWK	Business, Live-Work District

Contact the County Planning Department for Official Confirmation

C-HWY	Commercial, Highway District
C-LRD	Commercial, Local Rural District
C-LUD	Commercial, Local Urban District
C-MIX	Commercial, Mixed Urban District
C-REG	Commercial, Regional District
I-LHT	Industrial, Light District
I-HVY	Industrial, Heavy District
S-PUB	Special, Public Service District
S-FUD	Special, Future Urban Development District
S-PRK	Special, Parks and Recreation District
S-NOS	Special, Natural Open Space District
S-NAT	Special, Natural Resource District

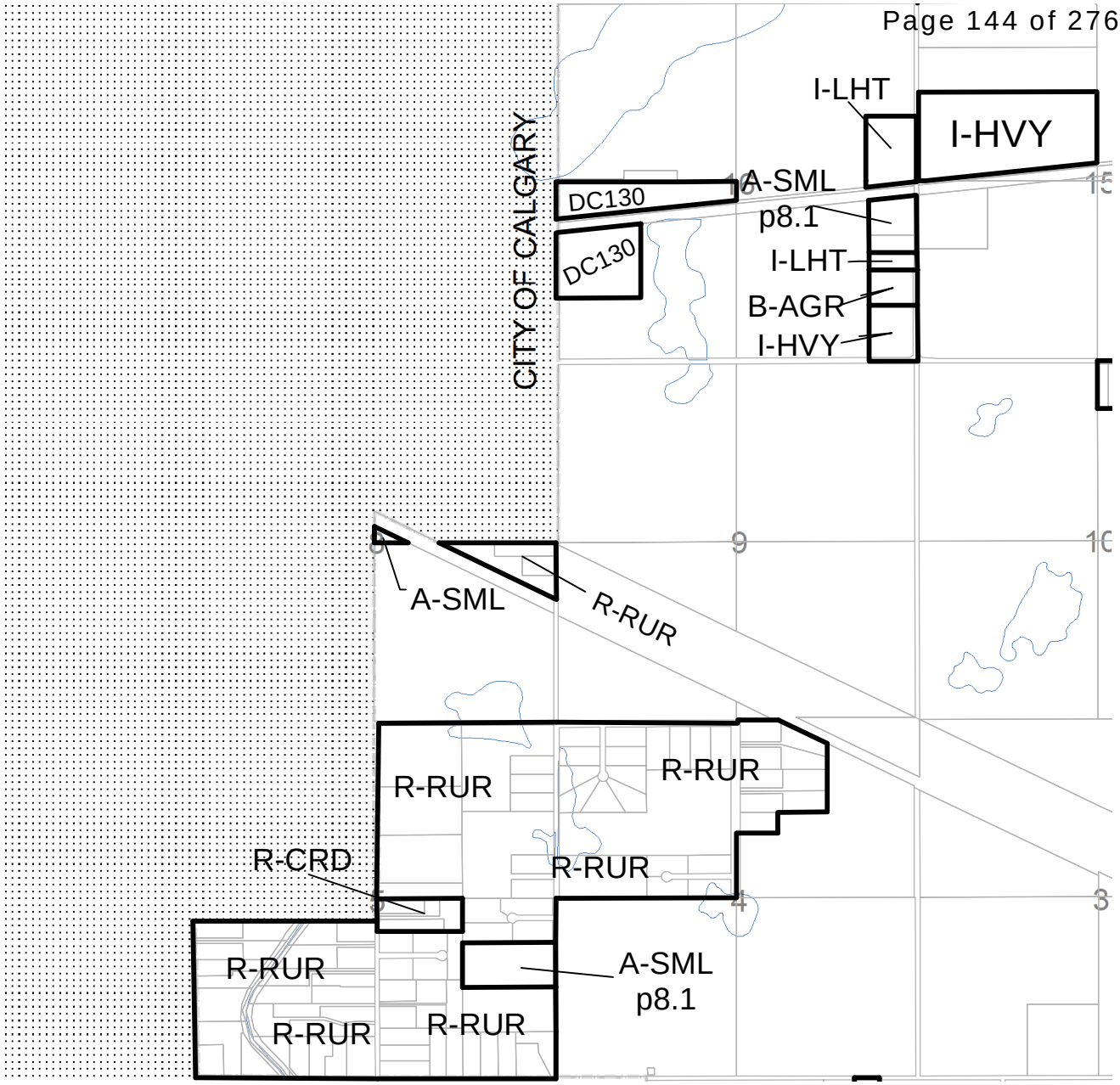
N

ROCKY VIEW COUNTY

TWP. 23-28-W4M

LAND USE MAP NO. 33-SE

Date: Feb 14 , 2020



ALL LANDS ARE DESIGNATED A-GEN UNLESS NOTED OTHERWISE

A-GEN	Agricultural, General District
A-SML	Agricultural, Small Parcel District
R-RUR	Residential, Rural District
R-CRD	Residential, Country Residential District
R-URB	Residential, Urban District
R-SML	Residential, Small Lot Urban District
R-MID	Residential, Mid-Density Urban District
R-MRU	Residential, Multi-Residential Urban District
B-AGR	Business, Agricultural District
B-REC	Business, Recreation District
B-REG	Business, Regional Campus District
B-LOC	Business, Local Campus District
B-LWK	Business, Live-Work District

Contact the County Planning Department for Official Confirmation

C-HWY	Commercial, Highway District
C-LRD	Commercial, Local Rural District
C-LUD	Commercial, Local Urban District
C-MIX	Commercial, Mixed Urban District
C-REG	Commercial, Regional District
I-LHT	Industrial, Light District
I-HVY	Industrial, Heavy District
S-PUB	Special, Public Service District
S-FUD	Special, Future Urban Development District
S-PRK	Special, Parks and Recreation District
S-NOS	Special, Natural Open Space District
S-NAT	Special, Natural Resource District

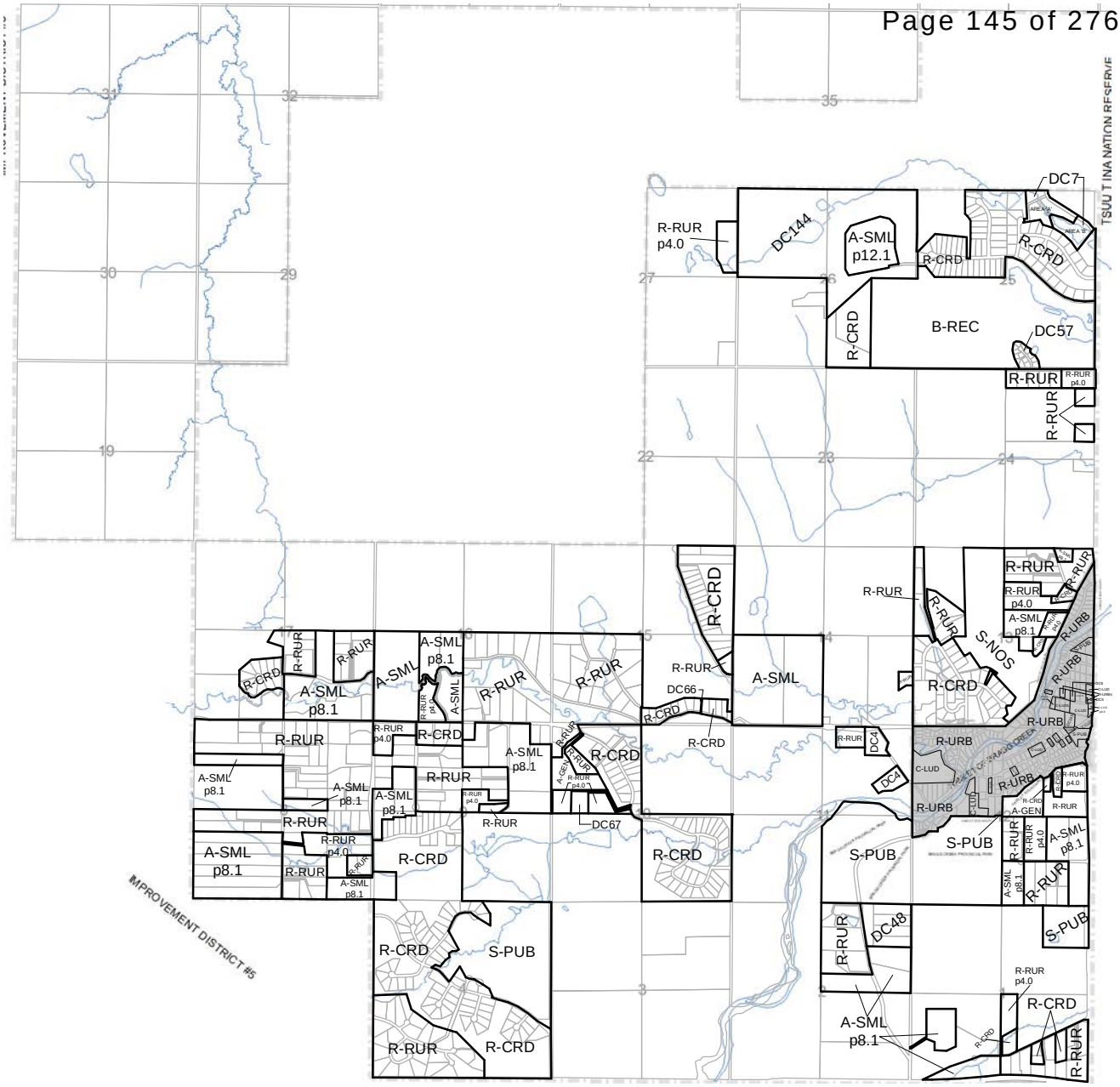
N

ROCKY VIEW COUNTY

TWP. 23-28-W4M

LAND USE MAP NO. 33-SW

Date: Feb 14 , 2020



ALL LANDS ARE DESIGNATED A-GEN UNLESS NOTED OTHERWISE

A-GEN	Agricultural, General District
A-SML	Agricultural, Small Parcel District
R-RUR	Residential, Rural District
R-CRD	Residential, Country Residential District
R-URB	Residential, Urban District
R-SML	Residential, Small Lot Urban District
R-MID	Residential, Mid-Density Urban District
R-MRU	Residential, Multi-Residential Urban District
B-AGR	Business, Agricultural District
B-REC	Business, Recreation District
B-REG	Business, Regional Campus District
B-LOC	Business, Local Campus District
B-LWK	Business, Live-Work District

Contact the County Planning Department for Official Confirmation

C-HWY	Commercial, Highway District
C-LRD	Commercial, Local Rural District
C-LUD	Commercial, Local Urban District
C-MIX	Commercial, Mixed Urban District
C-REG	Commercial, Regional District
I-LHT	Industrial, Light District
I-HVY	Industrial, Heavy District
S-PUB	Special, Public Service District
S-FUD	Special, Future Urban Development District
S-PRK	Special, Parks and Recreation District
S-NOS	Special, Natural Open Space District
S-NAT	Special, Natural Resource District

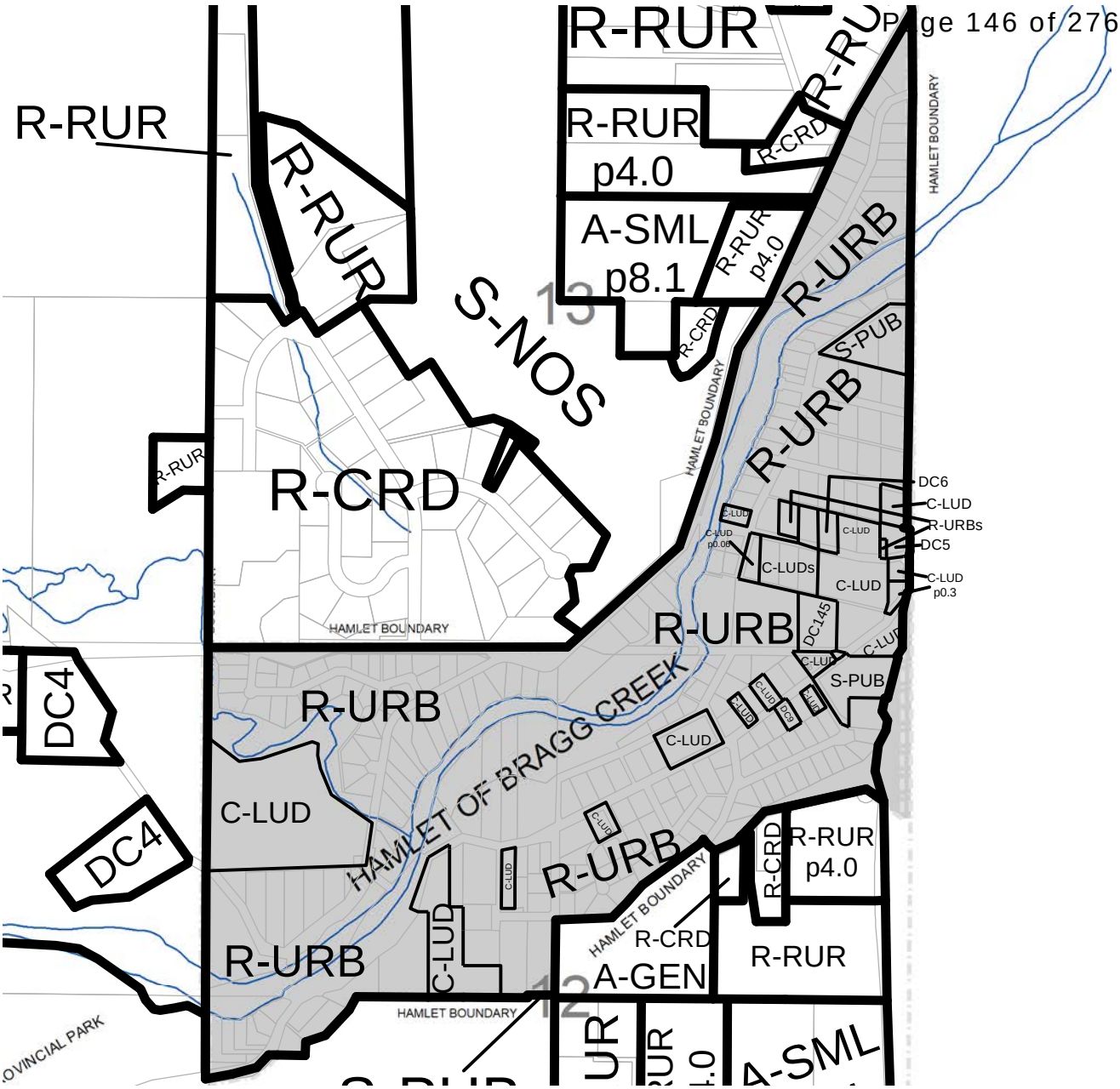
N

ROCKY VIEW COUNTY

TWP. 23-5-W5M

LAND USE MAP NO. 39

Date: Feb 14 , 2020



ALL LANDS ARE DESIGNATED A-GEN UNLESS NOTED OTHERWISE

A-GEN	Agricultural, General District
A-SML	Agricultural, Small Parcel District
R-RUR	Residential, Rural District
R-CRD	Residential, Country Residential District
R-URB	Residential, Urban District
R-SML	Residential, Small Lot Urban District
R-MID	Residential, Mid-Density Urban District
R-MRU	Residential, Multi-Residential Urban District
B-AGR	Business, Agricultural District
B-REC	Business, Recreation District
B-REG	Business, Regional Campus District
B-LOC	Business, Local Campus District
B-LWK	Business, Live-Work District

Contact the County Planning Department for Official Confirmation

C-HWY	Commercial, Highway District
C-LRD	Commercial, Local Rural District
C-LUD	Commercial, Local Urban District
C-MIX	Commercial, Mixed Urban District
C-REG	Commercial, Regional District
I-LHT	Industrial, Light District
I-HVY	Industrial, Heavy District
S-PUB	Special, Public Service District
S-FUD	Special, Future Urban Development District
S-PRK	Special, Parks and Recreation District
S-NOS	Special, Natural Open Space District
S-NAT	Special, Natural Resource District

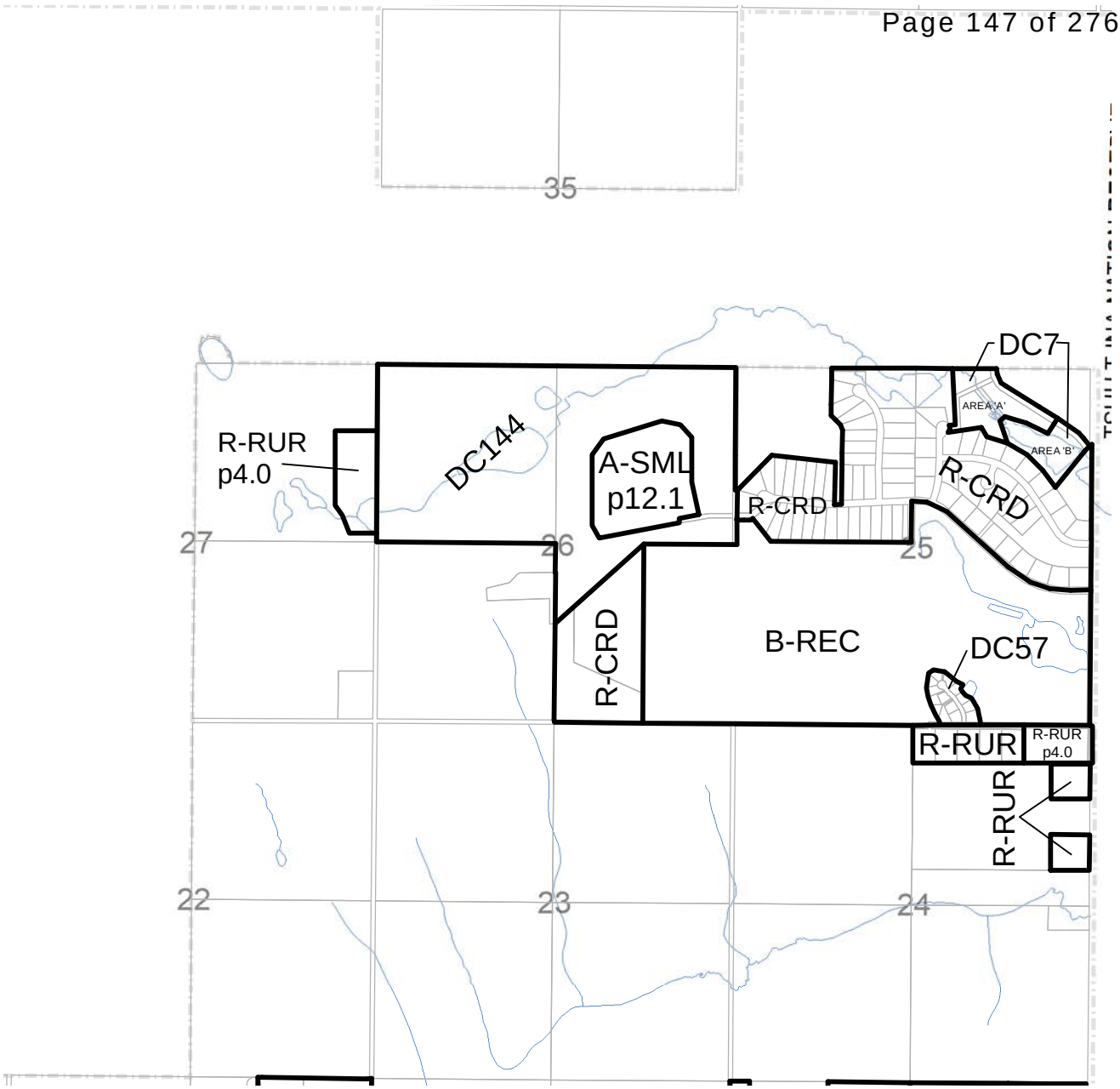
N

ROCKY VIEW COUNTY

HAMLET OF BRAGG CREEK

LAND USE MAP NO. 39-1

Date: Feb 14 , 2020



ALL LANDS ARE DESIGNATED A-GEN UNLESS NOTED OTHERWISE

A-GEN	Agricultural, General District
A-SML	Agricultural, Small Parcel District
R-RUR	Residential, Rural District
R-CRD	Residential, Country Residential District
R-URB	Residential, Urban District
R-SML	Residential, Small Lot Urban District
R-MID	Residential, Mid-Density Urban District
R-MRU	Residential, Multi-Residential Urban District
B-AGR	Business, Agricultural District
B-REC	Business, Recreation District
B-REG	Business, Regional Campus District
B-LOC	Business, Local Campus District
B-LWK	Business, Live-Work District

Contact the County Planning Department for Official Confirmation

C-HWY	Commercial, Highway District
C-LRD	Commercial, Local Rural District
C-LUD	Commercial, Local Urban District
C-MIX	Commercial, Mixed Urban District
C-REG	Commercial, Regional District
I-LHT	Industrial, Light District
I-HVY	Industrial, Heavy District
S-PUB	Special, Public Service District
S-FUD	Special, Future Urban Development District
S-PRK	Special, Parks and Recreation District
S-NOS	Special, Natural Open Space District
S-NAT	Special, Natural Resource District

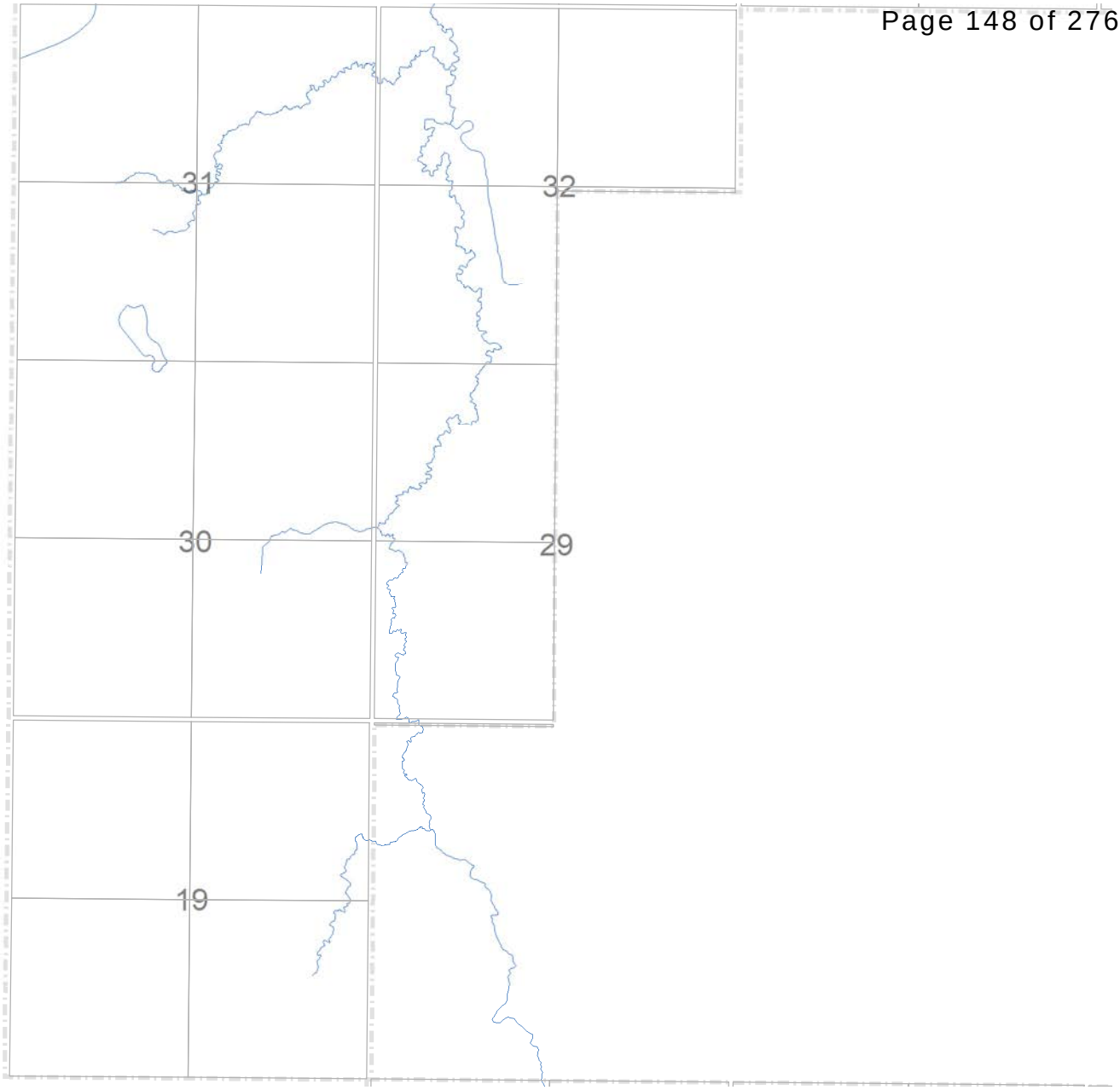
N

ROCKY VIEW COUNTY

TWP. 23-5-W5M

LAND USE MAP NO. 39-NE

Date: Feb 14 , 2020



ALL LANDS ARE DESIGNATED A-GEN UNLESS NOTED OTHERWISE

A-GEN	Agricultural, General District
A-SML	Agricultural, Small Parcel District
R-RUR	Residential, Rural District
R-CRD	Residential, Country Residential District
R-URB	Residential, Urban District
R-SML	Residential, Small Lot Urban District
R-MID	Residential, Mid-Density Urban District
R-MRU	Residential, Multi-Residential Urban District
B-AGR	Business, Agricultural District
B-REC	Business, Recreation District
B-REG	Business, Regional Campus District
B-LOC	Business, Local Campus District
B-LWK	Business, Live-Work District

Contact the County Planning Department for Official Confirmation

C-HWY	Commercial, Highway District
C-LRD	Commercial, Local Rural District
C-LUD	Commercial, Local Urban District
C-MIX	Commercial, Mixed Urban District
C-REG	Commercial, Regional District
I-LHT	Industrial, Light District
I-HVY	Industrial, Heavy District
S-PUB	Special, Public Service District
S-FUD	Special, Future Urban Development District
S-PRK	Special, Parks and Recreation District
S-NOS	Special, Natural Open Space District
S-NAT	Special, Natural Resource District

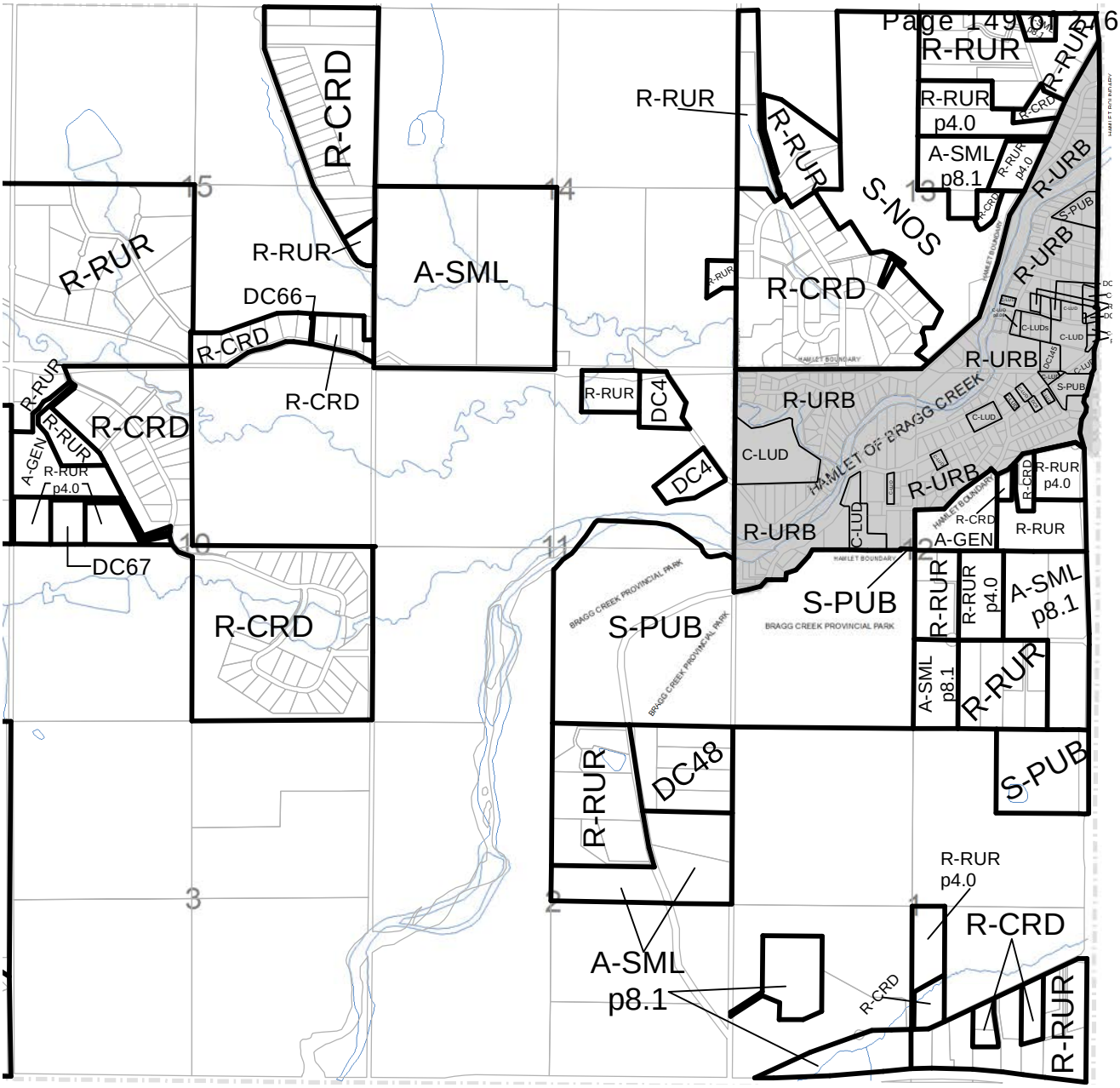
N

ROCKY VIEW COUNTY

TWP. 23-5-W5M

LAND USE MAP NO. 39-NW

Date: Feb 14 , 2020



ALL LANDS ARE DESIGNATED A-GEN UNLESS NOTED OTHERWISE

A-GEN	Agricultural, General District
A-SML	Agricultural, Small Parcel District
R-RUR	Residential, Rural District
R-CRD	Residential, Country Residential District
R-URB	Residential, Urban District
R-SML	Residential, Small Lot Urban District
R-MID	Residential, Mid-Density Urban District
R-MRU	Residential, Multi-Residential Urban District
B-AGR	Business, Agricultural District
B-REC	Business, Recreation District
B-REG	Business, Regional Campus District
B-LOC	Business, Local Campus District
B-LWK	Business, Live-Work District

Contact the County Planning Department for Official Confirmation

C-HWY	Commercial, Highway District
C-LRD	Commercial, Local Rural District
C-LUD	Commercial, Local Urban District
C-MIX	Commercial, Mixed Urban District
C-REG	Commercial, Regional District
I-LHT	Industrial, Light District
I-HVY	Industrial, Heavy District
S-PUB	Special, Public Service District
S-FUD	Special, Future Urban Development District
S-PRK	Special, Parks and Recreation District
S-NOS	Special, Natural Open Space District
S-NAT	Special, Natural Resource District

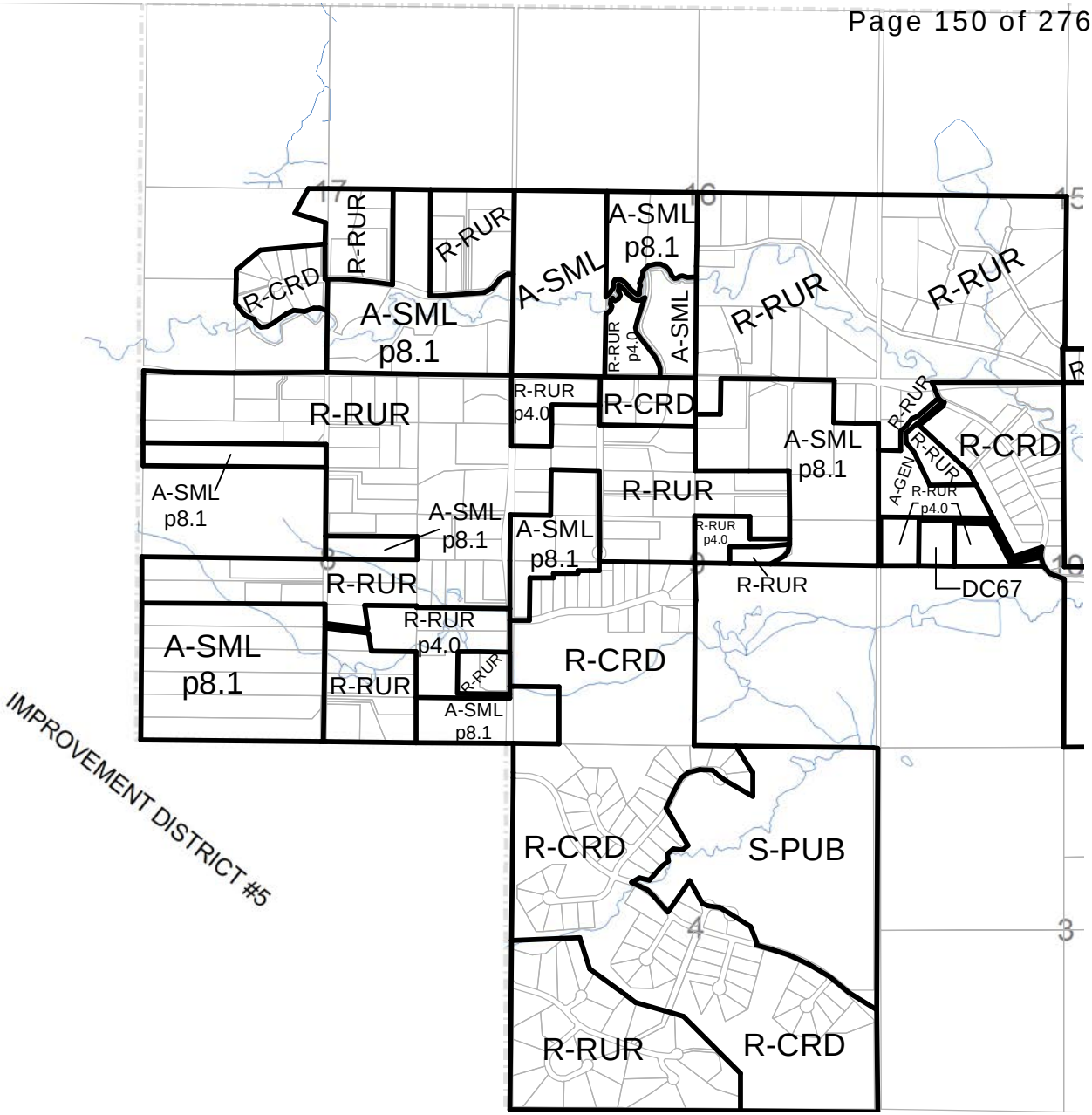
N

ROCKY VIEW COUNTY

TWP. 23-5-W5M

LAND USE MAP NO. 39-SE

Date: Feb 14 , 2020



ALL LANDS ARE DESIGNATED A-GEN UNLESS NOTED OTHERWISE

A-GEN	Agricultural, General District
A-SML	Agricultural, Small Parcel District
R-RUR	Residential, Rural District
R-CRD	Residential, Country Residential District
R-URB	Residential, Urban District
R-SML	Residential, Small Lot Urban District
R-MID	Residential, Mid-Density Urban District
R-MRU	Residential, Multi-Residential Urban District
B-AGR	Business, Agricultural District
B-REC	Business, Recreation District
B-REG	Business, Regional Campus District
B-LOC	Business, Local Campus District
B-LWK	Business, Live-Work District

Contact the County Planning Department for Official Confirmation

C-HWY	Commercial, Highway District
C-LRD	Commercial, Local Rural District
C-LUD	Commercial, Local Urban District
C-MIX	Commercial, Mixed Urban District
C-REG	Commercial, Regional District
I-LHT	Industrial, Light District
I-HVY	Industrial, Heavy District
S-PUB	Special, Public Service District
S-FUD	Special, Future Urban Development District
S-PRK	Special, Parks and Recreation District
S-NOS	Special, Natural Open Space District
S-NAT	Special, Natural Resource District

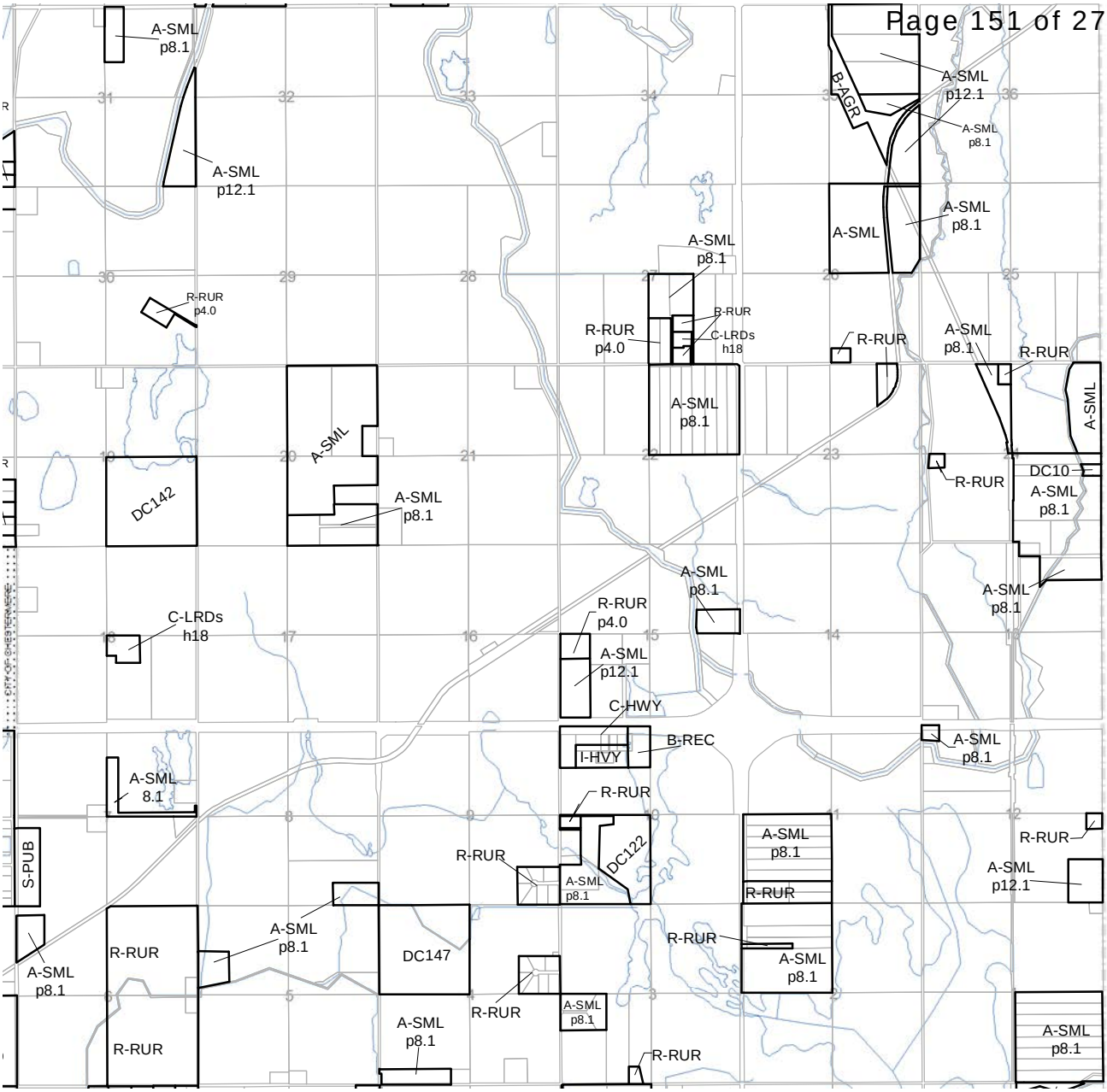
N

ROCKY VIEW COUNTY

TWP. 23-5-W5M

LAND USE MAP NO. 39-SW

Date: Feb 14 , 2020



ALL LANDS ARE DESIGNATED A-GEN UNLESS NOTED OTHERWISE

A-GEN	Agricultural, General District
A-SML	Agricultural, Small Parcel District
R-RUR	Residential, Rural District
R-CRD	Residential, Country Residential District
R-URB	Residential, Urban District
R-SML	Residential, Small Lot Urban District
R-MID	Residential, Mid-Density Urban District
R-MRU	Residential, Multi-Residential Urban District
B-AGR	Business, Agricultural District
B-REC	Business, Recreation District
B-REG	Business, Regional Campus District
B-LOC	Business, Local Campus District
B-LWK	Business, Live-Work District

Contact the County Planning Department for Official Confirmation

C-HWY	Commercial, Highway District
C-LRD	Commercial, Local Rural District
C-LUD	Commercial, Local Urban District
C-MIX	Commercial, Mixed Urban District
C-REG	Commercial, Regional District
I-LHT	Industrial, Light District
I-HVY	Industrial, Heavy District
S-PUB	Special, Public Service District
S-FUD	Special, Future Urban Development District
S-PRK	Special, Parks and Recreation District
S-NOS	Special, Natural Open Space District
S-NAT	Special, Natural Resource District

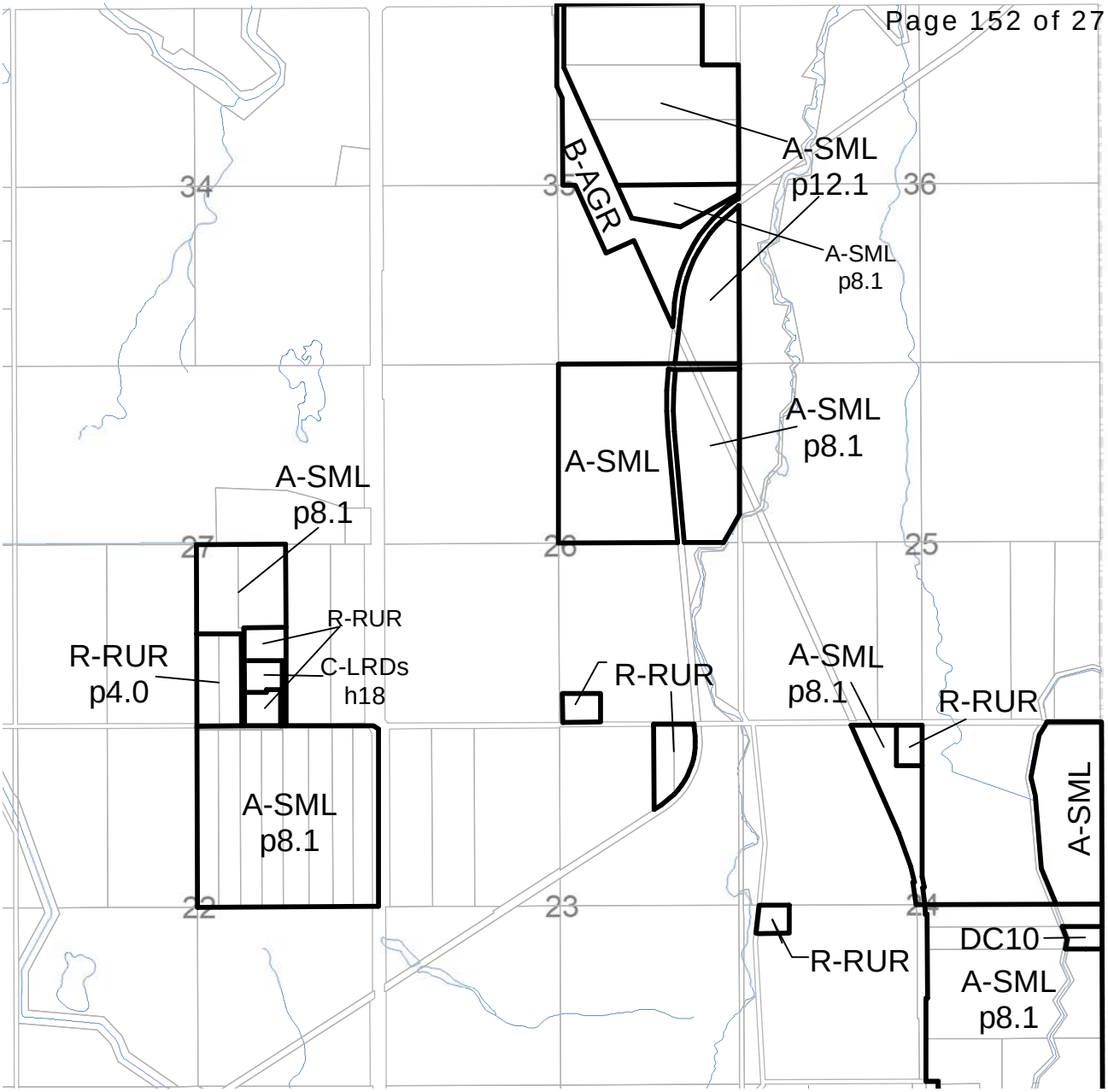
N

ROCKY VIEW COUNTY

TWP. 24-27-W4M

LAND USE MAP NO. 42

Date: Feb 14 , 2020



ALL LANDS ARE DESIGNATED A-GEN UNLESS NOTED OTHERWISE

A-GEN	Agricultural, General District
A-SML	Agricultural, Small Parcel District
R-RUR	Residential, Rural District
R-CRD	Residential, Country Residential District
R-URB	Residential, Urban District
R-SML	Residential, Small Lot Urban District
R-MID	Residential, Mid-Density Urban District
R-MRU	Residential, Multi-Residential Urban District
B-AGR	Business, Agricultural District
B-REC	Business, Recreation District
B-REG	Business, Regional Campus District
B-LOC	Business, Local Campus District
B-LWK	Business, Live-Work District

Contact the County Planning Department for Official Confirmation

C-HWY	Commercial, Highway District
C-LRD	Commercial, Local Rural District
C-LUD	Commercial, Local Urban District
C-MIX	Commercial, Mixed Urban District
C-REG	Commercial, Regional District
I-LHT	Industrial, Light District
I-HVY	Industrial, Heavy District
S-PUB	Special, Public Service District
S-FUD	Special, Future Urban Development District
S-PRK	Special, Parks and Recreation District
S-NOS	Special, Natural Open Space District
S-NAT	Special, Natural Resource District

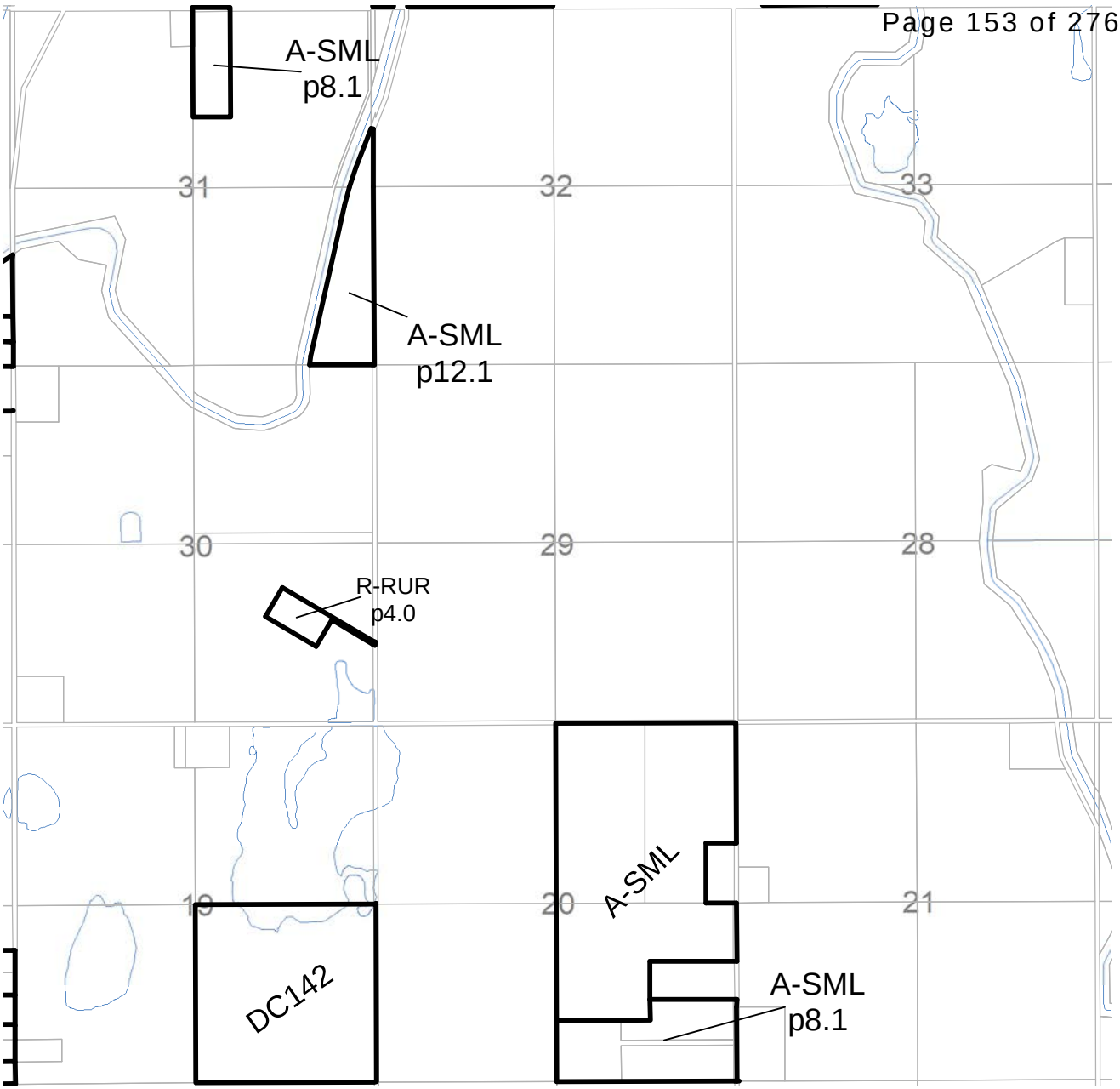
N

ROCKY VIEW COUNTY

TWP. 24-27-W4M

LAND USE MAP NO. 42-NE

Date: Feb 14 , 2020



ALL LANDS ARE DESIGNATED A-GEN UNLESS NOTED OTHERWISE

A-GEN	Agricultural, General District
A-SML	Agricultural, Small Parcel District
R-RUR	Residential, Rural District
R-CRD	Residential, Country Residential District
R-URB	Residential, Urban District
R-SML	Residential, Small Lot Urban District
R-MID	Residential, Mid-Density Urban District
R-MRU	Residential, Multi-Residential Urban District
B-AGR	Business, Agricultural District
B-REC	Business, Recreation District
B-REG	Business, Regional Campus District
B-LOC	Business, Local Campus District
B-LWK	Business, Live-Work District

Contact the County Planning Department for Official Confirmation

C-HWY	Commercial, Highway District
C-LRD	Commercial, Local Rural District
C-LUD	Commercial, Local Urban District
C-MIX	Commercial, Mixed Urban District
C-REG	Commercial, Regional District
I-LHT	Industrial, Light District
I-HVY	Industrial, Heavy District
S-PUB	Special, Public Service District
S-FUD	Special, Future Urban Development District
S-PRK	Special, Parks and Recreation District
S-NOS	Special, Natural Open Space District
S-NAT	Special, Natural Resource District

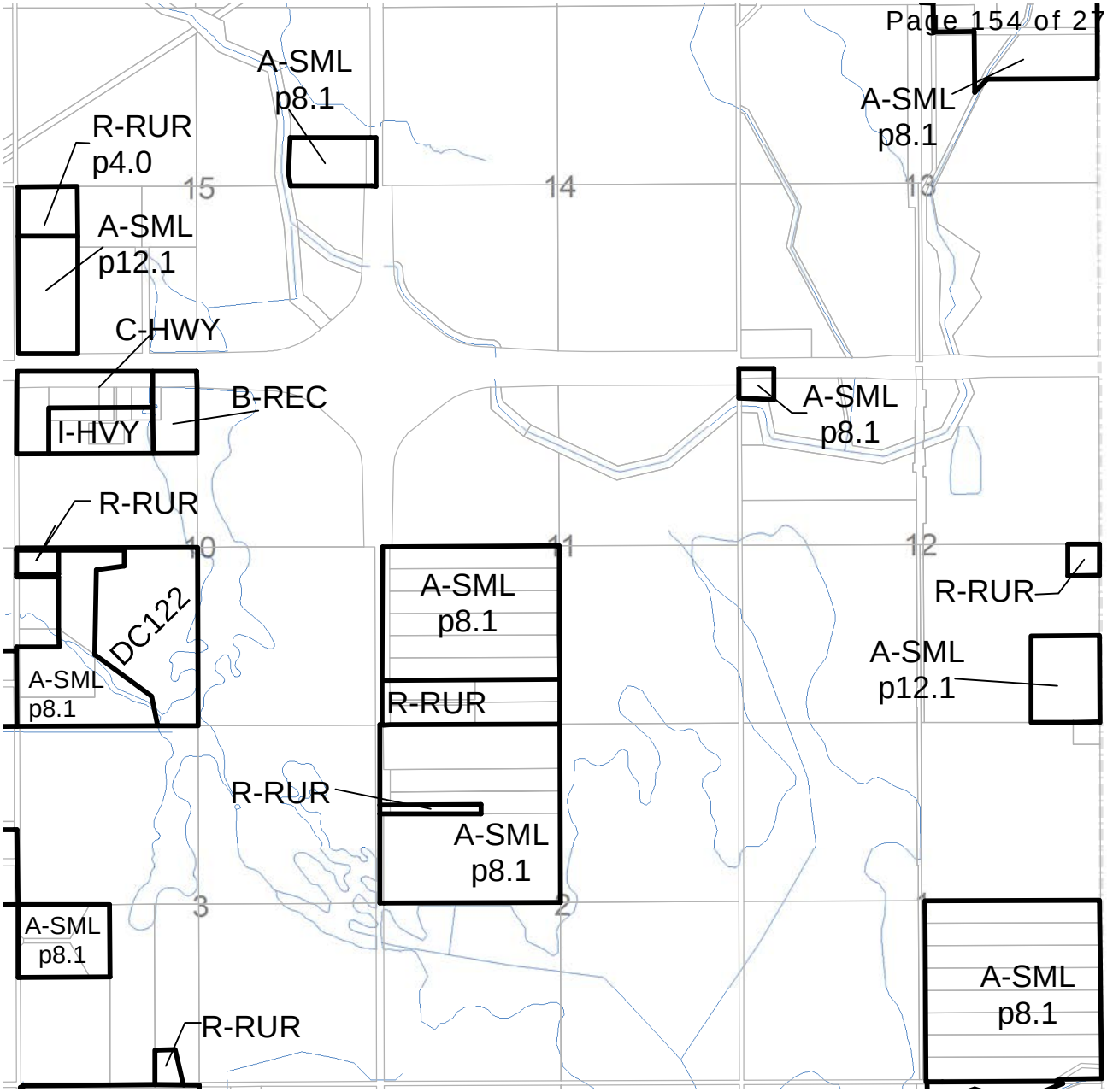
N

ROCKY VIEW COUNTY

TWP. 24-27-W4M

LAND USE MAP NO. 42-NW

Date: Feb 14 , 2020



ALL LANDS ARE DESIGNATED A-GEN UNLESS NOTED OTHERWISE

A-GEN	Agricultural, General District
A-SML	Agricultural, Small Parcel District
R-RUR	Residential, Rural District
R-CRD	Residential, Country Residential District
R-URB	Residential, Urban District
R-SML	Residential, Small Lot Urban District
R-MID	Residential, Mid-Density Urban District
R-MRU	Residential, Multi-Residential Urban District
B-AGR	Business, Agricultural District
B-REC	Business, Recreation District
B-REG	Business, Regional Campus District
B-LOC	Business, Local Campus District
B-LWK	Business, Live-Work District

Contact the County Planning Department for Official Confirmation

C-HWY	Commercial, Highway District
C-LRD	Commercial, Local Rural District
C-LUD	Commercial, Local Urban District
C-MIX	Commercial, Mixed Urban District
C-REG	Commercial, Regional District
I-LHT	Industrial, Light District
I-HVY	Industrial, Heavy District
S-PUB	Special, Public Service District
S-FUD	Special, Future Urban Development District
S-PRK	Special, Parks and Recreation District
S-NOS	Special, Natural Open Space District
S-NAT	Special, Natural Resource District

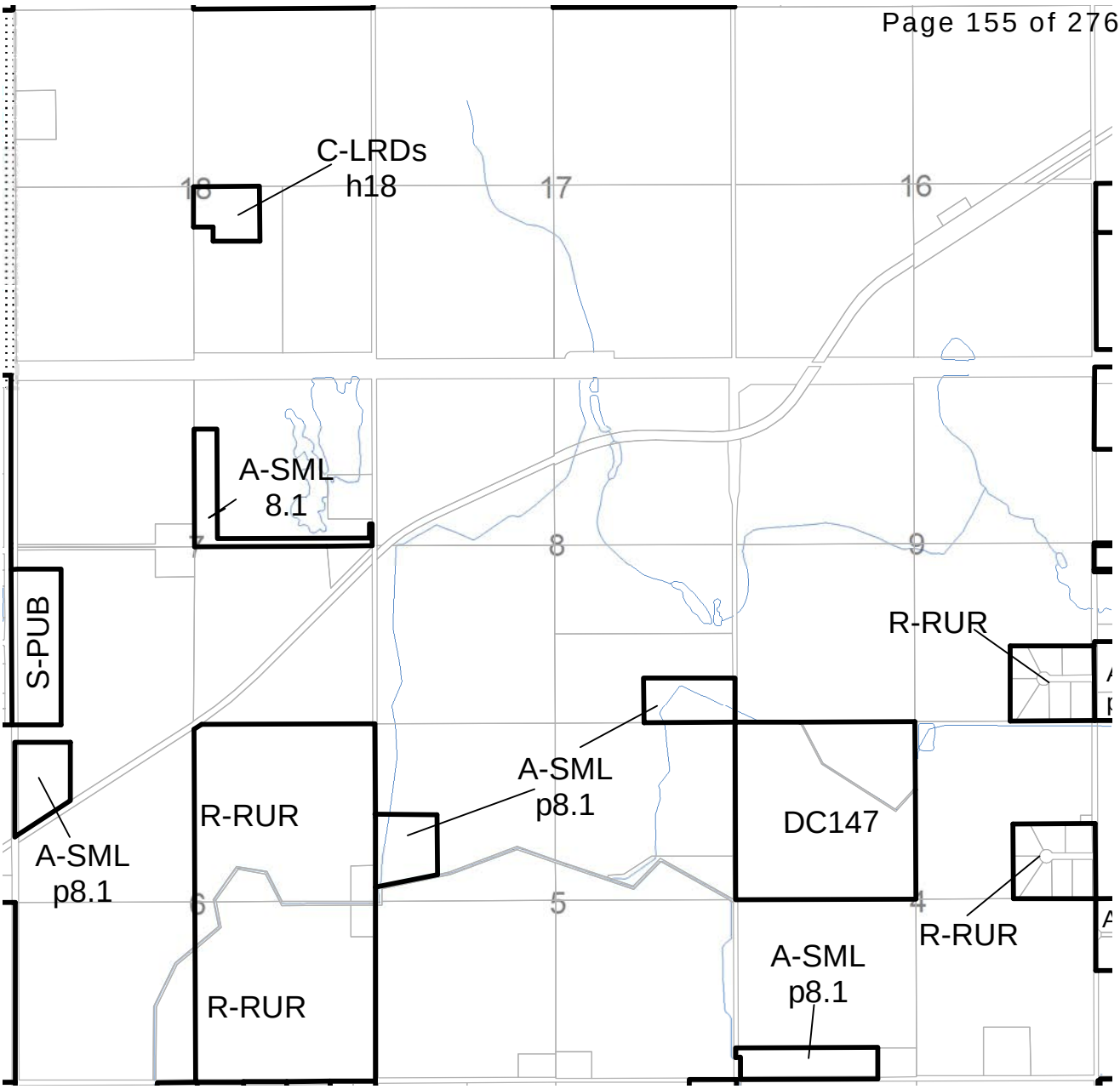
N

ROCKY VIEW COUNTY

TWP. 24-27-W4M

LAND USE MAP NO. 42-SE

Date: Feb 14 , 2020



ALL LANDS ARE DESIGNATED A-GEN UNLESS NOTED OTHERWISE

A-GEN	Agricultural, General District
A-SML	Agricultural, Small Parcel District
R-RUR	Residential, Rural District
R-CRD	Residential, Country Residential District
R-URB	Residential, Urban District
R-SML	Residential, Small Lot Urban District
R-MID	Residential, Mid-Density Urban District
R-MRU	Residential, Multi-Residential Urban District
B-AGR	Business, Agricultural District
B-REC	Business, Recreation District
B-REG	Business, Regional Campus District
B-LOC	Business, Local Campus District
B-LWK	Business, Live-Work District

Contact the County Planning Department for Official Confirmation

C-HWY	Commercial, Highway District
C-LRD	Commercial, Local Rural District
C-LUD	Commercial, Local Urban District
C-MIX	Commercial, Mixed Urban District
C-REG	Commercial, Regional District
I-LHT	Industrial, Light District
I-HVY	Industrial, Heavy District
S-PUB	Special, Public Service District
S-FUD	Special, Future Urban Development District
S-PRK	Special, Parks and Recreation District
S-NOS	Special, Natural Open Space District
S-NAT	Special, Natural Resource District

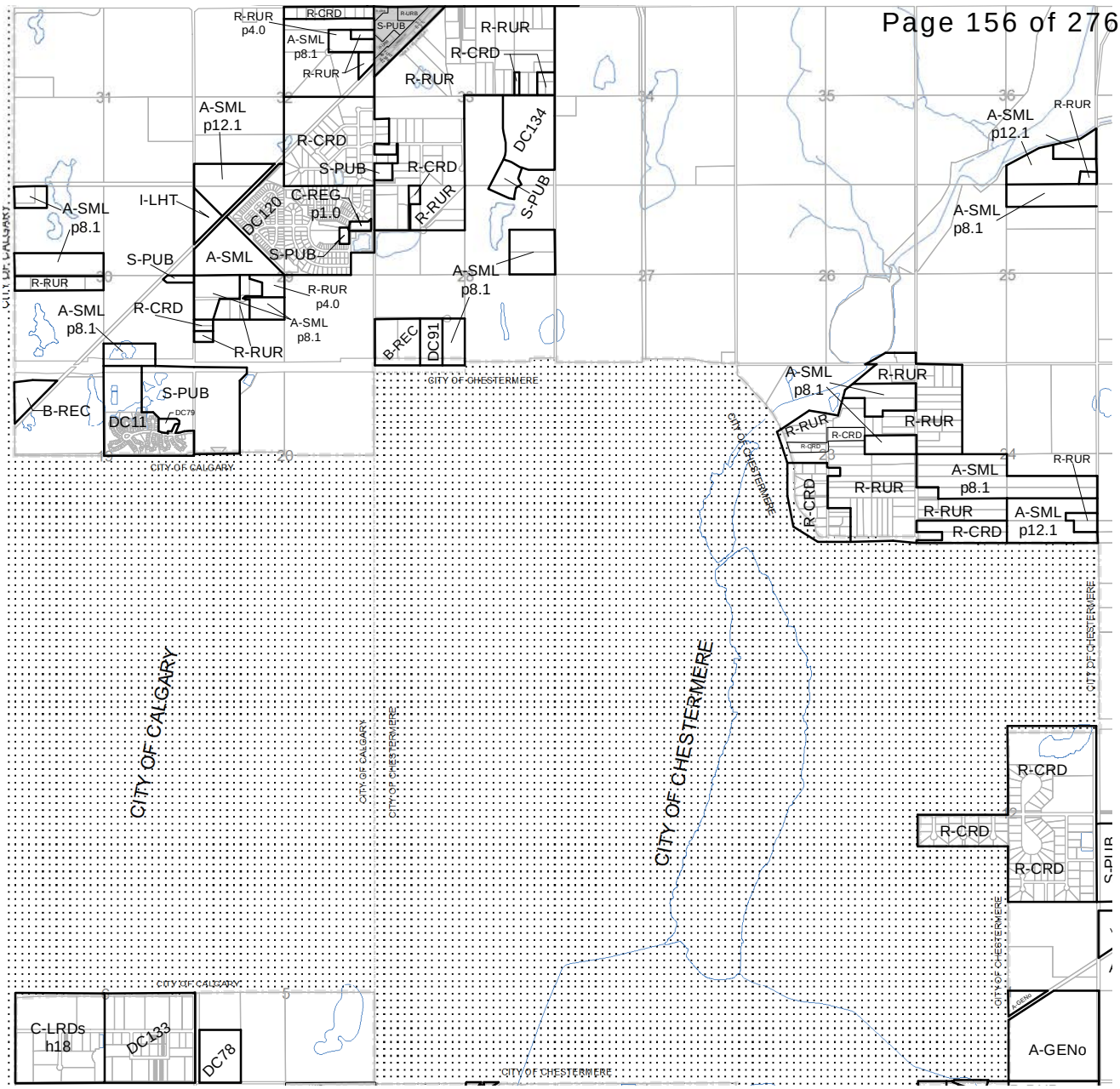
N

ROCKY VIEW COUNTY

TWP. 24-27-W4M

LAND USE MAP NO. 42-SW

Date: Feb 14 , 2020



ALL LANDS ARE DESIGNATED A-GEN UNLESS NOTED OTHERWISE

A-GEN	Agricultural, General District
A-SML	Agricultural, Small Parcel District
R-RUR	Residential, Rural District
R-CRD	Residential, Country Residential District
R-URB	Residential, Urban District
R-SML	Residential, Small Lot Urban District
R-MID	Residential, Mid-Density Urban District
R-MRU	Residential, Multi-Residential Urban District
B-AGR	Business, Agricultural District
B-REC	Business, Recreation District
B-REG	Business, Regional Campus District
B-LOC	Business, Local Campus District
B-LWK	Business, Live-Work District

Contact the County Planning Department for Official Confirmation

C-HWY	Commercial, Highway District
C-LRD	Commercial, Local Rural District
C-LUD	Commercial, Local Urban District
C-MIX	Commercial, Mixed Urban District
C-REG	Commercial, Regional District
I-LHT	Industrial, Light District
I-HVY	Industrial, Heavy District
S-PUB	Special, Public Service District
S-FUD	Special, Future Urban Development District
S-PRK	Special, Parks and Recreation District
S-NOS	Special, Natural Open Space District
S-NAT	Special, Natural Resource District

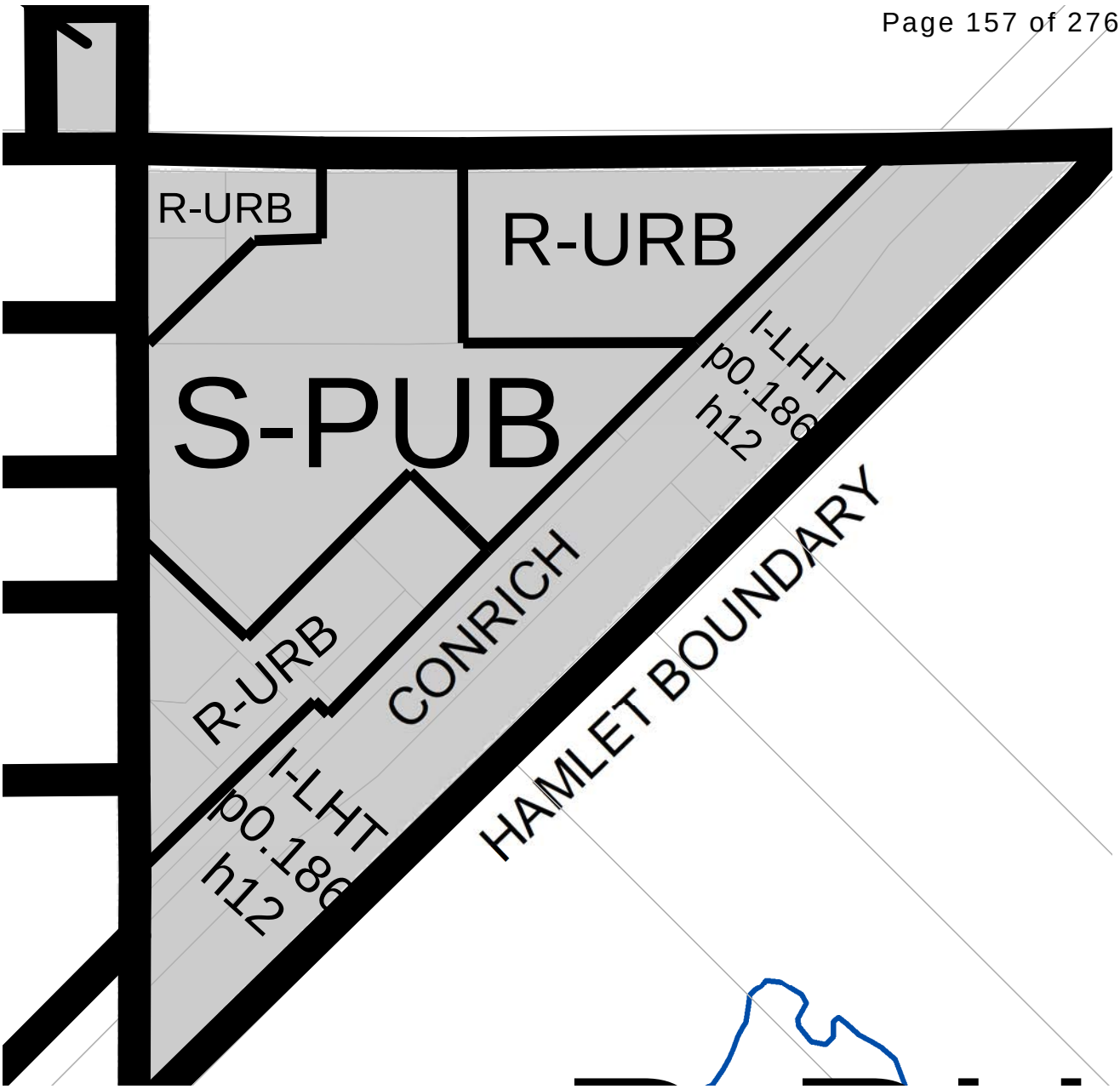
N

ROCKY VIEW COUNTY

TWP. 24-24-W4M

LAND USE MAP NO. 43

Date: Feb 14 , 2020



ALL LANDS ARE DESIGNATED A-GEN UNLESS NOTED OTHERWISE

A-GEN	Agricultural, General District
A-SML	Agricultural, Small Parcel District
R-RUR	Residential, Rural District
R-CRD	Residential, Country Residential District
R-URB	Residential, Urban District
R-SML	Residential, Small Lot Urban District
R-MID	Residential, Mid-Density Urban District
R-MRU	Residential, Multi-Residential Urban District
B-AGR	Business, Agricultural District
B-REC	Business, Recreation District
B-REG	Business, Regional Campus District
B-LOC	Business, Local Campus District
B-LWK	Business, Live-Work District

Contact the County Planning Department for Official Confirmation

C-HWY	Commercial, Highway District
C-LRD	Commercial, Local Rural District
C-LUD	Commercial, Local Urban District
C-MIX	Commercial, Mixed Urban District
C-REG	Commercial, Regional District
I-LHT	Industrial, Light District
I-HVY	Industrial, Heavy District
S-PUB	Special, Public Service District
S-FUD	Special, Future Urban Development District
S-PRK	Special, Parks and Recreation District
S-NOS	Special, Natural Open Space District
S-NAT	Special, Natural Resource District

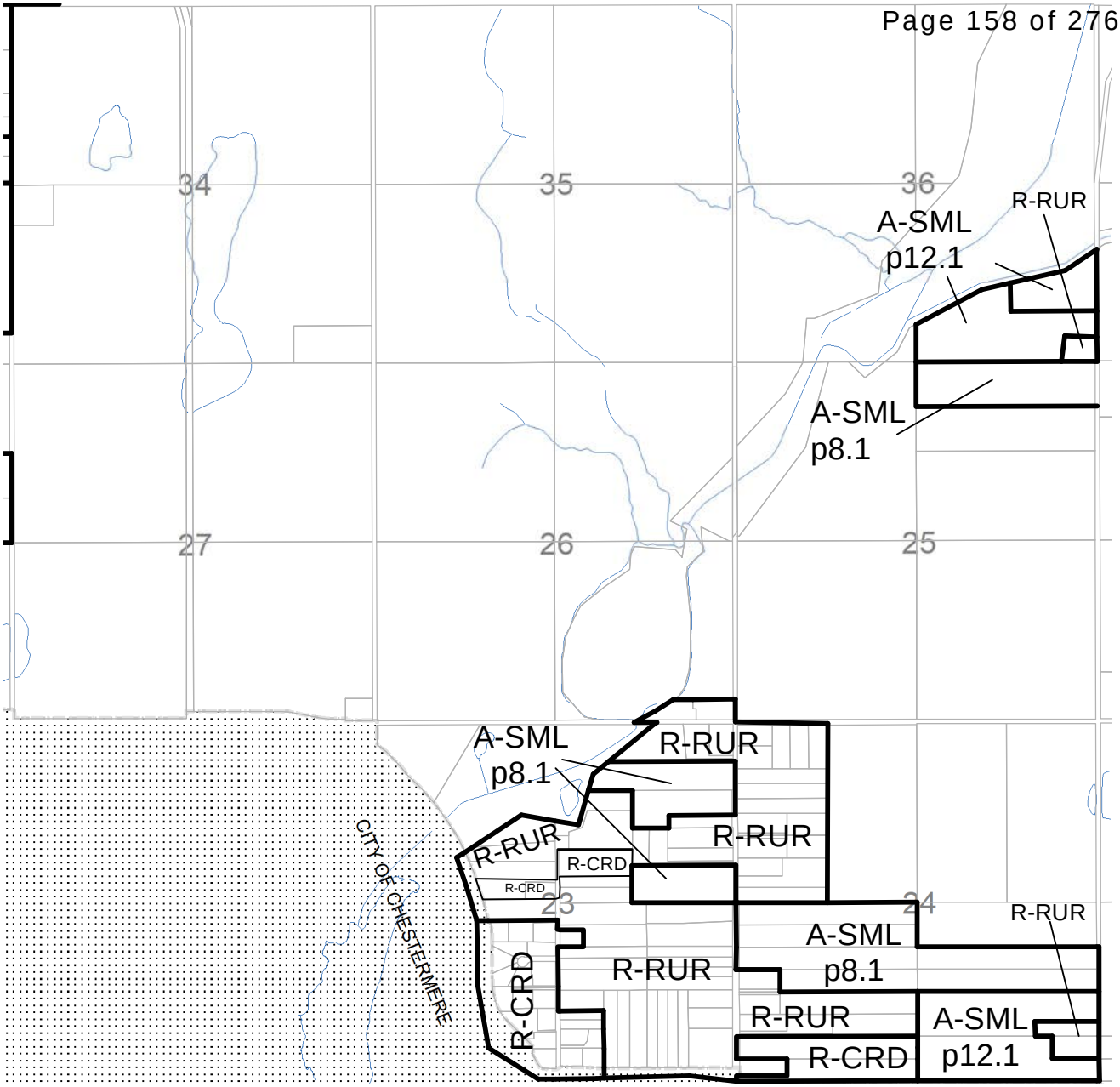
N

ROCKY VIEW COUNTY

HAMLET OF CONRICH

LAND USE MAP NO. 43-1

Date: Feb 14 , 2020



ALL LANDS ARE DESIGNATED A-GEN UNLESS NOTED OTHERWISE

A-GEN	Agricultural, General District
A-SML	Agricultural, Small Parcel District
R-RUR	Residential, Rural District
R-CRD	Residential, Country Residential District
R-URB	Residential, Urban District
R-SML	Residential, Small Lot Urban District
R-MID	Residential, Mid-Density Urban District
R-MRU	Residential, Multi-Residential Urban District
B-AGR	Business, Agricultural District
B-REC	Business, Recreation District
B-REG	Business, Regional Campus District
B-LOC	Business, Local Campus District
B-LWK	Business, Live-Work District

Contact the County Planning Department for Official Confirmation

C-HWY	Commercial, Highway District
C-LRD	Commercial, Local Rural District
C-LUD	Commercial, Local Urban District
C-MIX	Commercial, Mixed Urban District
C-REG	Commercial, Regional District
I-LHT	Industrial, Light District
I-HVY	Industrial, Heavy District
S-PUB	Special, Public Service District
S-FUD	Special, Future Urban Development District
S-PRK	Special, Parks and Recreation District
S-NOS	Special, Natural Open Space District
S-NAT	Special, Natural Resource District

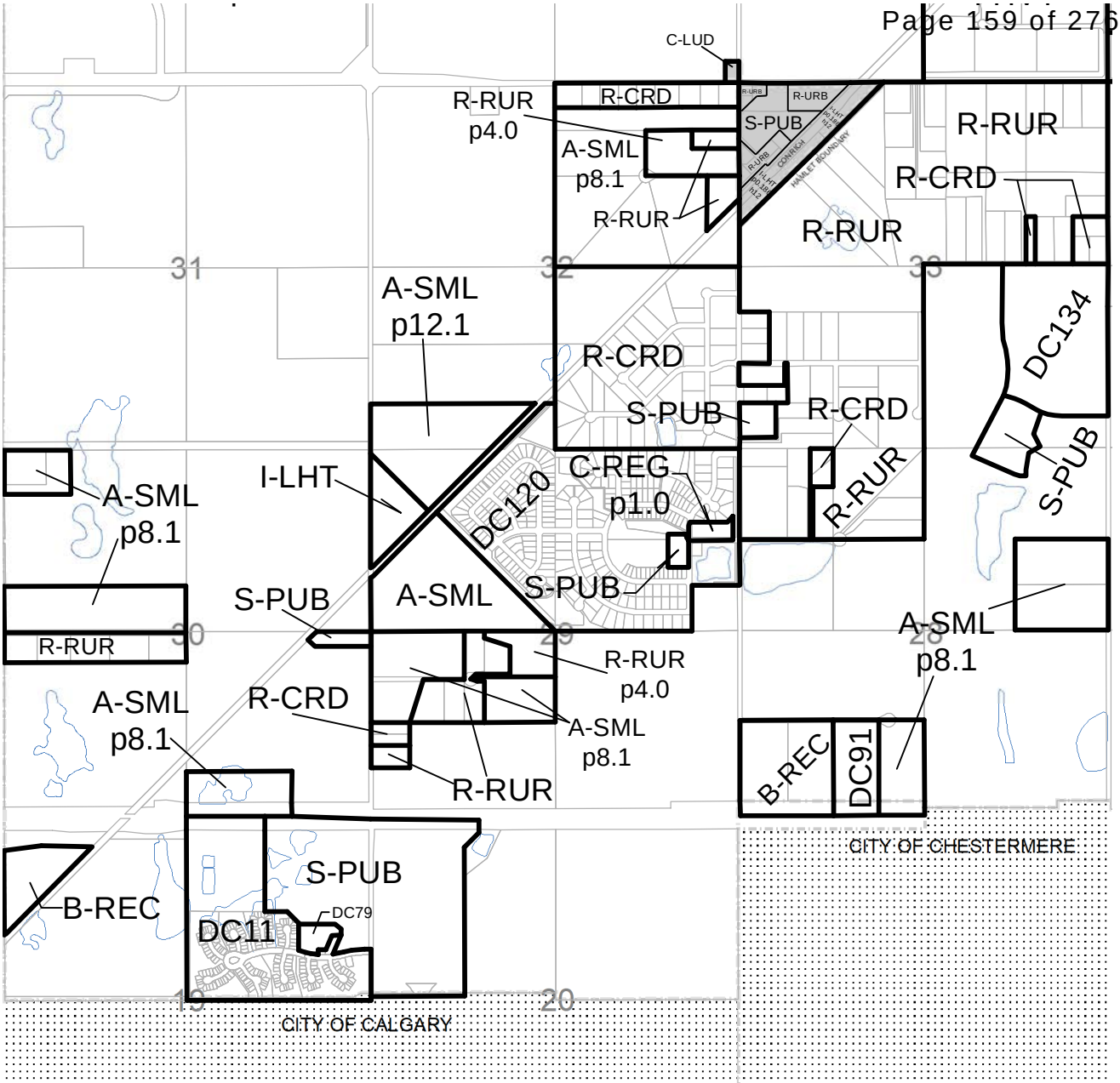
N

ROCKY VIEW COUNTY

TWP. 24-28-W4M

LAND USE MAP NO. 43-NE

Date: Feb 14 , 2020



ALL LANDS ARE DESIGNATED A-GEN UNLESS NOTED OTHERWISE

A-GEN	Agricultural, General District
A-SML	Agricultural, Small Parcel District
R-RUR	Residential, Rural District
R-CRD	Residential, Country Residential District
R-URB	Residential, Urban District
R-SML	Residential, Small Lot Urban District
R-MID	Residential, Mid-Density Urban District
R-MRU	Residential, Multi-Residential Urban District
B-AGR	Business, Agricultural District
B-REC	Business, Recreation District
B-REG	Business, Regional Campus District
B-LOC	Business, Local Campus District
B-LWK	Business, Live-Work District

Contact the County Planning Department for Official Confirmation

C-HWY	Commercial, Highway District
C-LRD	Commercial, Local Rural District
C-LUD	Commercial, Local Urban District
C-MIX	Commercial, Mixed Urban District
C-REG	Commercial, Regional District
I-LHT	Industrial, Light District
I-HVY	Industrial, Heavy District
S-PUB	Special, Public Service District
S-FUD	Special, Future Urban Development District
S-PRK	Special, Parks and Recreation District
S-NOS	Special, Natural Open Space District
S-NAT	Special, Natural Resource District

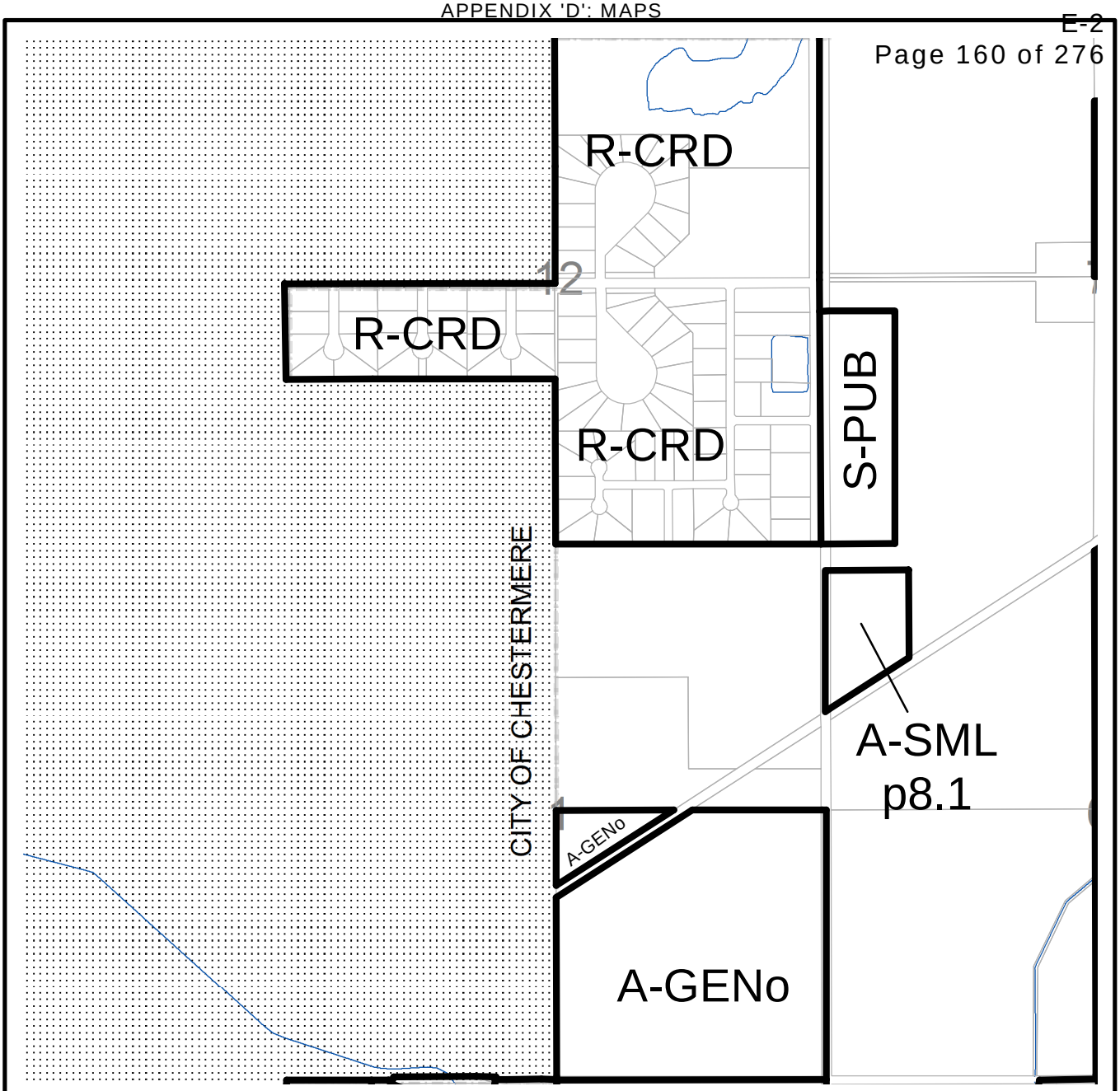
N

ROCKY VIEW COUNTY

TWP. 24-28-W4M

LAND USE MAP NO. 43-NW

Date: Feb 14 , 2020



ALL LANDS ARE DESIGNATED A-GEN UNLESS NOTED OTHERWISE

A-GEN	Agricultural, General District
A-SML	Agricultural, Small Parcel District
R-RUR	Residential, Rural District
R-CRD	Residential, Country Residential District
R-URB	Residential, Urban District
R-SML	Residential, Small Lot Urban District
R-MID	Residential, Mid-Density Urban District
R-MRU	Residential, Multi-Residential Urban District
B-AGR	Business, Agricultural District
B-REC	Business, Recreation District
B-REG	Business, Regional Campus District
B-LOC	Business, Local Campus District
B-LWK	Business, Live-Work District

Contact the County Planning Department for Official Confirmation

C-HWY	Commercial, Highway District
C-LRD	Commercial, Local Rural District
C-LUD	Commercial, Local Urban District
C-MIX	Commercial, Mixed Urban District
C-REG	Commercial, Regional District
I-LHT	Industrial, Light District
I-HVY	Industrial, Heavy District
S-PUB	Special, Public Service District
S-FUD	Special, Future Urban Development District
S-PRK	Special, Parks and Recreation District
S-NOS	Special, Natural Open Space District
S-NAT	Special, Natural Resource District

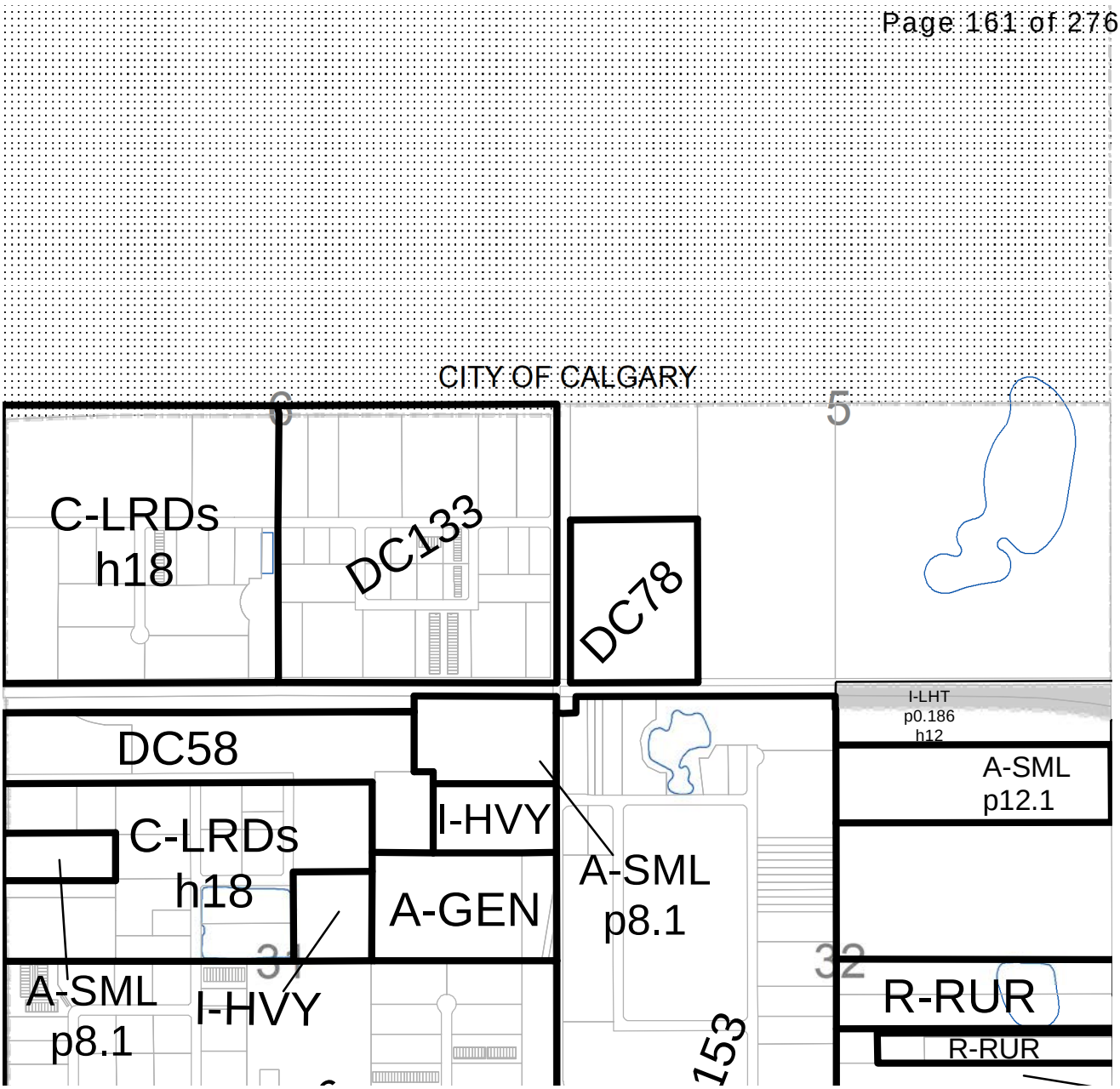
N

ROCKY VIEW COUNTY

TWP. 24-24-W4M

LAND USE MAP NO. 43-SE

Date: Feb 14 , 2020



ALL LANDS ARE DESIGNATED A-GEN UNLESS NOTED OTHERWISE

A-GEN	Agricultural, General District
A-SML	Agricultural, Small Parcel District
R-RUR	Residential, Rural District
R-CRD	Residential, Country Residential District
R-URB	Residential, Urban District
R-SML	Residential, Small Lot Urban District
R-MID	Residential, Mid-Density Urban District
R-MRU	Residential, Multi-Residential Urban District
B-AGR	Business, Agricultural District
B-REC	Business, Recreation District
B-REG	Business, Regional Campus District
B-LOC	Business, Local Campus District
B-LWK	Business, Live-Work District

Contact the County Planning Department for Official Confirmation

C-HWY	Commercial, Highway District
C-LRD	Commercial, Local Rural District
C-LUD	Commercial, Local Urban District
C-MIX	Commercial, Mixed Urban District
C-REG	Commercial, Regional District
I-LHT	Industrial, Light District
I-HVY	Industrial, Heavy District
S-PUB	Special, Public Service District
S-FUD	Special, Future Urban Development District
S-PRK	Special, Parks and Recreation District
S-NOS	Special, Natural Open Space District
S-NAT	Special, Natural Resource District

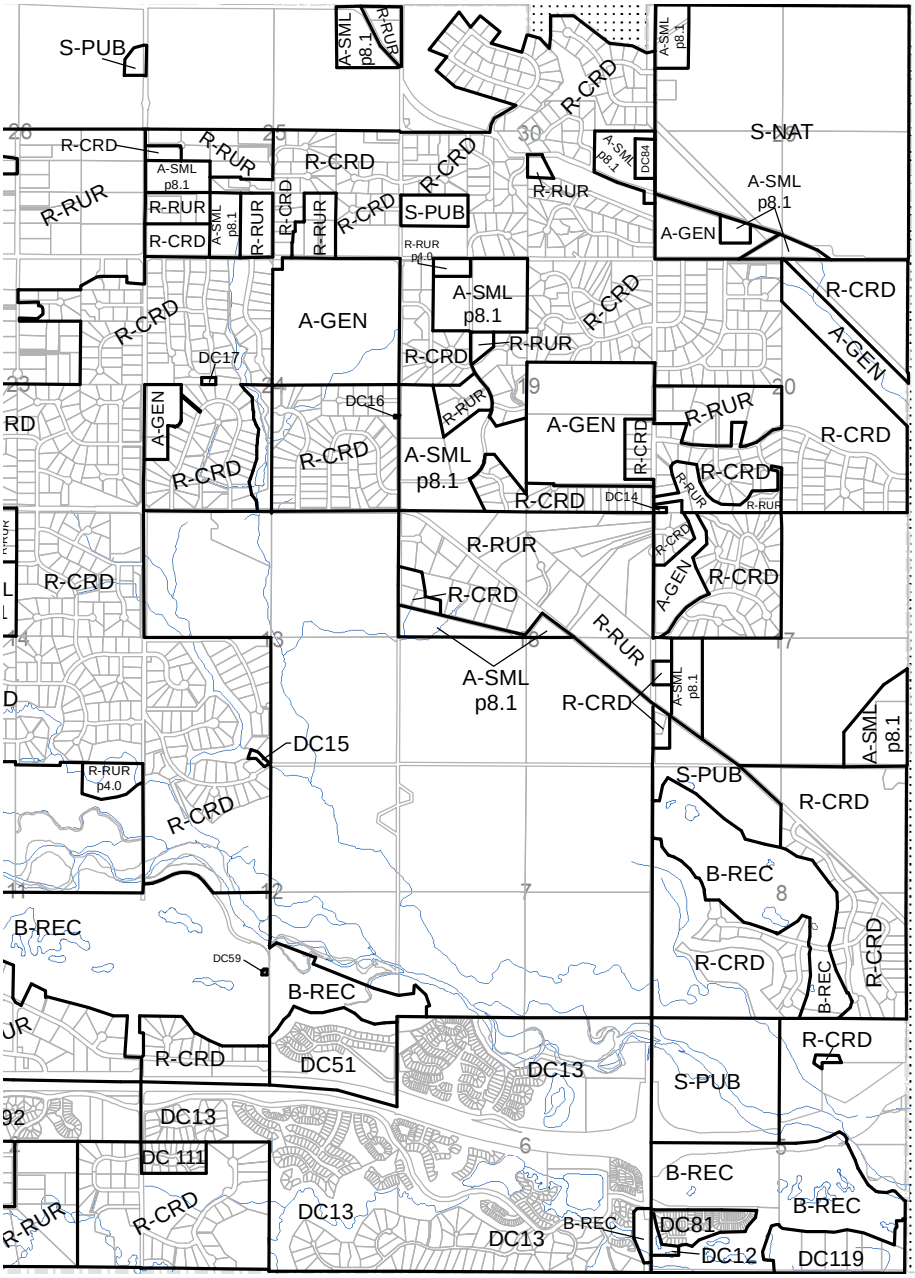
N

ROCKY VIEW COUNTY

TWP. 24-24-W4M

LAND USE MAP NO. 43-SW

Date: Feb 14 , 2020



ALL LANDS ARE DESIGNATED A-GEN UNLESS NOTED OTHERWISE

A-GEN	Agricultural, General District
A-SML	Agricultural, Small Parcel District
R-RUR	Residential, Rural District
R-CRD	Residential, Country Residential District
R-URB	Residential, Urban District
R-SML	Residential, Small Lot Urban District
R-MID	Residential, Mid-Density Urban District
R-MRU	Residential, Multi-Residential Urban District
B-AGR	Business, Agricultural District
B-REC	Business, Recreation District
B-REG	Business, Regional Campus District
B-LOC	Business, Local Campus District
B-LWK	Business, Live-Work District

Contact the County Planning Department for Official Confirmation

C-HWY	Commercial, Highway District
C-LRD	Commercial, Local Rural District
C-LUD	Commercial, Local Urban District
C-MIX	Commercial, Mixed Urban District
C-REG	Commercial, Regional District
I-LHT	Industrial, Light District
I-HVY	Industrial, Heavy District
S-PUB	Special, Public Service District
S-FUD	Special, Future Urban Development District
S-PRK	Special, Parks and Recreation District
S-NOS	Special, Natural Open Space District
S-NAT	Special, Natural Resource District

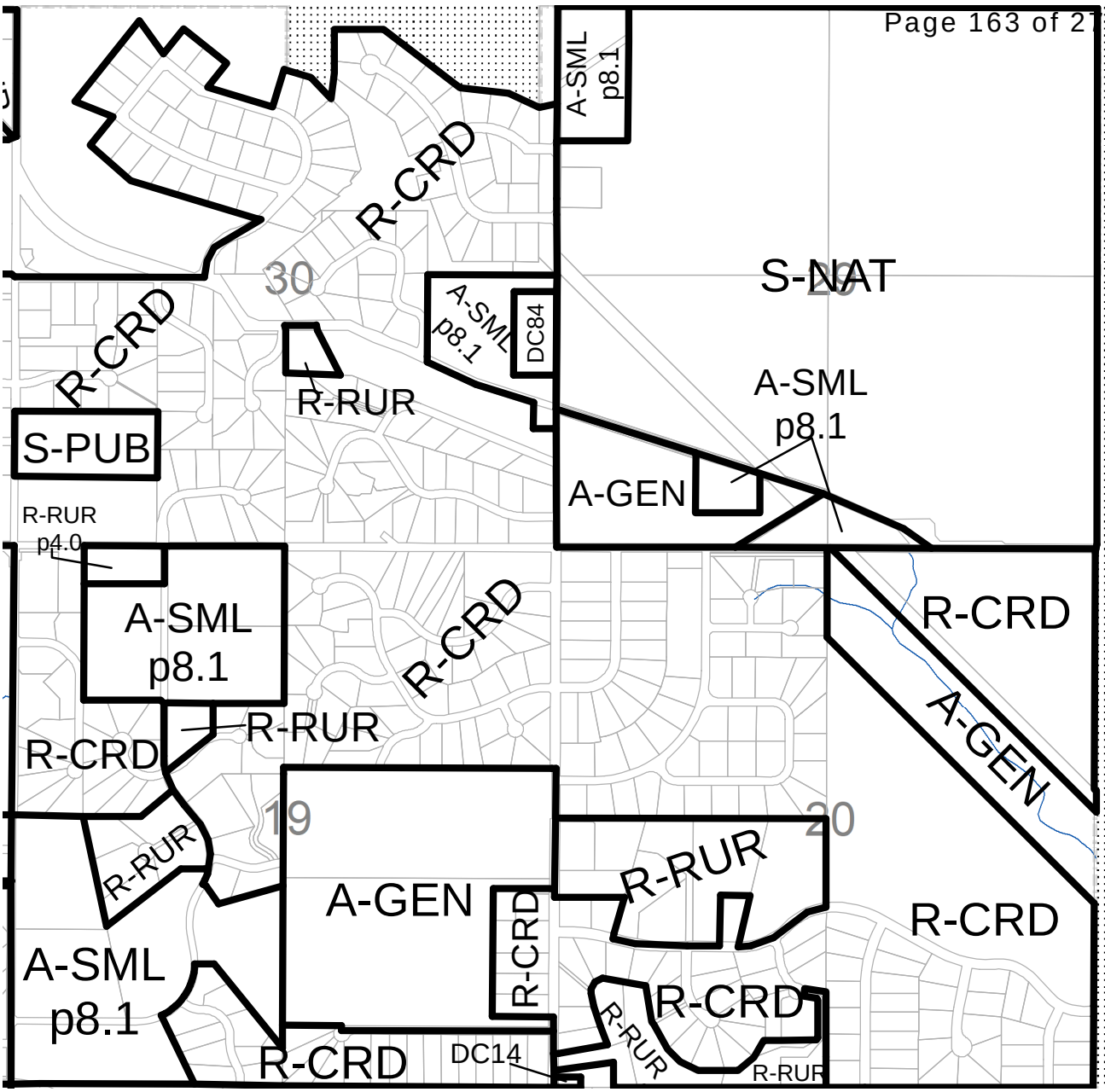
N

ROCKY VIEW COUNTY

TWP. 24-2-W5M

LAND USE MAP NO. 46

Date: Feb 14 , 2020



ALL LANDS ARE DESIGNATED A-GEN UNLESS NOTED OTHERWISE

A-GEN	Agricultural, General District
A-SML	Agricultural, Small Parcel District
R-RUR	Residential, Rural District
R-CRD	Residential, Country Residential District
R-URB	Residential, Urban District
R-SML	Residential, Small Lot Urban District
R-MID	Residential, Mid-Density Urban District
R-MRU	Residential, Multi-Residential Urban District
B-AGR	Business, Agricultural District
B-REC	Business, Recreation District
B-REG	Business, Regional Campus District
B-LOC	Business, Local Campus District
B-LWK	Business, Live-Work District

Contact the County Planning Department for Official Confirmation

C-HWY	Commercial, Highway District
C-LRD	Commercial, Local Rural District
C-LUD	Commercial, Local Urban District
C-MIX	Commercial, Mixed Urban District
C-REG	Commercial, Regional District
I-LHT	Industrial, Light District
I-HVY	Industrial, Heavy District
S-PUB	Special, Public Service District
S-FUD	Special, Future Urban Development District
S-PRK	Special, Parks and Recreation District
S-NOS	Special, Natural Open Space District
S-NAT	Special, Natural Resource District

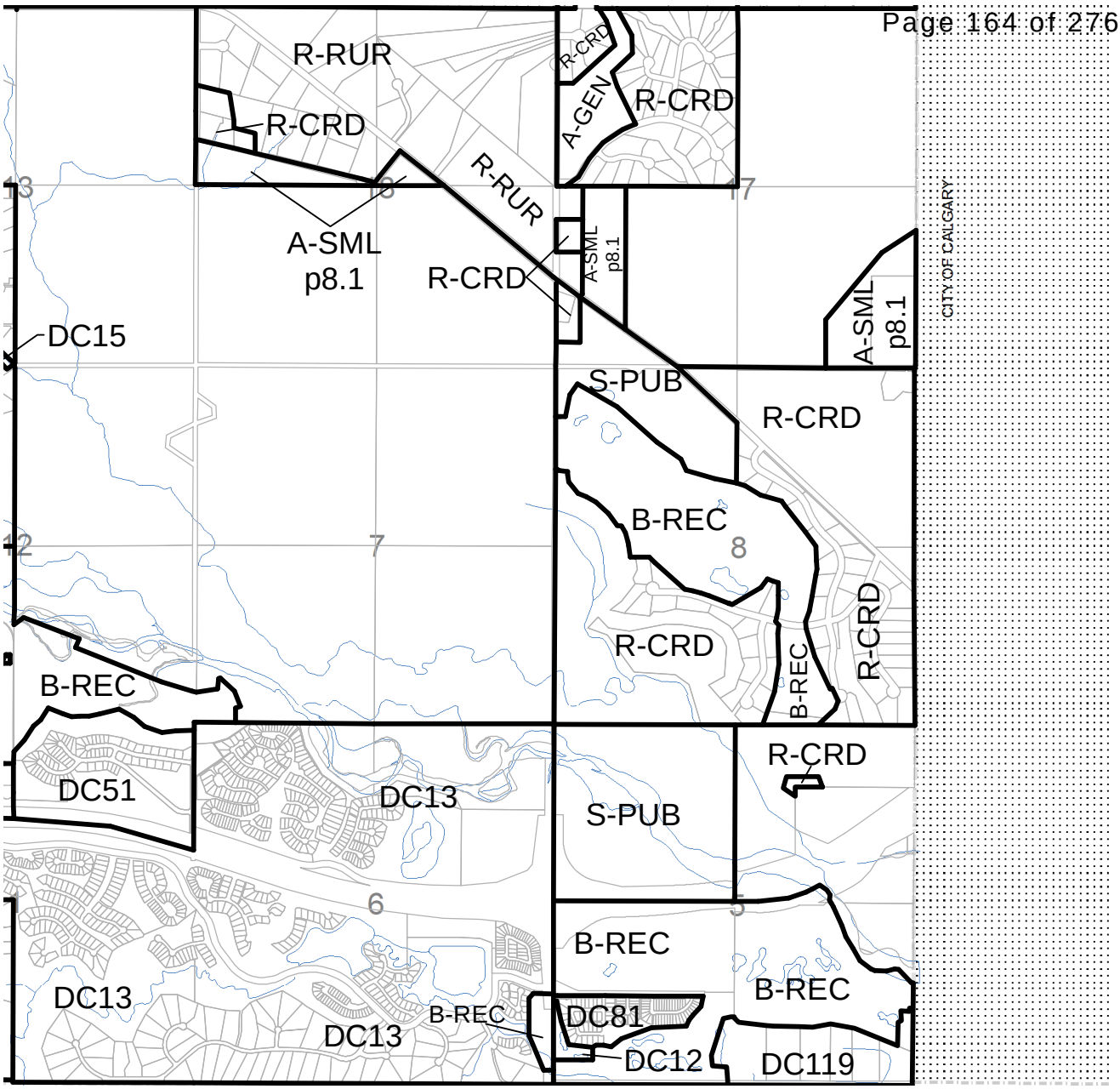
N

ROCKY VIEW COUNTY

TWP. 24-2-W5M

LAND USE MAP NO. 46-NORTH

Date: Feb 14 , 2020



ALL LANDS ARE DESIGNATED A-GEN UNLESS NOTED OTHERWISE

A-GEN	Agricultural, General District
A-SML	Agricultural, Small Parcel District
R-RUR	Residential, Rural District
R-CRD	Residential, Country Residential District
R-URB	Residential, Urban District
R-SML	Residential, Small Lot Urban District
R-MID	Residential, Mid-Density Urban District
R-MRU	Residential, Multi-Residential Urban District
B-AGR	Business, Agricultural District
B-REC	Business, Recreation District
B-REG	Business, Regional Campus District
B-LOC	Business, Local Campus District
B-LWK	Business, Live-Work District

Contact the County Planning Department for Official Confirmation

C-HWY	Commercial, Highway District
C-LRD	Commercial, Local Rural District
C-LUD	Commercial, Local Urban District
C-MIX	Commercial, Mixed Urban District
C-REG	Commercial, Regional District
I-LHT	Industrial, Light District
I-HVY	Industrial, Heavy District
S-PUB	Special, Public Service District
S-FUD	Special, Future Urban Development District
S-PRK	Special, Parks and Recreation District
S-NOS	Special, Natural Open Space District
S-NAT	Special, Natural Resource District

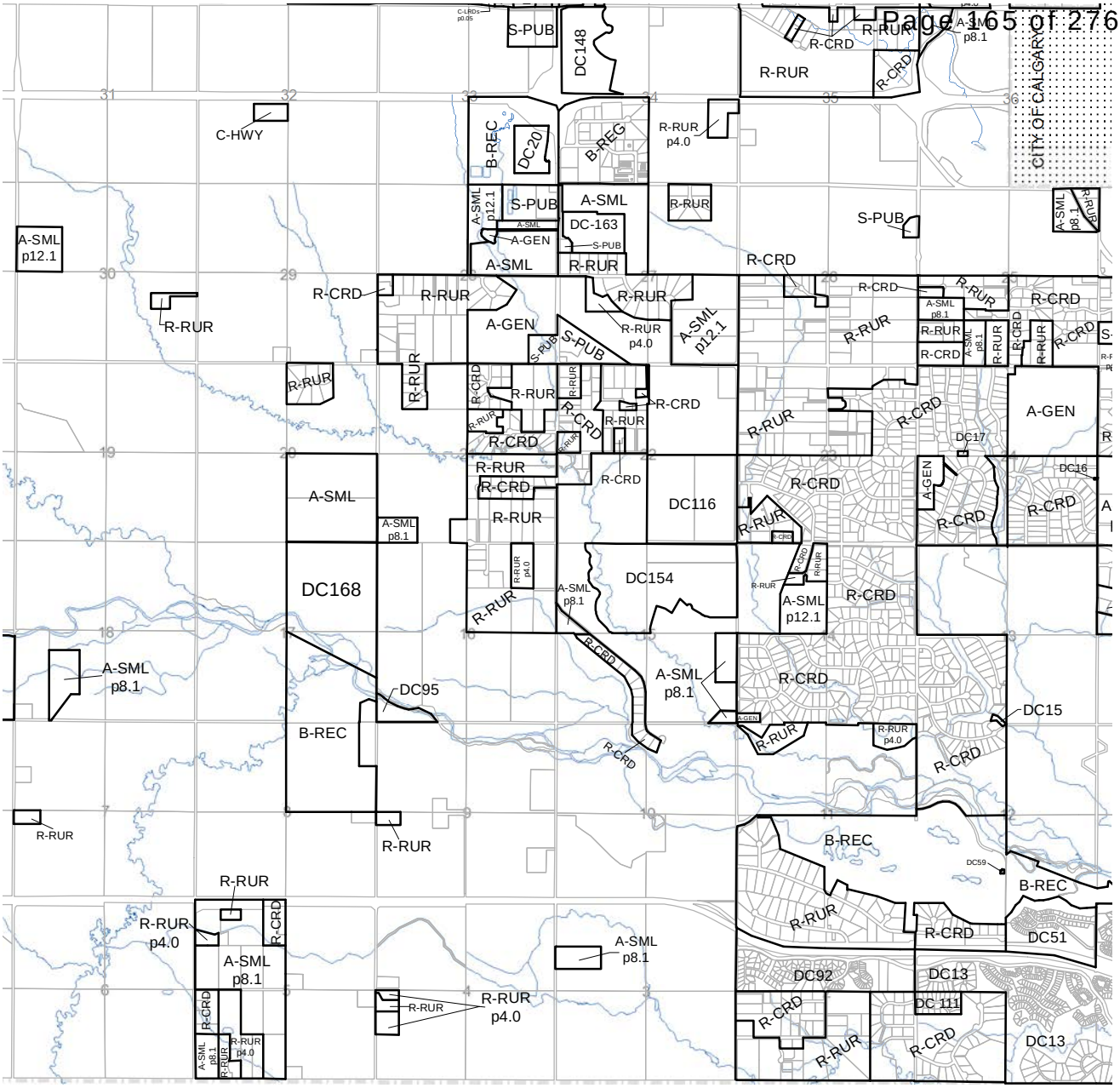
N

ROCKY VIEW COUNTY

TWP. 24-2-W5M

LAND USE MAP NO. 46-SOUTH

Date: Feb 14 , 2020



ALL LANDS ARE DESIGNATED A-GEN UNLESS NOTED OTHERWISE

A-GEN	Agricultural, General District
A-SML	Agricultural, Small Parcel District
R-RUR	Residential, Rural District
R-CRD	Residential, Country Residential District
R-URB	Residential, Urban District
R-SML	Residential, Small Lot Urban District
R-MID	Residential, Mid-Density Urban District
R-MRU	Residential, Multi-Residential Urban District
B-AGR	Business, Agricultural District
B-REC	Business, Recreation District
B-REG	Business, Regional Campus District
B-LOC	Business, Local Campus District
B-LWK	Business, Live-Work District

Contact the County Planning Department for Official Confirmation

C-HWY	Commercial, Highway District
C-LRD	Commercial, Local Rural District
C-LUD	Commercial, Local Urban District
C-MIX	Commercial, Mixed Urban District
C-REG	Commercial, Regional District
I-LHT	Industrial, Light District
I-HVY	Industrial, Heavy District
S-PUB	Special, Public Service District
S-FUD	Special, Future Urban Development District
S-PRK	Special, Parks and Recreation District
S-NOS	Special, Natural Open Space District
S-NAT	Special, Natural Resource District

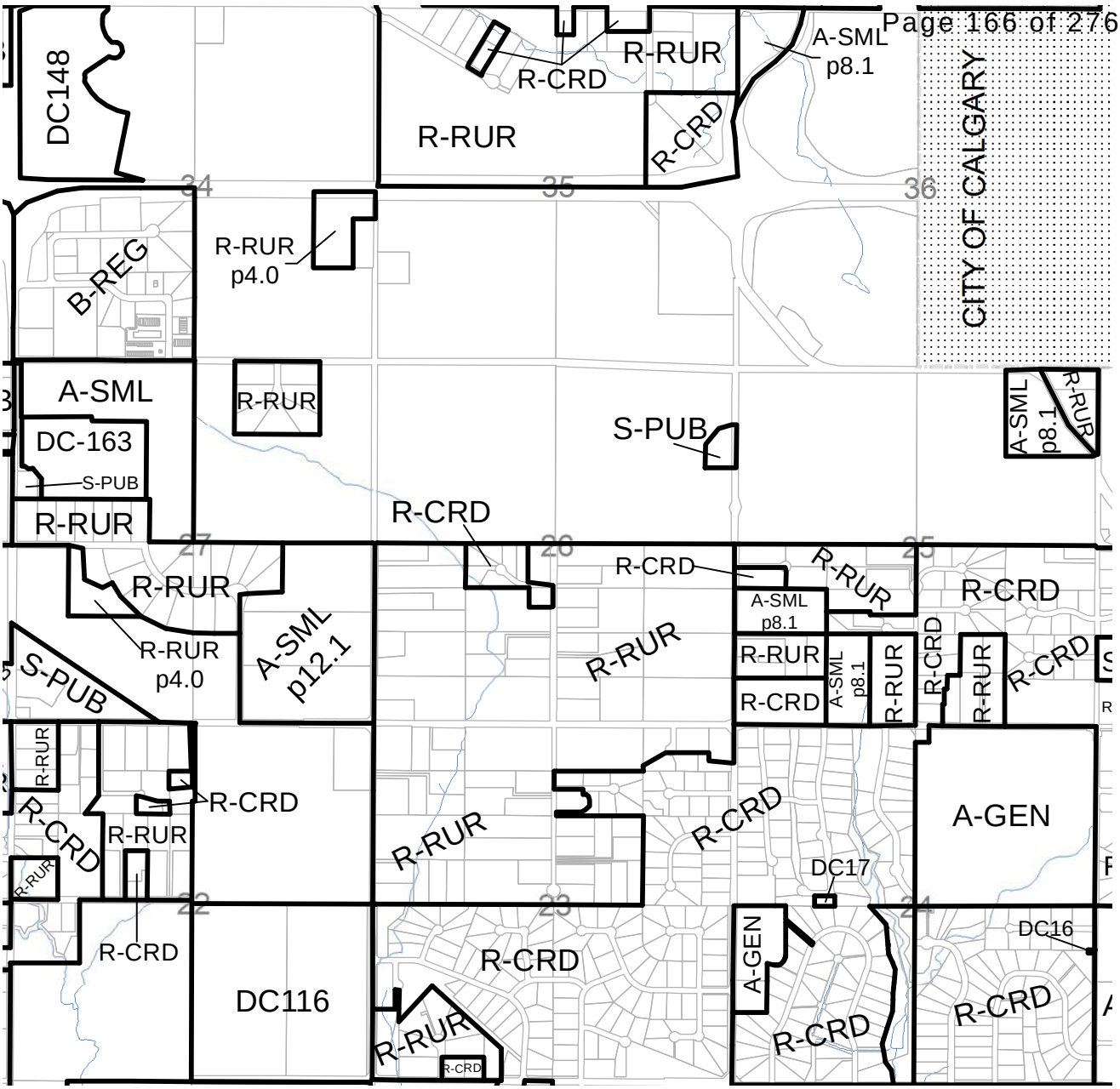
N

ROCKY VIEW COUNTY

TWP. 24-3-W5M

LAND USE MAP NO. 47

Date: Feb 14 , 2020



ALL LANDS ARE DESIGNATED A-GEN UNLESS NOTED OTHERWISE

A-GEN	Agricultural, General District
A-SML	Agricultural, Small Parcel District
R-RUR	Residential, Rural District
R-CRD	Residential, Country Residential District
R-URB	Residential, Urban District
R-SML	Residential, Small Lot Urban District
R-MID	Residential, Mid-Density Urban District
R-MRU	Residential, Multi-Residential Urban District
B-AGR	Business, Agricultural District
B-REC	Business, Recreation District
B-REG	Business, Regional Campus District
B-LOC	Business, Local Campus District
B-LWK	Business, Live-Work District

Contact the County Planning Department for Official Confirmation

C-HWY	Commercial, Highway District
C-LRD	Commercial, Local Rural District
C-LUD	Commercial, Local Urban District
C-MIX	Commercial, Mixed Urban District
C-REG	Commercial, Regional District
I-LHT	Industrial, Light District
I-HVY	Industrial, Heavy District
S-PUB	Special, Public Service District
S-FUD	Special, Future Urban Development District
S-PRK	Special, Parks and Recreation District
S-NOS	Special, Natural Open Space District
S-NAT	Special, Natural Resource District

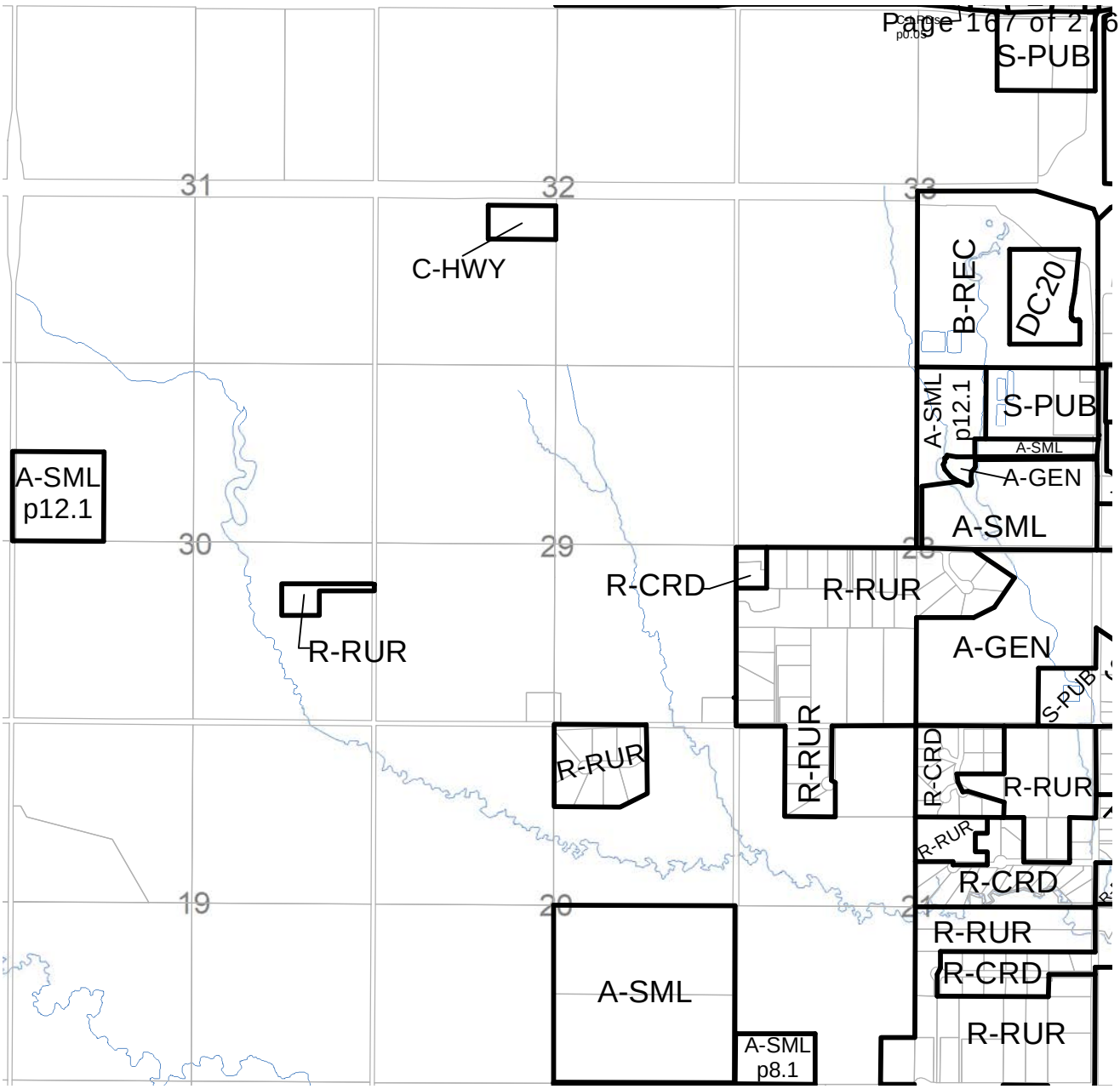
N

ROCKY VIEW COUNTY

TWP. 24-3-W5M

LAND USE MAP NO. 47-NE

Date: Feb 14 , 2020



ALL LANDS ARE DESIGNATED A-GEN UNLESS NOTED OTHERWISE

A-GEN	Agricultural, General District
A-SML	Agricultural, Small Parcel District
R-RUR	Residential, Rural District
R-CRD	Residential, Country Residential District
R-URB	Residential, Urban District
R-SML	Residential, Small Lot Urban District
R-MID	Residential, Mid-Density Urban District
R-MRU	Residential, Multi-Residential Urban District
B-AGR	Business, Agricultural District
B-REC	Business, Recreation District
B-REG	Business, Regional Campus District
B-LOC	Business, Local Campus District
B-LWK	Business, Live-Work District

Contact the County Planning Department for Official Confirmation

C-HWY	Commercial, Highway District
C-LRD	Commercial, Local Rural District
C-LUD	Commercial, Local Urban District
C-MIX	Commercial, Mixed Urban District
C-REG	Commercial, Regional District
I-LHT	Industrial, Light District
I-HVY	Industrial, Heavy District
S-PUB	Special, Public Service District
S-FUD	Special, Future Urban Development District
S-PRK	Special, Parks and Recreation District
S-NOS	Special, Natural Open Space District
S-NAT	Special, Natural Resource District

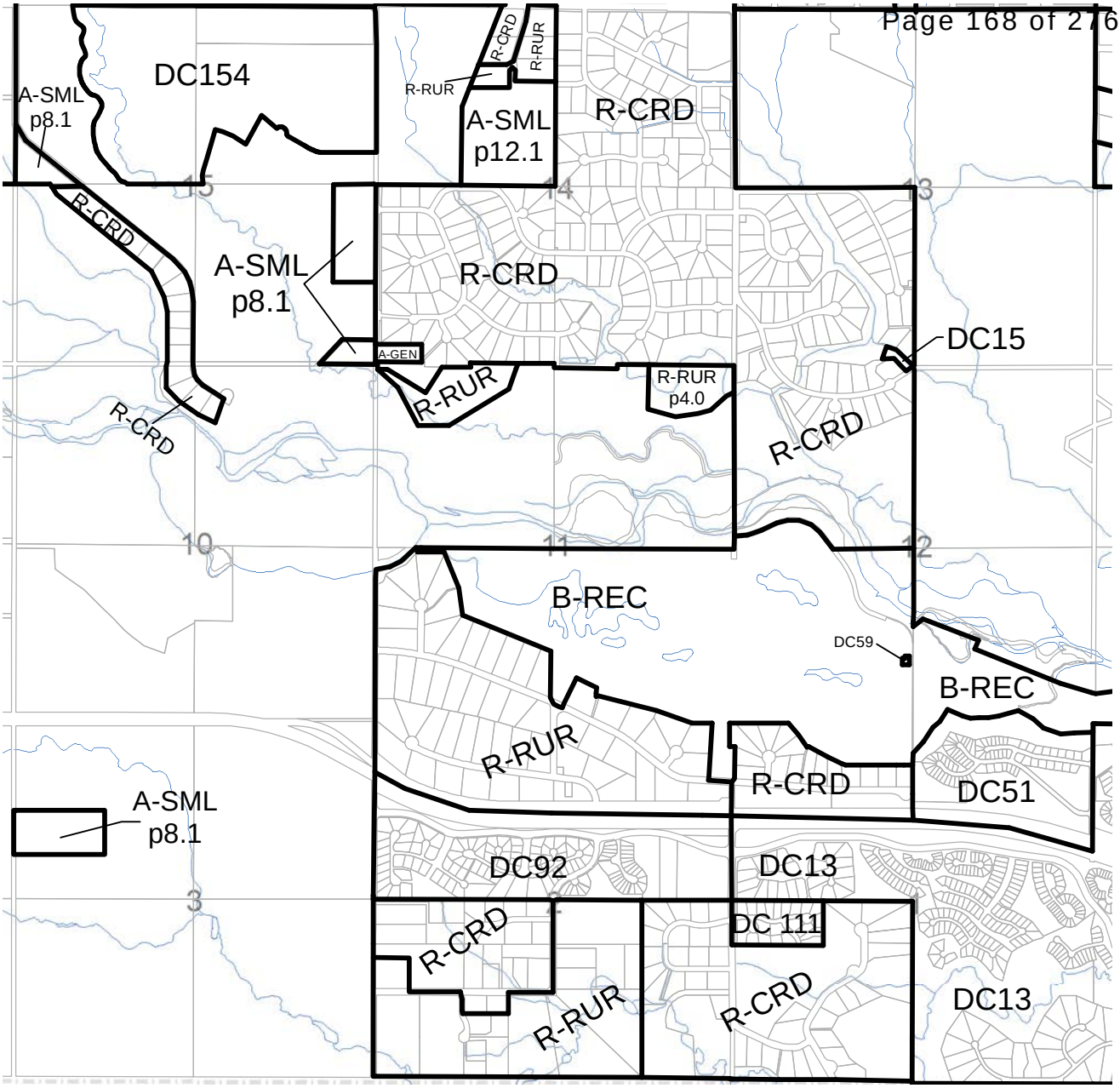
N

ROCKY VIEW COUNTY

TWP. 24-3-W5M

LAND USE MAP NO. 47-NW

Date: Feb 14 , 2020



ALL LANDS ARE DESIGNATED A-GEN UNLESS NOTED OTHERWISE

A-GEN	Agricultural, General District
A-SML	Agricultural, Small Parcel District
R-RUR	Residential, Rural District
R-CRD	Residential, Country Residential District
R-URB	Residential, Urban District
R-SML	Residential, Small Lot Urban District
R-MID	Residential, Mid-Density Urban District
R-MRU	Residential, Multi-Residential Urban District
B-AGR	Business, Agricultural District
B-REC	Business, Recreation District
B-REG	Business, Regional Campus District
B-LOC	Business, Local Campus District
B-LWK	Business, Live-Work District

Contact the County Planning Department for Official Confirmation

C-HWY	Commercial, Highway District
C-LRD	Commercial, Local Rural District
C-LUD	Commercial, Local Urban District
C-MIX	Commercial, Mixed Urban District
C-REG	Commercial, Regional District
I-LHT	Industrial, Light District
I-HVY	Industrial, Heavy District
S-PUB	Special, Public Service District
S-FUD	Special, Future Urban Development District
S-PRK	Special, Parks and Recreation District
S-NOS	Special, Natural Open Space District
S-NAT	Special, Natural Resource District

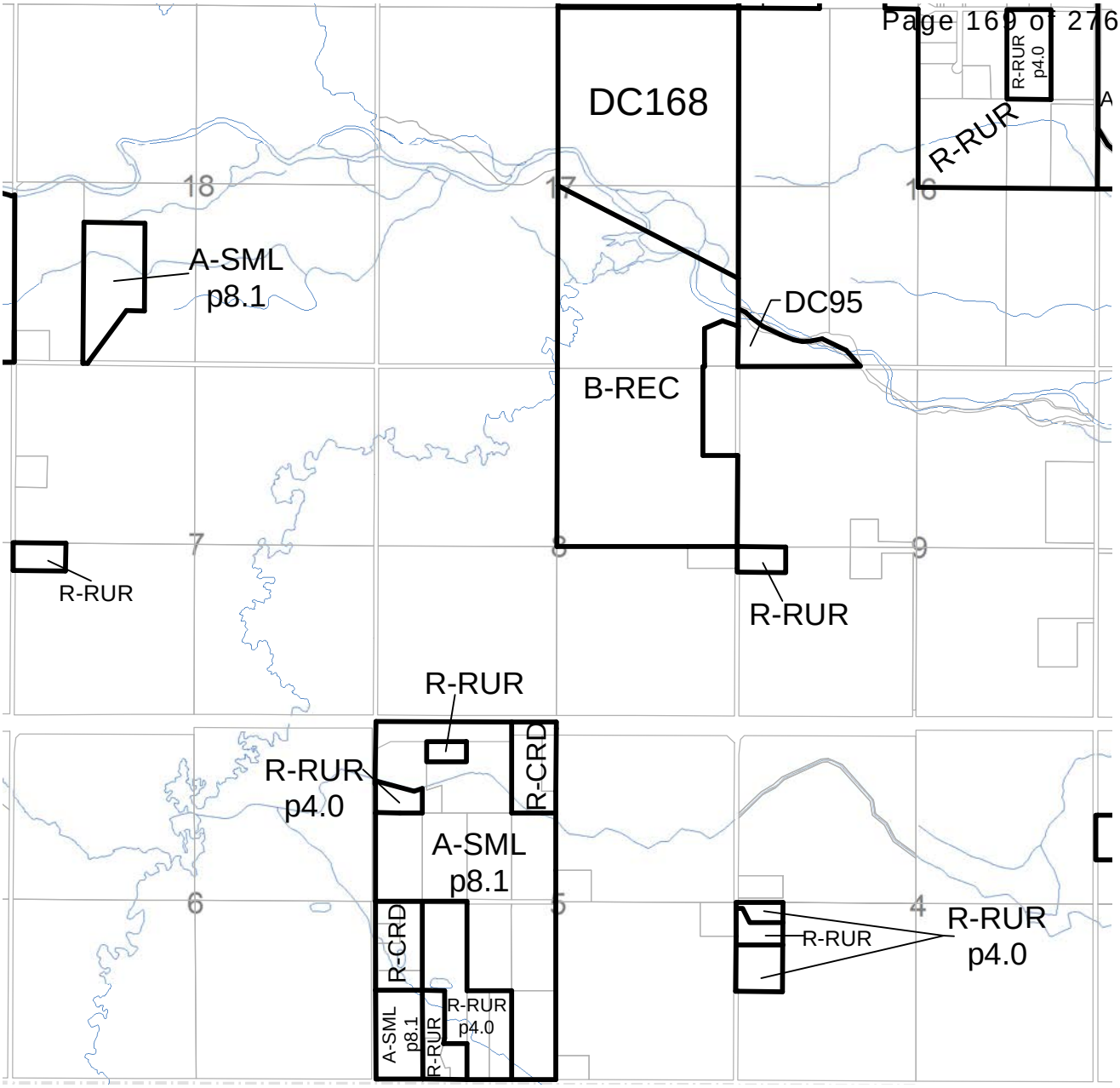
N

ROCKY VIEW COUNTY

TWP. 24-3-W5M

LAND USE MAP NO. 47-SE

Date: Feb 14 , 2020



ALL LANDS ARE DESIGNATED A-GEN UNLESS NOTED OTHERWISE

A-GEN	Agricultural, General District
A-SML	Agricultural, Small Parcel District
R-RUR	Residential, Rural District
R-CRD	Residential, Country Residential District
R-URB	Residential, Urban District
R-SML	Residential, Small Lot Urban District
R-MID	Residential, Mid-Density Urban District
R-MRU	Residential, Multi-Residential Urban District
B-AGR	Business, Agricultural District
B-REC	Business, Recreation District
B-REG	Business, Regional Campus District
B-LOC	Business, Local Campus District
B-LWK	Business, Live-Work District

Contact the County Planning Department for Official Confirmation

C-HWY	Commercial, Highway District
C-LRD	Commercial, Local Rural District
C-LUD	Commercial, Local Urban District
C-MIX	Commercial, Mixed Urban District
C-REG	Commercial, Regional District
I-LHT	Industrial, Light District
I-HVY	Industrial, Heavy District
S-PUB	Special, Public Service District
S-FUD	Special, Future Urban Development District
S-PRK	Special, Parks and Recreation District
S-NOS	Special, Natural Open Space District
S-NAT	Special, Natural Resource District

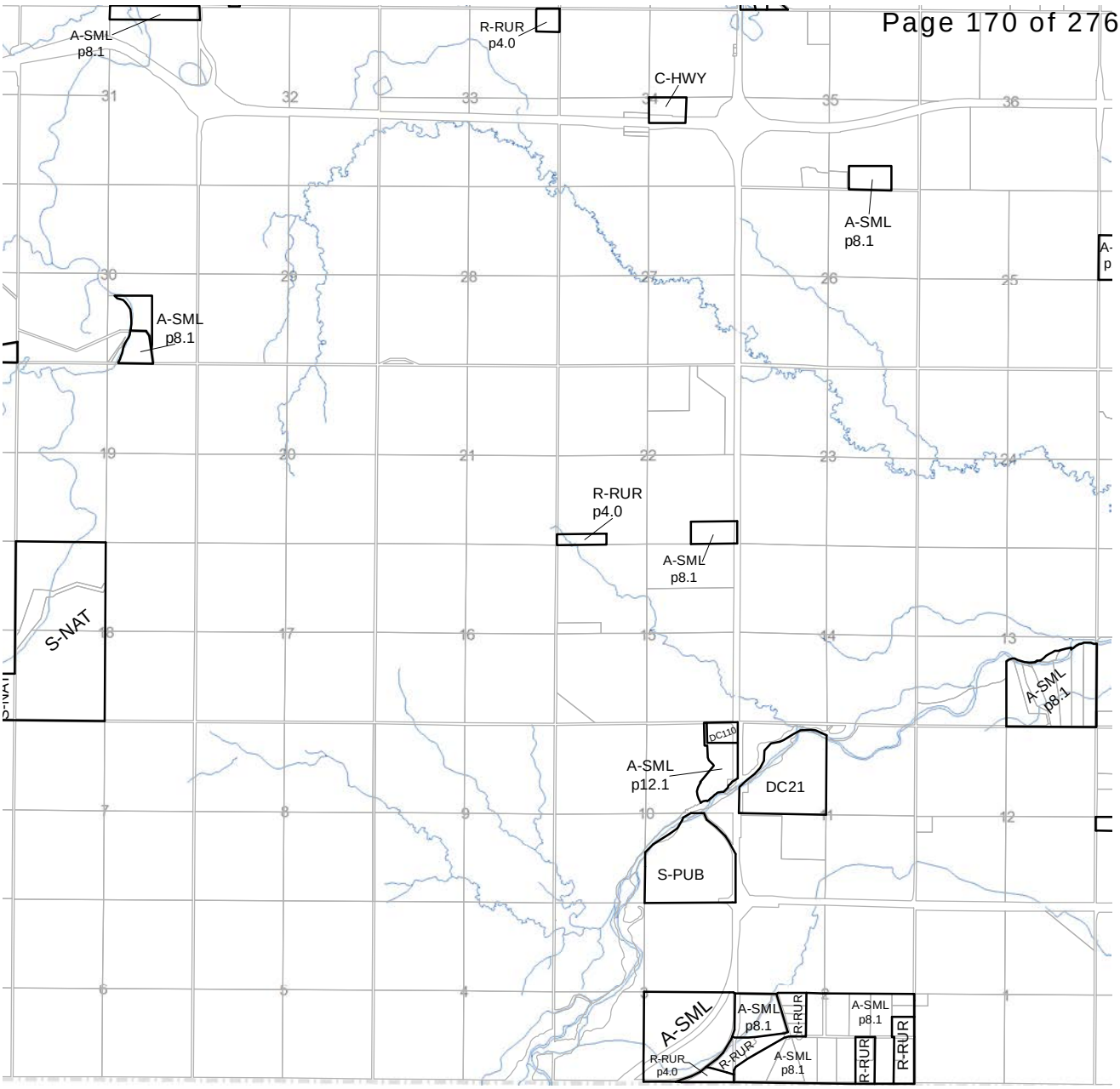
N

ROCKY VIEW COUNTY

TWP. 24-3-W5M

LAND USE MAP NO. 47-SW

Date: Feb 14 , 2020



ALL LANDS ARE DESIGNATED A-GEN UNLESS NOTED OTHERWISE

A-GEN	Agricultural, General District
A-SML	Agricultural, Small Parcel District
R-RUR	Residential, Rural District
R-CRD	Residential, Country Residential District
R-URB	Residential, Urban District
R-SML	Residential, Small Lot Urban District
R-MID	Residential, Mid-Density Urban District
R-MRU	Residential, Multi-Residential Urban District
B-AGR	Business, Agricultural District
B-REC	Business, Recreation District
B-REG	Business, Regional Campus District
B-LOC	Business, Local Campus District
B-LWK	Business, Live-Work District

Contact the County Planning Department for Official Confirmation

C-HWY	Commercial, Highway District
C-LRD	Commercial, Local Rural District
C-LUD	Commercial, Local Urban District
C-MIX	Commercial, Mixed Urban District
C-REG	Commercial, Regional District
I-LHT	Industrial, Light District
I-HVY	Industrial, Heavy District
S-PUB	Special, Public Service District
S-FUD	Special, Future Urban Development District
S-PRK	Special, Parks and Recreation District
S-NOS	Special, Natural Open Space District
S-NAT	Special, Natural Resource District

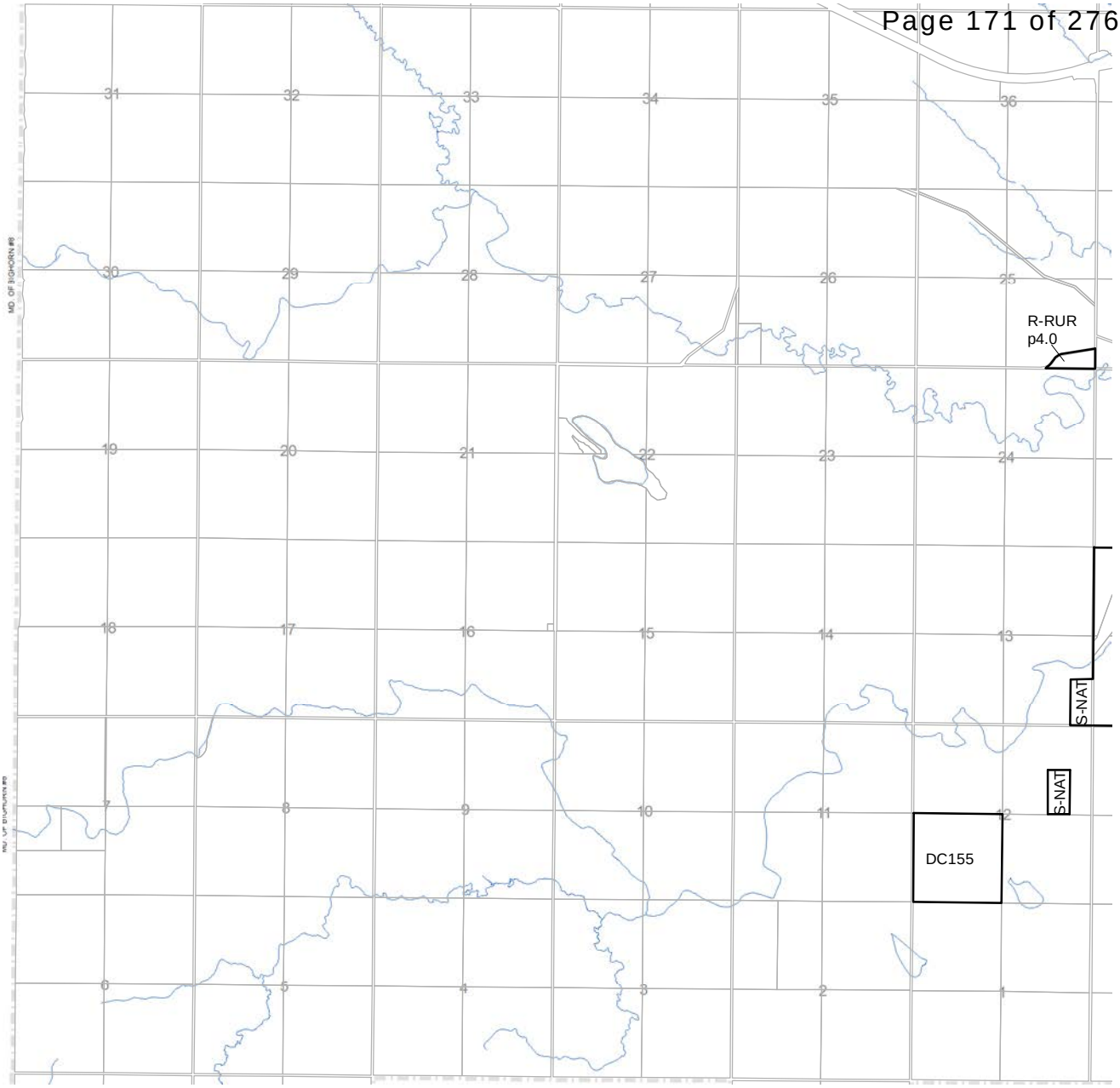
N

ROCKY VIEW COUNTY

TWP. 24-4-W5M

LAND USE MAP NO. 48

Date: Feb 14 , 2020



ALL LANDS ARE DESIGNATED A-GEN UNLESS NOTED OTHERWISE

A-GEN	Agricultural, General District
A-SML	Agricultural, Small Parcel District
R-RUR	Residential, Rural District
R-CRD	Residential, Country Residential District
R-URB	Residential, Urban District
R-SML	Residential, Small Lot Urban District
R-MID	Residential, Mid-Density Urban District
R-MRU	Residential, Multi-Residential Urban District
B-AGR	Business, Agricultural District
B-REC	Business, Recreation District
B-REG	Business, Regional Campus District
B-LOC	Business, Local Campus District
B-LWK	Business, Live-Work District

Contact the County Planning Department for Official Confirmation

C-HWY	Commercial, Highway District
C-LRD	Commercial, Local Rural District
C-LUD	Commercial, Local Urban District
C-MIX	Commercial, Mixed Urban District
C-REG	Commercial, Regional District
I-LHT	Industrial, Light District
I-HVY	Industrial, Heavy District
S-PUB	Special, Public Service District
S-FUD	Special, Future Urban Development District
S-PRK	Special, Parks and Recreation District
S-NOS	Special, Natural Open Space District
S-NAT	Special, Natural Resource District

N

ROCKY VIEW COUNTY

TWP. 24-5-W5M

LAND USE MAP NO. 49

Date: Feb 14 , 2020

ROCKY VIEW COUNTY

Land Use Bylaw C-8000-2020

Appendix 'E'

Schedule of Text Amendments

The motions in Appendix 'D' can be made as a single consolidated motion:

Motion #1 THAT the motions to amend Bylaw C-8000-2020 to regulate and allow digital signs, increase the area of accessory buildings as permitted uses in Agricultural Districts, and remove restrictions on the personal keeping of dogs, as detailed in Appendix 'D', be approved.

Alternatively, each of the amendments can be made as separate motions:

Motion #1.1 THAT Bylaw C-8000-2020 be amended by deleting section 210 and replacing it with:

DIGITAL DISPLAYS

Section 210 Digital Display General Requirements

a) Where a sign contains a digital display, it shall be a discretionary use.

b) Copy shown on a digital display must be static and remain in place for a minimum of 6.0 seconds before switching to the next copy.

c) The maximum transition time between each digital copy must not exceed 0.25 seconds.

d) Copy on a digital display shall not use full motion video or otherwise give the appearance of animation or movement.

e) The transition between each digital copy shall not be displayed using any visible effects, including but not limited to action, motion, fading in and out, dissolving, blinking, intermittent or flashing light, or the illusion of such effects.

f) Copy shall not be shown in a manner that requires the copy to be viewed or read over a series of sequential copy messages on a single digital display, or sequenced on multiple digital displays.

g) All digital displays must be equipped with an ambient light sensor.

h) A digital display shall not increase the light levels adjacent to the digital display by more than 3.0 LUX above the ambient light level.

i) The light output of a digital display shall be set in accordance with the following maximum luminance levels when measured from the sign face at its maximum brightness:

   i. From sunrise to sunset, 7500 Nits in all districts; and

   ii. From sunset to sunrise:

      a. 500 Nits in Industrial Districts;

ROCKY VIEW COUNTY

b. 350 Nits in Business and Commercial Districts; and

c. 300 Nits in all other districts.

j) If any component on the sign fails or malfunctions in any way, or fails to operate as indicated on the approved development permit plans, the sign must be turned off until all components are fixed and operating as required.

k) The backs of all digital displays and all cutouts shall be enclosed.

l) The space between the faces of a double-faced digital display shall be enclosed.

Section 210.1 Digital Display Site Requirements:

a) Where a digital display is visible from and located within 125.0 m (410.11 ft.) of a building containing a Dwelling Unit, the sign must not operate, or must only display a black screen between 10 p.m. and 7 a.m.
b) The electrical power supply to a digital Message Sign must be provided underground.
c) A digital display must be located at least 300.0 m (984.25 ft.) from another digital display.
d) Trees required under an approved development permit must not be removed or altered in any way to accommodate the placement or visibility of a digital display.
e) The lighting or orientation of a digital display shall not adversely affect any neighbouring residential areas.

Section 210.2 Digital Display Development Permit Requirements

a) A Development Permit application will respond to **Section 210** and **Section 210.1**, and further set out:

i. The name and telephone contact information of a person(s) having access to the technology controls for the sign, who can be contacted
24 hours a day in the event that the sign malfunctions.

ii. A detailed specification sheet or operating standards from the manufacturers must be included that identifies both the NITS and that there is a dimming option for night time hours.

b) The maximum term of a Development Permit issued is three (3) years except where copy only displays the date, time, temperature, motor vehicle fuel price, or Drive-Through menu board.

c) Any other requirements of a Development Permit set out in **Sections 211** through **222** based on the sign type.

Motion #1.2 THAT Bylaw C-8000-2020 be amended by adding the following definitions to Part 8 Definitions:

ROCKY VIEW COUNTY

"Digital Display" means a device intended to display copy using electronic screens, projection, television, computer video monitors, liquid crystal displays (LCD), light emitting diode (LED) displays, or any other similar electronic, computer generated or digital technology.

"NIT" A nit is a unit of measurement of luminance, or the intensity of visible light.

Motion #1.3 THAT Bylaw C-8000-2020 be amended by deleting section 301 and replacing it with:

Section 301

PERMITTED USES:	DISCRETIONARY USES:
Accessory Building ≤ 930 m^2 (10010.40 ft^2)	Accessory Building > 930 m^2 (10010.40 ft^2)
Accessory Dwelling Unit	Agriculture (Intensive)
Agriculture (General)	Agriculture (Processing)
Beekeeping	Animal Health (Inclusive)
Dwelling, Single Detached	Bed and Breakfast
	Cannabis Cultivation
	Care Facility (Child)
	Care Facility (Clinic)
	Care Facility (Group)
	Communications Facility (Type A)
	Communications Facility (Type B)
	Communications Facility (Type C)
	Dwelling, Manufactured
	Dwelling, Tiny
	Dwelling Unit, accessory to principal use
	Equestrian Centre
	Farm Gate Sales
	Farmers Market
	Home-Based Business (Type II)
	Kennel
	Recreation (Culture & Tourism)
	Riding Arena
	Special Function Business
	Vacation Rental

Those uses that are not otherwise defined in the Bylaw, which in the opinion of the Development Authority are similar to the above and conform to the purpose of this District, may be Discretionary Uses.

Motion #1.4 THAT Bylaw C-8000-2020 be amended by deleting section 308 and replacing it with:

Section 308

PERMITTED USES:	DISCRETIONARY USES:
Accessory Building ≤ 930 m^2 (10010.40 ft^2)	Accessory Building > 930 m^2 (10010.40 ft^2)
Accessory Dwelling Unit	Agriculture (Intensive)
Agriculture (General)	Agriculture (Processing)
Beekeeping	Animal Health (Inclusive)
Dwelling, Single Detached	Bed and Breakfast
	Cannabis Cultivation
	Care Facility (Child)
	Care Facility (Clinic)

ROCKY VIEW COUNTY

Care Facility (Group)
Communications Facility (Type A)
Communications Facility (Type B)
Communications Facility (Type C)
Dwelling, Manufactured
Dwelling, Tiny
Dwelling Unit, accessory to principal use
Equestrian Centre
Farm Gate Sales
Farmers Market
Home-Based Business (Type II)
Kennel
Recreation (Culture & Tourism)
Riding Arena
Special Function Business
Vacation Rental

Those uses that are not otherwise defined in the Bylaw, which in the opinion of the Development Authority are similar to the above and conform to the purpose of this District, may be Discretionary Uses.

Motion #1.5 THAT Bylaw C-8000-2020 be amended by deleting section h) in Table 2 – Development Not Requiring a Development Permit and replacing it with:

h) Dogs	The keeping of dogs for personal use.

ROCKY VIEW COUNTY

Land Use Bylaw C-8000-2020

Appendix 'F'

Schedule of Map Amendments

Motion #1 THAT Schedule B, Land Use Map, of Bylaw C-8000-2020 be amended to reflect the following redesignations approved since first reading:

- Bylaw C-7848-2018
- Bylaw C-7923-2019
- Bylaw C-7944-2019
- Bylaw C-7923-2019
- Bylaw C-7951-2019
- Bylaw C-7940-2019
- Bylaw C-7953-2019
- Bylaw C-7981-2019
- Bylaw C-7950-2019
- Bylaw C-7963-2019
- Bylaw C-7960-2019
- Bylaw C-7951-2019
- Bylaw C-7983-2019
- Bylaw C-7984-2019
- Bylaw C-7982-2019
- Bylaw C-7993-2020
- Bylaw C-8027-2020

ROCKY VIEW COUNTY

BYLAW C-7994-2020

A Bylaw of Rocky View County to amend Land Use Bylaw C-8000-2020

The Council of Rocky View County enacts as follows:

PART 1 – TITLE

This Bylaw shall be known as Bylaw C-7994-2020.

PART 2 – DEFINITIONS

In this Bylaw the definitions and terms shall have the meanings given to them in Rocky View County Land Use Bylaw C-8000-2020 and the *Municipal Government Act.*

PART 3 – EFFECT OF BYLAW

THAT Lot BESK Plan 8410320, Lots 101-110 Plan 8410320, Lots 201-212 Plan 8410320, and Lots 301-312 Plan 8410320 within 16-25-28-W4M be designated Direct Control (DC-164) as shown on the attached Schedule 'A' forming part of this Bylaw.

THAT The special regulations of the Direct Control District (DC-164) are as detailed in Schedule 'B' attached to and forming part of this Bylaw.

PART 4 – TRANSITIONAL

Bylaw C-7994-2020 is passed when it receives third reading, and is signed by the Reeve and the Municipal Clerk, as per Section 189 of the *Municipal Government Act*.

Bylaw C-7994-2020 comes into full force and effect when Rocky View County Land Use Bylaw C-8000-2020 comes into full force and effect.

Division: 6
File: 1015-565

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

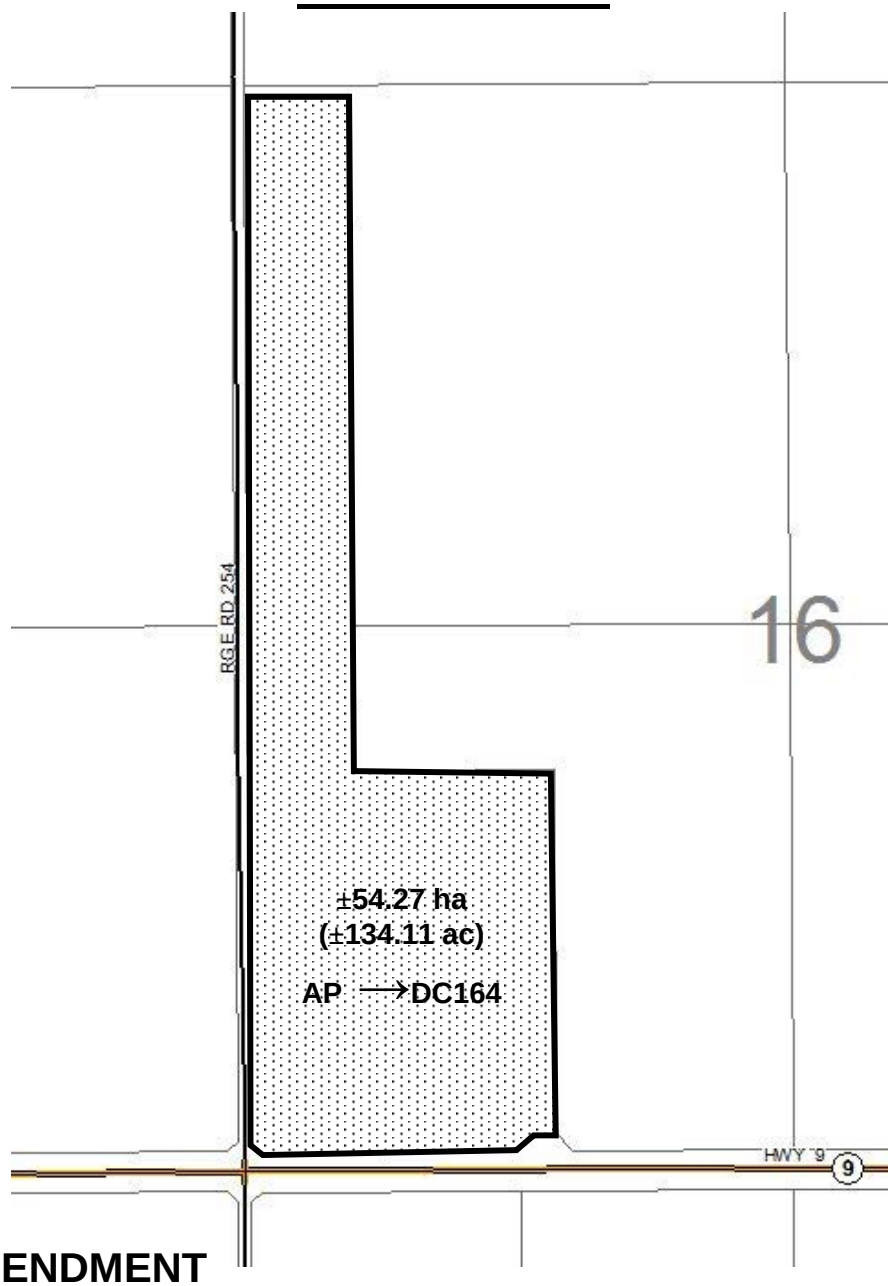
_____
Reeve

_____
CAO or Designate

_____
Date Bylaw Signed

SCHEDULE "A"

BYLAW: C-7994-2020



AMENDMENT

FROM Airport District **TO** Direct Control District 164

Subject Land

LEGAL DESCRIPTION: SW/W-16-28-25-W4M

ROCKY VIEW COUNTY

FILE: 1015-585 **DIVISION: 6**

ROCKY VIEW COUNTY

SCHEDULE 'B' TO BYLAW C-7994-2020

A Bylaw of Rocky View County to amend Land Use Bylaw C-8000-2020

The Council of Rocky View County enacts as follows:

PART 1 – TITLE

This Bylaw shall be known as Bylaw C-7994-2020.

PART 2 – DEFINITIONS

In this Bylaw, the definitions and terms shall have the meanings given to them in Land Use Bylaw C-8000-2020 and the *Municipal Government Act*, unless otherwise defined in this Direct Control.

PART 3 – EFFECT OF BYLAW

THAT This Direct Control Direct shall apply to the portion of the Land Use District Map of Bylaw C-8000-2020 identified as DC-164.

1.0 PURPOSE

1.1. The purpose and intent of this District is to provide for the development of Airports in the County.

2.0 COMPLIANCE WITH BYLAW C-8000-2020

2.1. Unless otherwise specified, the rules and provisions of Parts 1, 2, 3, 4, 5, 6, 7, and 8 of Bylaw C-8000-2020 apply to this Direct Control District Bylaw.

3.0 REFERENCE TO BYLAW C-8000-2020

3.1. Within this Direct Control District Bylaw, a reference to a section of Bylaw C-8000-2020 is deemed to be a reference to the section as amended from time to time.

4.0 VARIANCES

4.1. The Development Authority may vary any of the rules contained in this Direct Control District in accordance with Sections 102, 103, 104, 105 and 106 of Bylaw C-8000-2020.

5.0 USES

5.1. Accessory Building/Structure

5.2. Agriculture (General)

5.3. Awning/Canopy Signs

5.4. Bed and Breakfast

5.5. Billboard Signs

5.6. Dwelling, Single Detached

5.7. Election Signs

5.8. Establishment (Drinking)

5.9. Establishment (Eating)

5.10. Establishment (Entertainment)

5.11. Fascia Signs

5.12. Freestanding Signs

5.13. Hotel/Motel

5.14. Industrial (Light)

5.15. Inflatable Signs

5.16. Office

5.17. Portable Signs

5.18. Projecting Signs

5.19. Real Estate Signs

5.20. Recreation

5.21. Recreation (Culture & Tourism)

5.22. Recreation (Outdoor)

5.23. Recreation (Private)

5.24. Roof Signs

5.25. Sandwich Boards

5.26. Storage (Outdoor)

5.27. Temporary Signs

5.28. Vacation Rental

6.0 USES NOT DEFINED

6.1. Those uses which are not otherwise defined in this Bylaw, which in the opinion of the Development Authority, are similar to the Uses listed in Section 5 of this Direct Control and which conform to the purpose of this district may be Uses as approved by the Development Authority.

7.0 DEVELOPMENT NOT REQUIRING A DEVELOPMENT PERMIT

7.1. Provided the requirements of Bylaw C-8000-2020 are met, the following development does not require a Development Permit:

7.1.1. Election Signs

7.1.2. Real Estate Signs

7.1.3. Sandwich Boards

7.1.4. Temporary Signs

8.0 MAXIMUM BUILDING HEIGHT

8.1. Principal Building: 15.0 m

8.2. Accessory Building/Structure: 15.0 m

9.0 MINIMUM SETBACKS

9.1. Front Yard

9.1.1. 60.0 m from Highways

9.1.2. 60.0 m from County roads where the opposite side of the County road is a Residential District.

9.1.3. 30.0 m from County roads where the opposite side of the County road is not a Residential District.

9.1.4. 10.0 m from service roads adjacent to a Highway

9.1.5. 6.0 m from all others

9.2. Side Yard

9.2.1. 60.0 m from Highways

9.2.2. 30.0 m from County road

9.2.3. 15.0 m from service roads adjacent to a Highway

9.2.4. 15.0 m from all others

9.3. Rear Yard

9.3.1. 30.0 m from any road

9.3.2. 6.0 m from all others

10.0 ADDITIONAL REQUIREMENTS

10.1. All applications for Development Permits in NEF areas over 25 shall be referred to the appropriate agency and comments shall be received prior to a decision being made.

10.2. Building Requirements

10.2.1. Extensions to existing buildings shall be constructed with compatible materials to the existing building and be satisfactory to the Development Authority.

10.2.2. The exterior design of all buildings and structures shall be subject to approval by the Development Authority.

10.2.3. Where more than one use is to be carried on in a particular site, separation between buildings and construction of separating walls shall be in accordance with the Alberta Building Code.

10.2.4. Garbage and waste must be stored in weatherproof and animal/bird proof containers, properly screened, and be in a location easily accessible to containerized garbage pickup.

10.3. Parking, Outdoor Storage, and Display of Products shall be:

10.3.1. 15.0 m from any Highway

10.3.2. 15.0 m from any County Road

10.3.3. 8.0 m from any other road

10.3.4. 6.0 m from all others

10.3.5. Screened to the satisfaction of the Development Authority

ROCKY VIEW COUNTY

BYLAW C-7995-2020

A Bylaw of Rocky View County to amend Land Use Bylaw C-8000-2020

The Council of Rocky View County enacts as follows:

PART 1 – TITLE

This Bylaw shall be known as Bylaw C-7995-2020.

PART 2 – DEFINITIONS

In this Bylaw the definitions and terms shall have the meanings given to them in Rocky View County Land Use Bylaw C-8000-2020 and the *Municipal Government Act.*

PART 3 – EFFECT OF BYLAW

THAT Lots: 5-8, 10-14, 81, 82, 84, 85, 87, 108, 109, 113, 208, 256-259 Block: 1 Plan: 7610509; Lots: 91, 93-96 Plan:8410970; Lots: 14, 15, 130, 209, 210, 255 Block: 1, Plan: 7610506; Lots: 121, 124, 129 Block: 1 Plan: 9711537; Lots: 125-127 Block: 1 Plan: 9710111; Lots: 123, 128 Plan: 9710111; Lots: 20, 21, 88, 89 Plan: 7610509; Lots: 111 & 92 Plan: 9410166 and 8410970; within SW-04-25-03-W5M and SW-04-25-03-W5M be designated Direct Control (DC-165) as shown on the attached Schedule 'A' forming part of this Bylaw.

THAT Lots: 1-4, 9, 102, 112 Block: 1 Plan: 7610509; and Lots Area A, B, C, & D Plan: 9710111 within SE-05-25-03-W5M be designated Direct Control (DC-165) as shown on the attached Schedule 'A' forming part of this Bylaw.

THAT Block 1, Plan 7610506 within W ½-04-25-03-W5M be designated Direct Control (DC-165) as shown on the attached Schedule 'A' forming part of this Bylaw.

THAT NE-04-25-03-W5M be designated Direct Control (DC-165) as shown on the attached Schedule 'A' forming part of this Bylaw.

THAT SE-08-25-03-W5M be designated Direct Control (DC-165) as shown on the attached Schedule 'A' forming part of this Bylaw.

THAT The special regulations of the Direct Control District (DC-165) are as detailed in Schedule 'B' attached to and forming part of this Bylaw.

PART 4 – TRANSITIONAL

Bylaw C-7995-2020 is passed when it receives third reading, and is signed by the Reeve and the Municipal Clerk, as per Section 189 of the *Municipal Government Act*.

Bylaw C-7995-2020 comes into full force and effect when Rocky View County Land Use Bylaw C-8000-2020 comes into full force and effect.

Division: 2
File: 1015-565

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

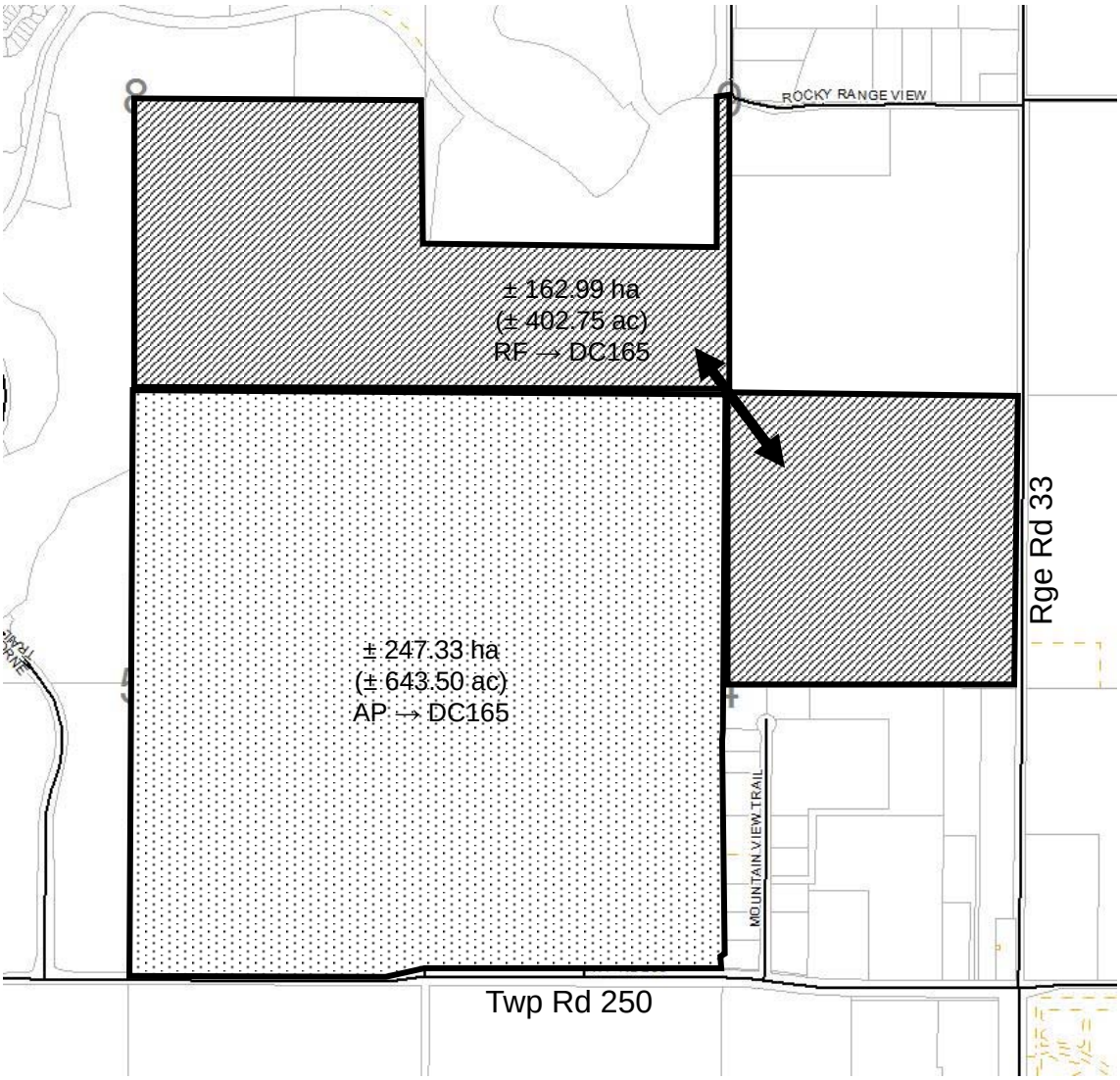
Reeve

CAO or Designate

Date Bylaw Signed

SCHEDULE "A"

BYLAW: C-7995-2020



AMENDMENT

FROM Airport District **TO** Direct Control District 165

FROM Ranch and Farm District **TO** Direct Control District 165

Subject Land

LEGAL DESCRIPTION: W½/NE-4-25-3-W5M, SE-8-25-3-W5M, SW-9-25-3-W5M

ROCKY VIEW COUNTY

FILE: 1015-585 **DIVISION: 2**

ROCKY VIEW COUNTY

SCHEDULE 'B' TO BYLAW C-7995-2020

A Bylaw of Rocky View County to amend Land Use Bylaw C-8000-2020

The Council of Rocky View County enacts as follows:

PART 1 – TITLE

This Bylaw shall be known as Bylaw C-7995-2020.

PART 2 – DEFINITIONS

In this Bylaw, the definitions and terms shall have the meanings given to them in Land Use Bylaw C-8000-2020 and the *Municipal Government Act,* unless otherwise defined in this Direct Control.

PART 3 – EFFECT OF BYLAW

THAT This Direct Control Direct shall apply to the portion of the Land Use District Map of Bylaw C-8000-2020 identified as DC-165.

1.0 PURPOSE

1.1. The purpose and intent of this District is to provide for the development of Airports in the County.

2.0 COMPLIANCE WITH BYLAW C-8000-2020

2.1. Unless otherwise specified, the rules and provisions of Parts 1, 2, 3, 4, 5, 6, 7, and 8 of Bylaw C-8000-2020 apply to this Direct Control District Bylaw.

3.0 REFERENCE TO BYLAW C-8000-2020

3.1. Within this Direct Control District Bylaw, a reference to a section of Bylaw C-8000-2020 is deemed to be a reference to the section as amended from time to time.

4.0 VARIANCES

4.1. The Development Authority may vary any of the rules contained in this Direct Control District in accordance with Sections 102, 103, 104, 105 and 106 of Bylaw C-8000-2020.

5.0 USES

5.1. Accessory Building/Structure

5.2. Agriculture (General)

5.3. Awning/Canopy Signs

5.4. Bed and Breakfast

5.5. Billboard Signs

5.6. Dwelling, Single Detached

5.7. Election Signs

5.8. Establishment (Drinking)

5.9. Establishment (Eating)

5.10. Establishment (Entertainment)

5.11. Fascia Signs

5.12. Freestanding Signs

5.13. Hotel/Motel

5.14. Industrial (Light)

5.15. Inflatable Signs

5.16. Office

5.17. Portable Signs

5.18. Projecting Signs

5.19. Real Estate Signs

5.20. Recreation

5.21. Recreation (Culture & Tourism)

5.22. Recreation (Outdoor)

5.23. Recreation (Private)

5.24. Roof Signs

5.25. Sandwich Boards

5.26. Storage (Outdoor)

5.27. Temporary Signs

5.28. Vacation Rental

6.0 USES NOT DEFINED

6.1. Those uses that are not otherwise defined in this Bylaw, which in the opinion of the Development Authority are similar to the Uses listed in Section 5 or Section 6 of this Direct Control and which conform to the purpose of this district, may be Uses as approved by the Development Authority.

7.0 DEVELOPMENT NOT REQUIRING A DEVELOPMENT PERMIT

7.1. Provided the requirements of Bylaw C-8000-2020 are met, the following development does not require a Development Permit:

7.1.1. Election Signs

7.1.2. Real Estate Signs

7.1.3. Sandwich Boards

7.1.4. Temporary Signs

8.0 MAXIMUM BUILDING HEIGHT

8.1. Principal Building: 15.0 m

8.2. Accessory Building/Structure: 15.0 m

9.0 MINIMUM SETBACKS

9.1. Front Yard

9.1.1. 60.0 m from Highways

9.1.2. 60.0 m from County roads where the opposite side of the County road is a Residential District.

9.1.3. 30.0 m from County roads where the opposite side of the County road is not a Residential District.

9.1.4. 10.0 m from service roads adjacent to a Highway

9.1.5. 6.0 m from all others

9.2. Side Yard

9.2.1. 60.0 m from Highways

9.2.2. 30.0 m from County roads

9.2.3. 15.0 m from service roads adjacent to a Highway

9.2.4. 15.0 m from all others

9.3. Rear Yard

9.3.1. 30.0 m from any road

9.3.2. 6.0 m from all others

10.0 ADDITIONAL REQUIREMENTS

10.1. All applications for Development Permits in NEF areas over 25 shall be referred to the appropriate agency, and comments shall be received prior to a decision being made.

10.2. Building Requirements

10.2.1. Extensions to existing buildings shall be constructed with compatible materials to the existing building and be satisfactory to the Development Authority.

10.2.2. The exterior design of all buildings and structures shall be subject to approval by the Development Authority.

10.2.3. Where more than one use is to be carried on in a particular site, separation between buildings and construction of separating walls shall be in accordance with the Alberta Building Code.

10.2.4. Garbage and waste must be stored in weatherproof and animal/bird proof containers, properly screened, and be in a location easily accessible to containerized garbage pickup.

10.3. Parking, Outdoor Storage, and Display of Products shall be:

10.3.1. 15.0 m from any Highway

10.3.2. 15.0 m from any County Road

10.3.3. 8.0 m from any other road

10.3.4. 6.0 m from all others

10.3.5. Screened to the satisfaction of the Development Authority

ROCKY VIEW COUNTY

BYLAW C-7996-2020

A Bylaw of Rocky View County to amend Land Use Bylaw C-8000-2020

The Council of Rocky View County enacts as follows:

PART 1 – TITLE

This Bylaw shall be known as Bylaw C-7996-2020.

PART 2 – DEFINITIONS

In this Bylaw the definitions and terms shall have the meanings given to them in Land Use Bylaw C-8000-2020 and the *Municipal Government Act.*

PART 3 – EFFECT OF BYLAW

THAT SE/NE/SW/NW-11-23-28-W04M; ~~and~~ SW/SE-14-23-28-W04M; and Lot 1, Block 1, Plan 0713500 be designated Direct Control (DC-166) as shown on the attached Schedule 'A' and Schedule 'B' forming part of this Bylaw.

THAT The special regulations of the Direct Control District (DC-166) are as detailed in Schedule 'C' attached to and forming part of this Bylaw.

PART 4 – TRANSITIONAL

Bylaw C-7996-2020 is passed when it receives third reading, and is signed by the Reeve and the Municipal Clerk, as per Section 189 of the *Municipal Government Act*.

Bylaw C-7996-2020 comes into full force and effect when Rocky View County Land Use Bylaw C-8000-2020 comes into full force and effect.

Division: 4
File: 1015-565

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

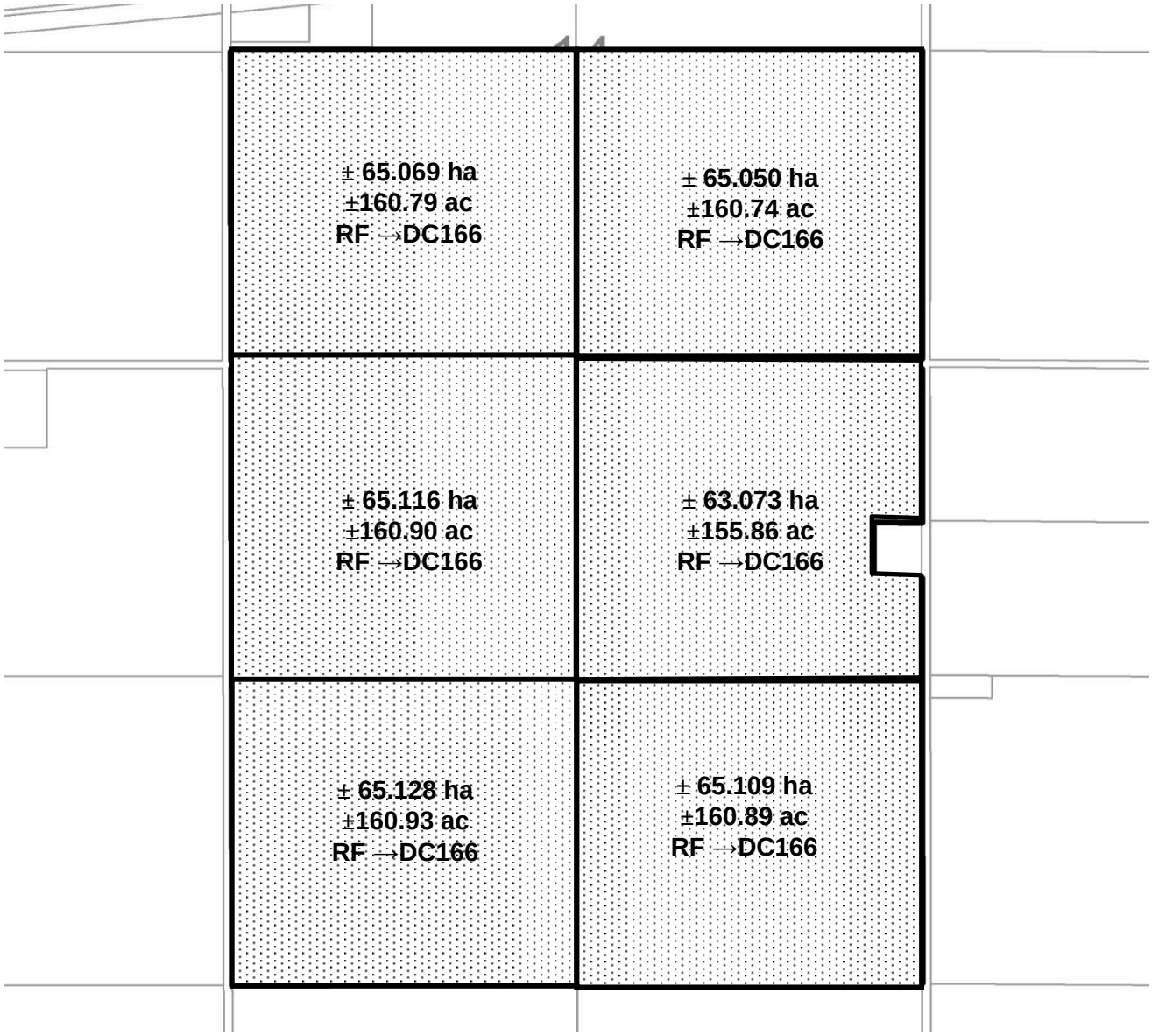
_____
Reeve

_____
CAO or Designate

_____
Date Bylaw Signed

SCHEDULE "A"

BYLAW: C-7996-2020



AMENDMENT

FROM Ranch and Farm District **TO** Direct Control District 166

Subject Land

LEGAL DESCRIPTION: SE/NE/SW/NW-11-23-28-W04M & SW/SE-14-23-28-W04M.

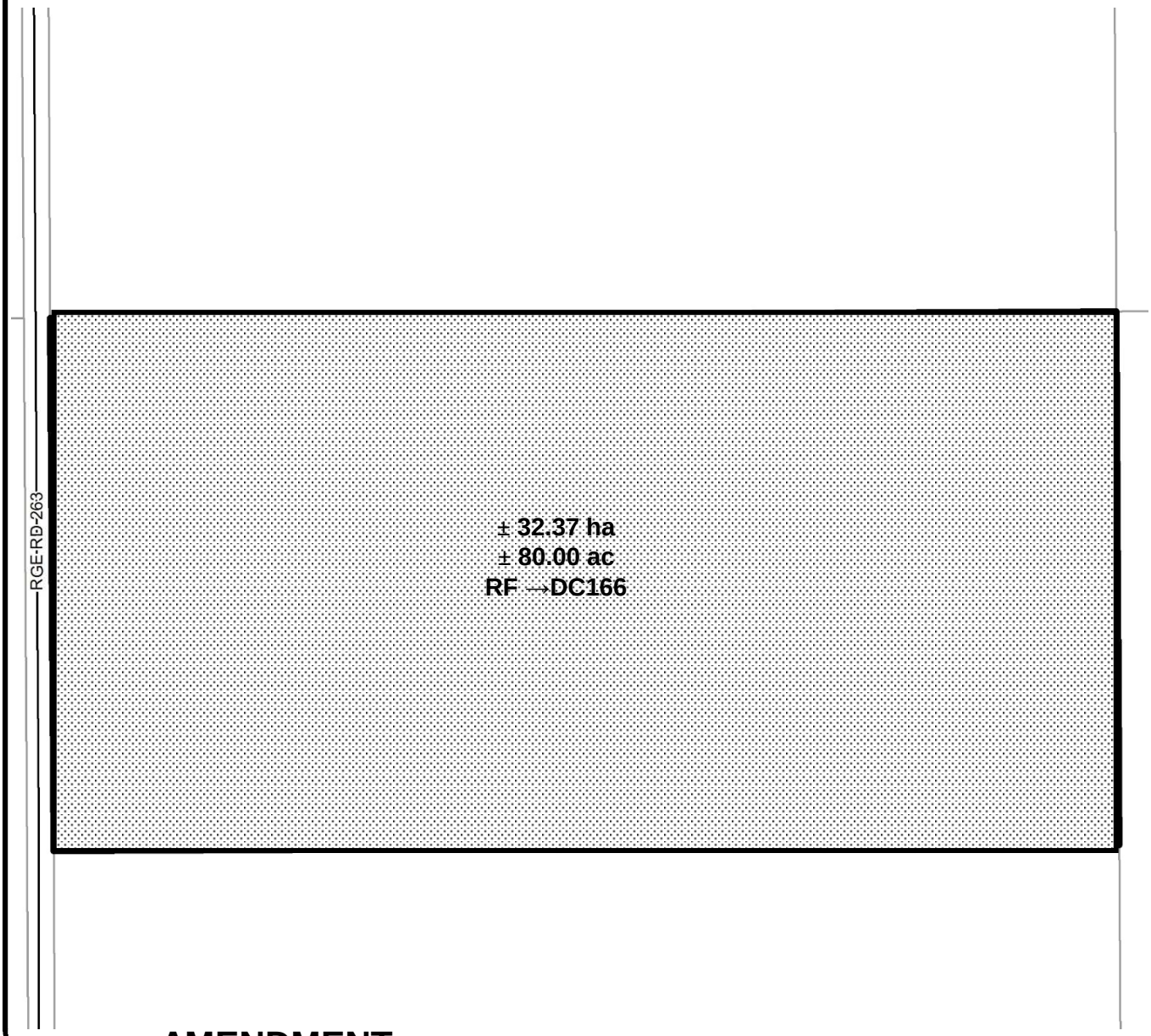
ROCKY VIEW COUNTY

03311001/02/03/04/03314001/02

FILE: 1015-565 **DIVISION: 4**

SCHEDULE "B"

BYLAW: C-7996-2020



AMENDMENT

FROM Ranch and Farm District **TO** Direct Control District 166

Subject Land

LEGAL DESCRIPTION: Lot 1, Block 1, Plan 0713500
SW-03-28-26-W04M

ROCKY VIEW COUNTY

FILE: 08103010 1015-565 **DIVISION: 6**

ROCKY VIEW COUNTY

SCHEDULE 'C' TO BYLAW C-7996-2020

A Bylaw of Rocky View County to amend Land Use Bylaw C-8000-2020

The Council of Rocky View County enacts as follows:

PART 1 – TITLE

This Bylaw shall be known as Bylaw C-7996-2020.

PART 2 – DEFINITIONS

In this Bylaw, the definitions and terms shall have the meanings given to them in Land Use Bylaw C-8000-2020 and the *Municipal Government Act*, unless otherwise defined in this Direct Control.

PART 3 – EFFECT OF BYLAW

THAT This Direct Control Direct shall apply to the portion of the Land Use District Map of Bylaw C-8000-2020 identified as DC-166.

1.0 PURPOSE

1.1. The purpose and intent of this District is to provide for the development of ~~Airports~~ Solar Farms in the County.

2.0 COMPLIANCE WITH BYLAW C-8000-2020

2.1. Unless otherwise specified, the rules and provisions of Parts 1, 2, 3, 4, 5, 6, 7, and 8 of Bylaw C-8000-2020 apply to this Direct Control District Bylaw.

3.0 REFERENCE TO BYLAW C-8000-2020

3.1. Within this Direct Control District Bylaw, a reference to a section of Bylaw C-8000-2020 is deemed to be a reference to the section as amended from time to time.

4.0 VARIANCES

4.1. The Development Authority may vary any of the rules contained in this Direct Control District in accordance with Sections 102, 103, 104, 105 and 106 of Bylaw C-8000-2020.

5.0 ADMINISTRATION AS DEVELOPMENT AUTHORITY USES

5.1. The permitted and discretionary uses of the Agricultural, General (A-GEN) District of Bylaw C-8000-2020 are the permitted and discretionary uses in this Direct Control District.

6.0 COUNCIL AS DEVELOPMENT AUTHORITY USES

6.1. Notwithstanding Section 5.1 of this Direct Control District, the following shall be additional discretionary uses where Council is the Development Authority.

6.1.1. Solar Farm

ROCKY VIEW COUNTY

7.0 USES NOT DEFINED

7.1. Those uses that are not otherwise defined in this Bylaw, which in the opinion of the Development Authority are similar to the Uses listed in Section 5 or Section 6 of this Direct Control and which conform to the purpose of this district, may be Uses as approved by the Development Authority.

8.0 BYLAW C-8000-2020 DISTRICT RULES

8.1. Unless otherwise specified, the rules of Agricultural, General (A-GEN) District of Bylaw C-8000-2020 apply in this Direct Control District.

9.0 MINIMUM SETBACKS

9.1. For Solar Farms and related infrastructure:

9.1.1. 15.0 m from any property line

9.2. Notwithstanding 9.1, the Development Authority may required a greater setback for the a Solar Farm if, in the opinion of the Development Authority, the proposed development may unduly interfere with the amenities of the neighbourhood or materially interfere with or affect the use, enjoyment, or value of neighbouring parcels of land.

10.0 ADDITIONAL REQUIREMENTS

10.1. Prior to a Solar Farm development permit being issued on the subject lands, the following technical assessments and/or plans may be required at the discretion of the Development Authority:

10.1.1. Biophysical Impact Assessment

10.1.2. Noise Impact Assessment

10.1.3. Erosion and Sediment Control Plan

10.1.4. Decommissioning Plan

10.1.5. Emergency Response Plan

10.1.6. Construction Management Plan

10.1.7. Landscaping Plan

10.2. Landscaping for Solar Farms shall be provided in accordance with a Landscape Plan, to be submitted to the Municipality upon application for a Development Permit. The Landscape Plan shall identify the location, type, and extent of all landscaping proposed for the lands.

10.2.1. The Landscape Plan contemplated herein shall identify the location and extent of the landscaping areas, the plant material proposed, and the methods of irrigation and maintenance of landscaped areas to the satisfaction of the Development Authority.

10.2.2. Additional landscaping may be required when fronting or abutting a developed or undeveloped road and or acreage/ residence, to the satisfaction of the Development Authority.

10.2.3. Elevated mounding may be required when adjacent to an acreage/ residence, to the satisfaction of the Development Authority.

ROCKY VIEW COUNTY

BYLAW C-7997-2020

A Bylaw of Rocky View County to amend Land Use Bylaw C-8000-2020

The Council of Rocky View County enacts as follows:

PART 1 – TITLE

This Bylaw shall be known as Bylaw C-7997-2020.

PART 2 – DEFINITIONS

In this Bylaw the definitions and terms shall have the meanings given to them in Land Use Bylaw C-8000-2020 and the *Municipal Government Act*.

PART 3 – EFFECT OF BYLAW

THAT A portion of within NE-27-22-28-W4M be designated Direct Control (DC-167) as shown on the attached Schedule 'A' forming part of this Bylaw.

THAT The special regulations of the Direct Control District (DC-167) are as detailed in Schedule 'C' attached to and forming part of this Bylaw.

PART 4 – TRANSITIONAL

Bylaw C-7997-2020 is passed when it receives third reading, and is signed by the Reeve and the Municipal Clerk, as per Section 189 of the *Municipal Government Act*.

Bylaw C-7997-2020 comes into full force and effect when Rocky View County Land Use Bylaw C-8000-2020 comes into full force and effect.

Division: 4
File: 1015-565

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

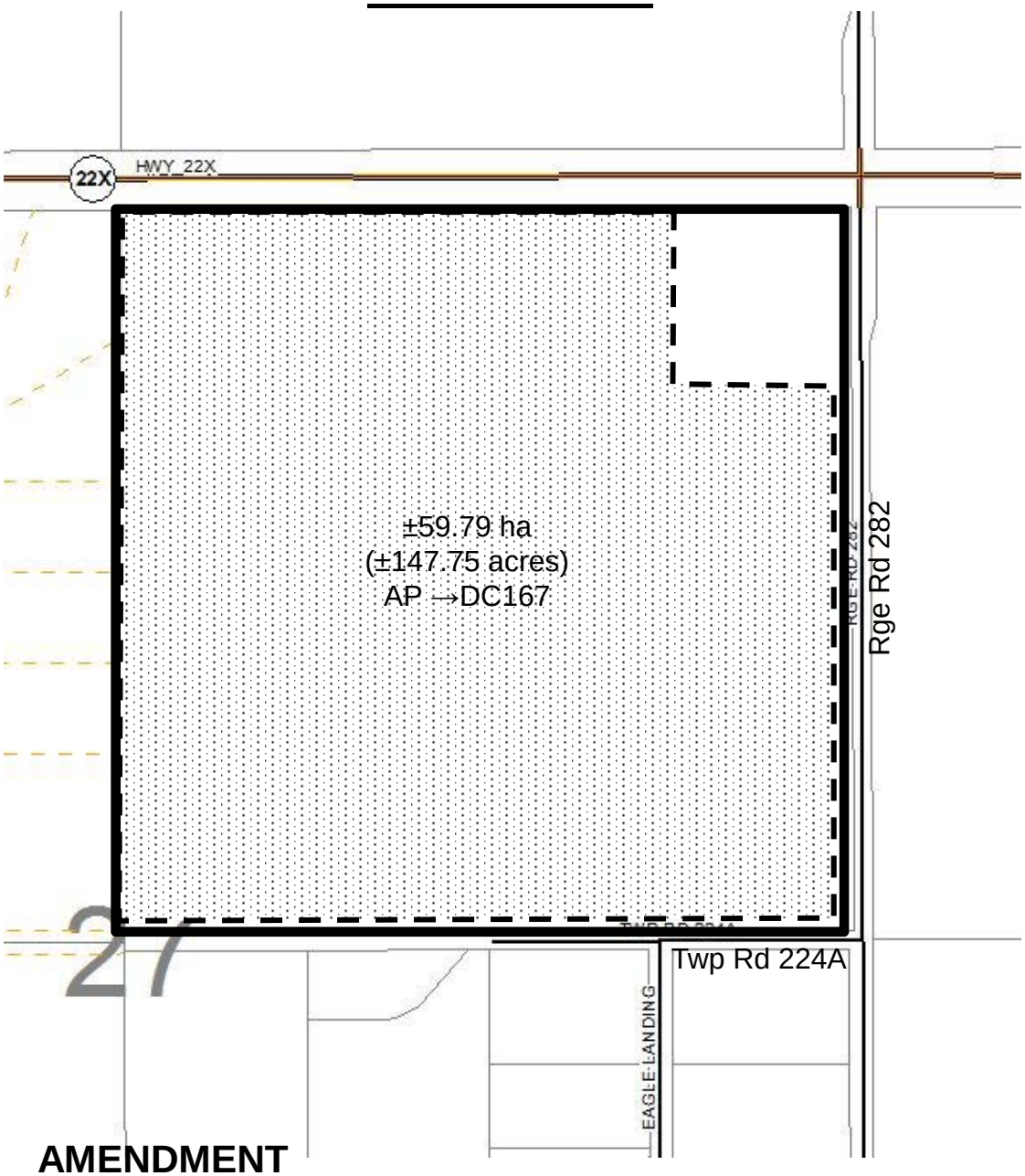
Reeve

CAO or Designate

Date Bylaw Signed

SCHEDULE "A"

BYLAW: C-7997-2020



AMENDMENT

FROM Airport District **TO** Direct Control District 167

Subject Land

LEGAL DESCRIPTION: NE-27-22-28-W4M

ROCKY VIEW COUNTY

FILE: Roll:02327004 File:1015-585 **DIVISION: 4**

ROCKY VIEW COUNTY

SCHEDULE 'B' TO BYLAW C-7997-2020

A Bylaw of Rocky View County to amend Land Use Bylaw C-8000-2020

The Council of Rocky View County enacts as follows:

PART 1 – TITLE

This Bylaw shall be known as Bylaw C-7997-2020.

PART 2 – DEFINITIONS

In this Bylaw, the definitions and terms shall have the meanings given to them in Land Use Bylaw C-8000-2020 and the *Municipal Government Act*, unless otherwise defined in this Direct Control.

PART 3 – EFFECT OF BYLAW

THAT This Direct Control Direct shall apply to the portion of the Land Use District Map of Bylaw C-8000-2020 identified as DC-167.

1.0 PURPOSE

1.1. The purpose and intent of this District is to provide for the development of Airports in the County.

2.0 COMPLIANCE WITH BYLAW C-8000-2020

2.1. Unless otherwise specified, the rules and provisions of Parts 1, 2, 3, 4, 5, 6, 7, and 8 of Bylaw C-8000-2020 apply to this Direct Control District Bylaw.

3.0 REFERENCE TO BYLAW C-8000-2020

3.1. Within this Direct Control District Bylaw, a reference to a section of Bylaw C-8000-2020 is deemed to be a reference to the section as amended from time to time.

4.0 VARIANCES

4.1. The Development Authority may vary any of the rules contained in this Direct Control District in accordance with Sections 102, 103, 104, 105 and 106 of Bylaw C-8000-2020.

5.0 USES

5.1. Accessory Building/Structure

5.2. Agriculture (General)

5.3. Awning/Canopy Signs

5.4. Bed and Breakfast

5.5. Billboard Signs

5.6. Dwelling, Single Detached

5.7. Election Signs

5.8. Establishment (Drinking)

5.9. Establishment (Eating)

5.10. Establishment (Entertainment)

5.11. Fascia Signs

5.12. Freestanding Signs

5.13. Hotel/Motel

5.14. Industrial (Light)

5.15. Inflatable Signs

5.16. Office

5.17. Portable Signs

5.18. Projecting Signs

5.19. Real Estate Signs

5.20. Recreation

5.21. Recreation (Culture & Tourism)

5.22. Recreation (Outdoor)

5.23. Recreation (Private)

5.24. Roof Signs

5.25. Sandwich Boards

5.26. Storage (Outdoor)

5.27. Temporary Signs

5.28. Vacation Rental

6.0 USES NOT DEFINED

6.1. Those uses that are not otherwise defined in this Bylaw, which in the opinion of the Development Authority are similar to the Uses listed in Section 5 of this Direct Control and which conform to the purpose of this district, may be Uses as approved by the Development Authority.

7.0 DEVELOPMENT NOT REQUIRING A DEVELOPMENT PERMIT

7.1. Provided the requirements of Bylaw C-8000-2020 are met, the following development does not require a Development Permit:

7.1.1. Election Signs

7.1.2. Real Estate Signs

7.1.3. Sandwich Boards

7.1.4. Temporary Signs

8.0 MAXIMUM BUILDING HEIGHT

8.1. Principal Building: 15.0 m

8.2. Accessory Building/Structure: 15.0 m

9.0 MINIMUM SETBACKS

9.1. Front Yard

9.1.1. 60.0 m from Highways

9.1.2. 60.0 m from County roads where the opposite side of the County road is a Residential District.

9.1.3. 30.0 m from County roads where the opposite side of the County road is not a Residential District.

9.1.4. 10.0 m from service roads adjacent to a Highway

9.1.5. 6.0 m from all others

9.2. Side Yard

9.2.1. 60.0 m from Highways

9.2.2. 30.0 m from County roads

9.2.3. 15.0 m from service roads adjacent to a Highway

9.2.4. 15.0 m from all others

9.3. Rear Yard

9.3.1. 30.0 m from any road

9.3.2. 6.0 m from all others

10.0 ADDITIONAL REQUIREMENTS

10.1. All applications for Development Permits in NEF areas over 25 shall be referred to the appropriate agency and comments shall be received prior to a decision being made.

10.2. Building Requirements

10.2.1. Extensions to existing buildings shall be constructed with compatible materials to the existing building and be satisfactory to the Development Authority.

10.2.2. The exterior design of all buildings and structures shall be subject to approval by the Development Authority.

10.2.3. Where more than one use is to be carried on in a particular site, separation between buildings and construction of separating walls shall be in accordance with the Alberta Building Code.

10.2.4. Garbage and waste must be stored in weatherproof and animal/bird proof containers, properly screened, and be in a location easily accessible to containerized garbage pickup.

10.3. Parking, Outdoor Storage, and Display of Products shall be:

10.3.1. 15.0 m from any Highway

10.3.2. 15.0 m from any County Road

10.3.3. 8.0 m from any other road

10.3.4. 6.0 m from all others

10.3.5. Screened to the satisfaction of the Development Authority

DILLON CONSULTING

334-11th Avenue SE
Suite 200
Calgary, Alberta
Canada
T2G 0Y2
Telephone
403.215.8880
Fax
403.215.8889

June 10, 2020

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

Attention: Andrea Bryden – Planner

Request to consider adding uses to the B-REC District in the Land Use Bylaw Update C-8000-2020, District B-REC

Dear Andrea,

On behalf of Calalta Amusement Ltd. (Calalta), please consider this a formal request to consider adding uses to the B-REC District, as proposed in the Draft Land Use Bylaw (LUB) C-8000-2020. We submit this letter for Council consideration in advance of the Public Hearing scheduled for June 25, 2020.

1. Background

Dillon Consulting Limited (Dillon) has reviewed the proposed updates to the LUB and assessed the implications to the property located at SE ¼ 33-24-3 W5M (Calaway Park). This site is currently split zoned with the Business District 4 (B-4) and Direct Control District (DC-20). It is our understanding that upon approval of the new LUB that Calaway Park will transition from the B-4 District designation to B-REC District, and the DC-20 will remain.

Calalta's long term goals include upgrading and enhancement of the existing amusement park and campground. Additional development on the currently undeveloped portion of the quarter section would include a future hotel/motel and food and beverage establishments (which are proposed in the B-REC district). In addition, Calata would like the opportunity to develop moderate retail opportunities and office space. This plan will enable Calaway Park to service the current clientele (campers and amusement park attendees) as well as service the local community. These plans will support economic growth in the County and will bring new businesses, employment, and services to the community.

2. Proposed Additions to the B-REC District

In the future, recreational sites could become more active, year round sites, with a mix of uses to support or complement the main use, attraction, or local community. Dillon has reviewed the proposed B-REC District with Calalta, and we would like to propose three additional uses be added to this district:

Retail (small) Discretionary Use
Retail (general) Discretionary Use

Dillon Consulting Limited

Office Discretionary Use

We believe these additional discretionary uses would be complimentary to the uses in the B-REC District, and would support the general intention and main function of activities that could be located in the B-REC District.

3. General Planning Merits of the Request

The purpose of the B-REC District is to provide local and regional recreational services, tourism opportunities, and entertainment services to the community. Adding the proposed uses to the B-REC District has the following merits:

1) The additional uses will provide direct benefits to Rocky View County, including non-residential tax base and local employment, and expands service provision to County residents and visitors. The additional uses could be complementary to the main use or support the year round use of a site zoned B-REC, while providing local services and businesses to the community.
2) The uses are proposed to be Discretionary; therefore, the Municipal Planning Commission would consider individual applications and ensure the general intent of the area and proposed use aligns with the County vision and direction.

4. Alignment with the Draft Springbank Area Structure Plan (ASP)

The Springbank ASP (pre-release draft) identifies Calaway Park as *Business Commercial* in the future Land Use Strategy (Map 5, page 34). In general, this land use exists to:

- provide a wide range of services to County residents and the region, contributing to the fiscal sustainability of the County;
- create high-quality business areas, supplementing existing developments within the Highway 1 corridor; and
- improve the benefits from proximity to Highway 1.

The addition of retail and office uses aligns with the business goals of the Draft Springbank ASP, and enables the development of high-quality business areas, contributing to the County's fiscal growth and employment opportunities. We believe adding these uses to the B-REC District will provide landowners in the County with more opportunity and flexibility regarding what can operate at their facility. This addition will also allow for more year round activities to operate on sites that typically see more seasonal operations.

The benefits to adding the proposed discretionary uses to the Calaway Park site includes the following:

1) A general land use district will be available for the site that provides flexibility and options to allow the site to offer more year round services.
2) One land use on the site rather than a split land use with a general land use district and an older DC.
3) A land use district that complements rather than competes with the Bingham Crossing, kitty corner to the site.

We look forward to working with the County throughout the LUB update process, and appreciate administration and Council's consideration of the above request. Please do not hesitate to contact me with any questions.

Sincerely,

DILLON CONSULTING LIMITED

Kristen Harder
Planner, BA, MPI

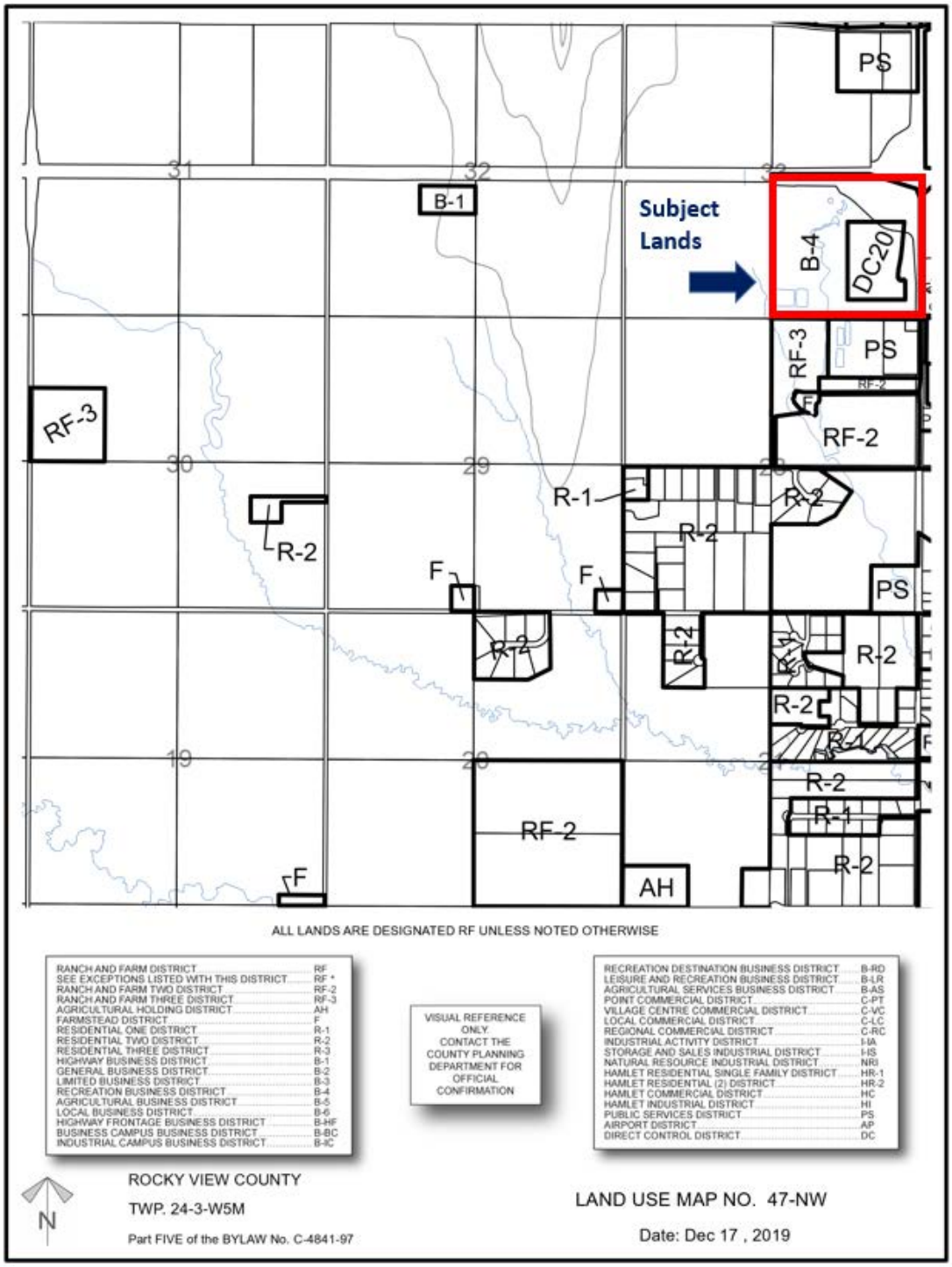
Our file: 18-7987

cc. *Councillor Kim McKylor*
Jessica Anderson, Planner

Attachment: Land use map with subject lands identified

Rocky View County
Page 4
June 8, 2020

Attachment 1: Land use map with subject lands identified



Rocky View County

Land Use Bylaw Review

Engagement Summary

Table of Contents

Project and Process Summary **2**
What We Did **3**
Advertisement and Outreach 3
Letters from the County 3
Project Email Updates 3
Rocky View Weekly Advertisement 3
Rocky View Weekly Article 3
Social Media Posts 3
Public Engagement 3
Open Houses 3
Online Survey 4
What We Asked **5**
Open Houses 5
Open House Feedback Form 5
Online Survey 6
What We Heard **7**
Input From Engagements 7
Open House Feedback Form 24
Event Advertising 24
Preferred Method of Notice for Future Events 24
Event Location and Timing 24
Expectations 24
Level of Information 24
Suggestions for the Future 24
Conclusion and Next Steps **26**
Appendix A: Open House Panels and Input **27**
Appendix B: Feedback Form **41**
Appendix C: Online Survey **47**

Project and Process Summary

The County adopted the current Land Use Bylaw in 1998. Although the Bylaw has been amended over time, a comprehensive review has not been undertaken since its enactment.

The Land Use Bylaw controls development by dividing Rocky View County into land use districts, prescribing the uses of land and buildings, and establishing a system for issuing development permits. The County is in the process of a full review and update of the current Land Use Bylaw per Council's direction in the adopted Terms of Reference.

The County, along with ISL Engineering, has undertaken the review of the content and structure of the Land Use Bylaw to:

- Consider land use regulation best practices
- Align with existing County policies and Provincial requirements
- Provide clarity to existing development regulations
- Improve readability and reduce misinterpretation of regulations
- Simplify the development permit process
- Keep current development/subdivision rights
- Consolidate, simplify, and rename regulations
- Remove unnecessary regulations
- Modernize regulations to reflect current development trends
- Minimize red tape for residents and stakeholders

As part of the review, it was identified that there were numerous land use districts significantly similar to each other. To remove redundancy, these districts were consolidated.

Figure 1 below identifies which existing districts were consolidated in the Draft Land Use Bylaw.

Figure 1 – Land Use District Conversions

New Consolidated District	Current Districts
A-LRG	RF, F
A-SML	RF-2, RF-3, AH
R-RUR	R-2, R-3
R-CRD	R-S, R-1
R-URB	HR-1, HR-2
R-SML	HR-3
R-MID	HR-4
B-AGR	B-5, B-AS
B-REC	B-4, B-LR, B-RD
B-REG	C-SC
B-LOC	B-BC
B-LWK	L-W

New Consolidated District	Current Districts
C-HWY	B-1, B-HF
C-LRD	B-2, B-6, B-PT
C-LUD	HC
C-MIX	C-VC
C-REG	C-LC, C-RC
I-LHT	HI, B-IC
I-HVY	B-3, I-IA, I-IS
S-PUB	PS
S-FUD	*New District*
S-PRK	*New District*
S-NOS	*New District*

This process resulted in a draft Land Use Bylaw for public and stakeholder engagement.

What We Did

Advertisement and Outreach

Letters from the County

As all non-Direct Control properties within the County were being converted to new Land Use Districts with naming conventions different than those currently within the Land Use Bylaw, a letter was sent out to every property within the County, with the exception of County owned properties.

The letters identified the intent, principles, Open House dates/locations, and project webpage. The letters also identified the tax roll number of the owner's property, its current land use designation, and its new proposed land use designation.

In total 23,494 letters were sent out to property owners.

Letters were mailed out on September 20, 2019, and it is anticipated that they began to arrive in mailboxes on September 25, 2019.

Project Email Updates

Project email updates were provided to residents and stakeholders who signed up to receive the updates (either through the project website or at the Open House events) on September 24, 2019, October 9, 2019, and October 22, 2019.

Rocky View Weekly Advertisement

The Open Houses were advertised in the Rocky View Weekly on September 24, 2019, October 1, 2019, and October 8, 2019.

Rocky View Weekly Article

An article on the Land Use Bylaw Review was published in the Rocky View Weekly on October 15, 2019.

County Website

A project-specific information page is located at www.rockyview.ca/landusebylawreview on the County's website, including project timelines, background, draft of documents, and how to get involved or seek additional information.

Social Media Posts

Project updates and advertisements for the Open Houses and online survey were published on the County's Facebook and Twitter accounts on October 4, 2019 and October 15, 2019.

Public Engagement

Open Houses

The County held three in-person public Open Houses. To provide ease of access to the events, an Open House was held in each of the following three areas: west, central, and east. When determining the specific venues for the Open Houses, venues were chosen based on the capacity of the venue to hold over 100 residents and their proximity to highways for ease of access.

Figure 2 – Open House Locations and Attendance

	West	Central	East
Date and Time	October 7, 2019 5:00 to 8:00 p.m.	October 10, 2019 5:00 to 8:00 p.m.	October 17, 2019 5:00 to 8:00 p.m.
Location	C3 Church	County Hall	Prince of Peace Manor
Highway Access	Highway 1	Highway 566	Highway 1
Number of Attendees	120	120	110
Feedback Forms Received	35	10	40

Several information panels where displayed at each of the Open Houses. As the Land Use Bylaw covers all development and subdivision regulations for all types of development, not all regulation topics were able to be displayed on their own separate information panel.

Based on the project team's experience with applicants and residents, regulation topics were identified and the team anticipated that the majority of attendees would have specific questions regarding the regulations. Those topics included:

- Project timeline
- What is a land use district and what does it do?
- Consolidated land use districts and how do they work
- How are Direct Control Districts being treated
- Accessory building regulations for residential and agricultural properties
- Livestock regulations
- Residential keeping of animals (dogs, chickens, bees)
- Business Use of Residential Properties (short-term vacation rentals, home-based businesses, special event businesses)
- Alternative Housing Types (tiny homes, accessory dwelling units, manufactured homes)

Information panels were created based on these topics for presentation and information gathering at the Open Houses.

In addition to the identified topics above, an "Other Thoughts" information panel was created to capture other input from residents on regulation topics without their own specific panel.

A voluntary feedback form was also provided to obtain feedback on the event itself and how the County can improve engagement with residents for future projects.

Online Survey

For those residents unable to attend the in person Open Houses, the County held an online survey from October 7th to 27th, 2019.

The online survey was hosted on https://www.surveymonkey.com/r/RVCLandUseBylawReview.

What We Asked

Open Houses

The Open House feedback form featured 11 information panels and a map of the County for reference purposes.

On panels anticipated to have a significant number of comments, areas for sticky notes were provided on the panel. Sharpies and sticky notes were provided for all panels for attendees to provide comments, regardless if there was a specific allocated spot for sticky notes.

The panels provided at the Open Houses were:

- Project Overview
  - Timeline and project principles
- Land Use Districts
  - What are they and project approach
- Land Use District Conversion
  - Which districts are being consolidated
- Direct Control Districts
  - What are they, what they do, and project approach
- Changes to Accessory Building in Residential and Agricultural Areas
  - Proposed removal of specific regulations
- Livestock Animal Units
  - Increase number of animal units permitted without a permit
- Residential Keeping of Animals
  - Dogs, Chickens, Bees
- Business Use of Residential Properties
  - Short-Term Vacation Rentals, Home-Based Businesses, Special Event Businesses
- Alternative Housing Types
  - Tiny Homes, Accessory Dwelling Units, Manufactured Homes

The Open House panels and transcribed input provided by attendees via sticky notes are located in **Appendix A**.

Open House Feedback Form

In order to obtain feedback from attendees at the Open Houses regarding event expectations, a feedback form was provided. The feedback form was aimed at understanding how the County could improve future engagement opportunities. The areas for feedback asked in the form were related to:

- Event advertising
- Preferred method of notice for similar events in the future
- Event location and timing
- How the event met the attendees expectations
- Level of information provided at the event
- Suggestions for the future

The feedback form results and transcribed open-ended responses are located in **Appendix B**.

Online Survey

To provide the same opportunity for input for those that were unable to attend the in person Open Houses, the online survey consisted of 25 questions mirroring the information panels from the Open Houses as closely as possible.

The information provided and the questions asked in the online survey are located in **Appendix C**.

What We Heard

Through the Open Houses and online survey, residents and stakeholders had the opportunity to provide their input in their own words. The verbatim input collected can be found in the appendices to this report.

Input provided at Open Houses was collected through sticky notes. This input has been transcribed in **Appendix A**. Input collected through the online survey is located in **Appendix B**.

As information collected has been transcribed verbatim, where personal information was provided (ex: names, phone numbers, addresses, etc.), that information has been redacted from this report.

Input From Engagements

Input Review Methodology

There were a total of 350 attendees at the Open Houses who provided a total of 469 comments through sticky notes and feedback forms. The majority of this feedback (448 comments) was collected through the use of sticky notes on information panels, however in some instances, feedback on specific types of regulations was provided by attendees in their feedback form (21 comments).

There was also a total of 155 online surveys completed, which included 22 questions regarding the Land Use Bylaw regulations, and three (3) questions regarding demographic information.

To analyze the open-ended comments collected, comments were categorized into four main areas: existing regulations, new/emerging development trends, general comments, and comments out of project scope.

Comments received often touched on multiple topics. For instance, a comment received regarding accessory buildings states:

> "*Maintain building height maximum. Horse shelters, moveable buildings should not apply.*"

This example illustrates three comments: support for the existing regulations, support for less regulations, and provides a regulatory suggestion.

Therefore, to accurately categorize comments, a matrix was created so that a single comment can be broken down and categorized into multiple topic areas. In doing so, the total number of open-ended comments received through Open Houses was 619 and 443 through the online survey.

In addition, many of the online survey questions allowed users to "select all that apply" for various questions such as:

> *"Please select where you think short-term vacation rentals should be allowed. (select all that apply)"*

As such, each question created multiple data points, resulting in 4,107 closed ended question comments.

In total, 5,191 comments were received.

Existing Regulations

Animal Units

In regard to livestock, a total of 288 comments were received. 140 comments indicated that livestock should have less regulations/restrictions applied to them, compared to 74 comments that wanted more regulations/restrictions and 47 comments that supported the current level of the regulation.

Based on the input collected, there is strong support for reducing the requirements for livestock to obtain a development permit.

Figure 3 – Animal Units

		Total	Support Less Regulations/ Restrictions	Support More Regulations/ Restrictions	Support Current Regulations	Regulatory Suggestions	General Comments
Open House	**Open Ended**	**36**	14	7	1	14	0
Survey	**Open Ended**	**26**	9	2	2	10	3
	Q2	**116**	68[1]	48[2]	0	0	0
	Q3	**110**	49[3]	17[4]	44[5]	0	0
	Total	**288**	**140**	**74**	**47**	**24**	**3**

[1] survey responses of strongly agree and agree
[2] survey responses of disagree and strongly disagree
[3] survey responses of more than currently
[4] survey responses of all livestock should require a permit and less than currently
[5] survey responses of keep the same

Figure 4 – Online Survey Question 2

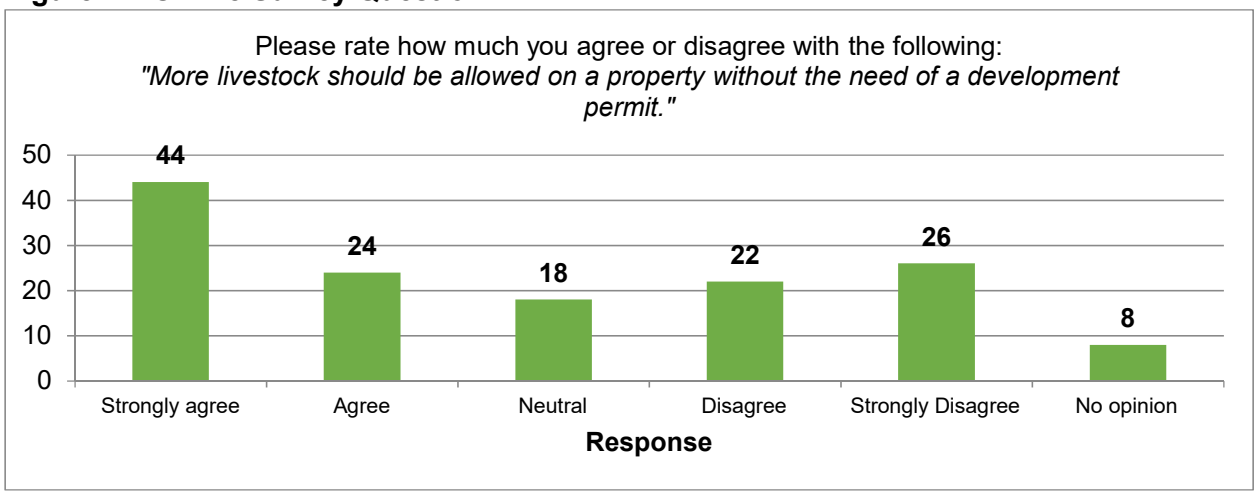
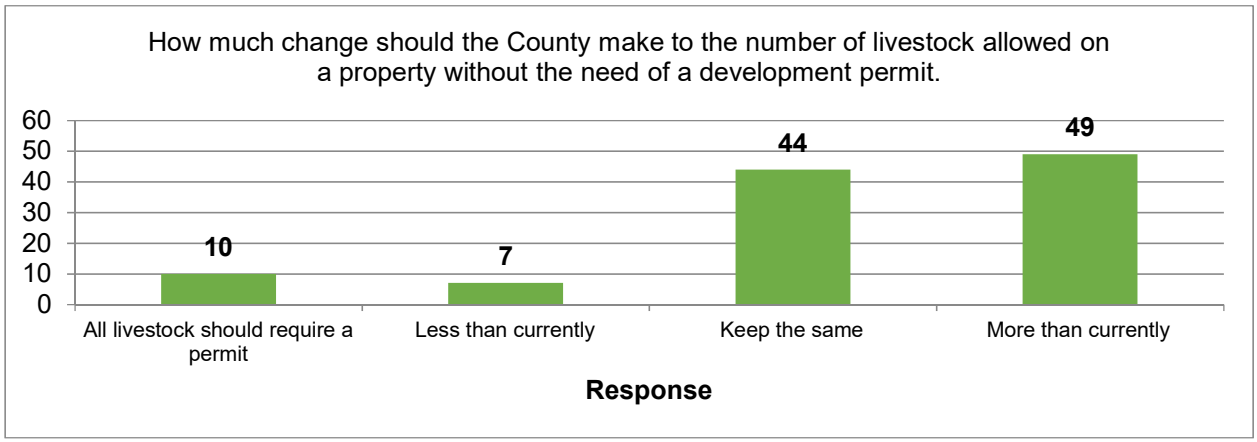


Figure 5 – Online Survey Question 3



Accessory Buildings

A total of 301 comments were received regarding accessory buildings. 190 comments indicated that accessory buildings should have less regulations/restrictions applied to them, compared to 48 comments that wanted more regulations/restrictions and 4 comments that supported the current level of regulation.

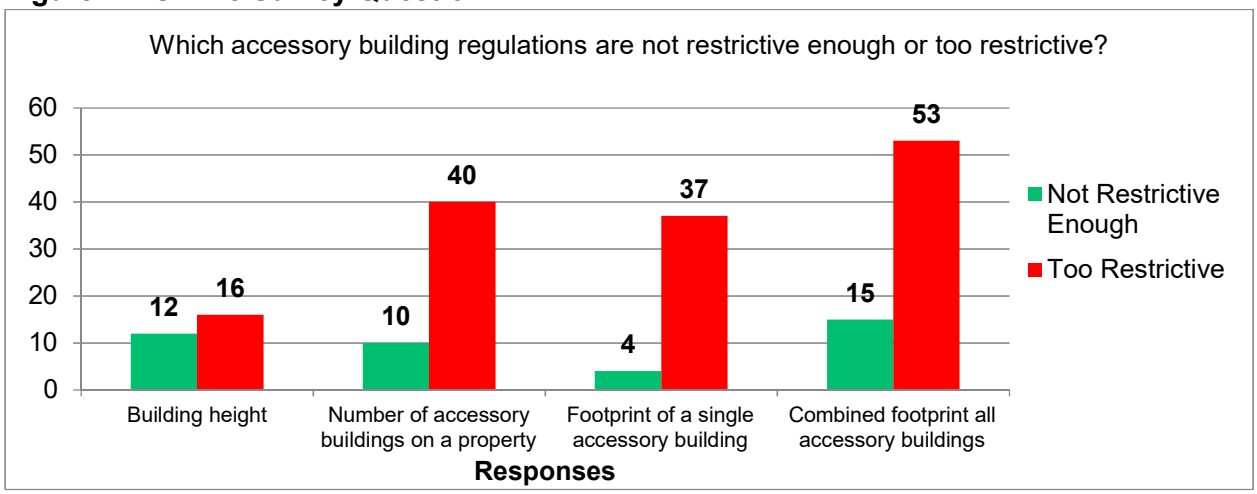
Based on the input collected, there is strong support for reducing the requirements on accessory buildings; particularly on the number of accessory buildings on a property, footprint of a single accessory building, and combined footprint of all accessory buildings.

Figure 6 – Accessory Buildings

		Total	Support Less Regulations/ Restrictions	Support More Regulations/ Restrictions	Support Current Regulations	Regulatory Suggestions	General Comments
Open House	Open Ended	77	35	3	4	30	5
Survey	Open Ended	37	9	4	0	13	11
	Q1	187	146[1]	41[2]	0	0	0
	Total	301	190	48	4	43	16

[1] survey responses of too restrictive
[2] survey responses of not restrictive enough

Figure 7 – Online Survey Question 1



Accessory Dwelling Units

In total, 161 comments were received regarding accessory dwelling units (ADU). 78 comments indicated that ADUs should have less regulations/restrictions applied to them, compared to 44 comments that wanted more regulations/restrictions and 7 comments that supported the current level of regulation.

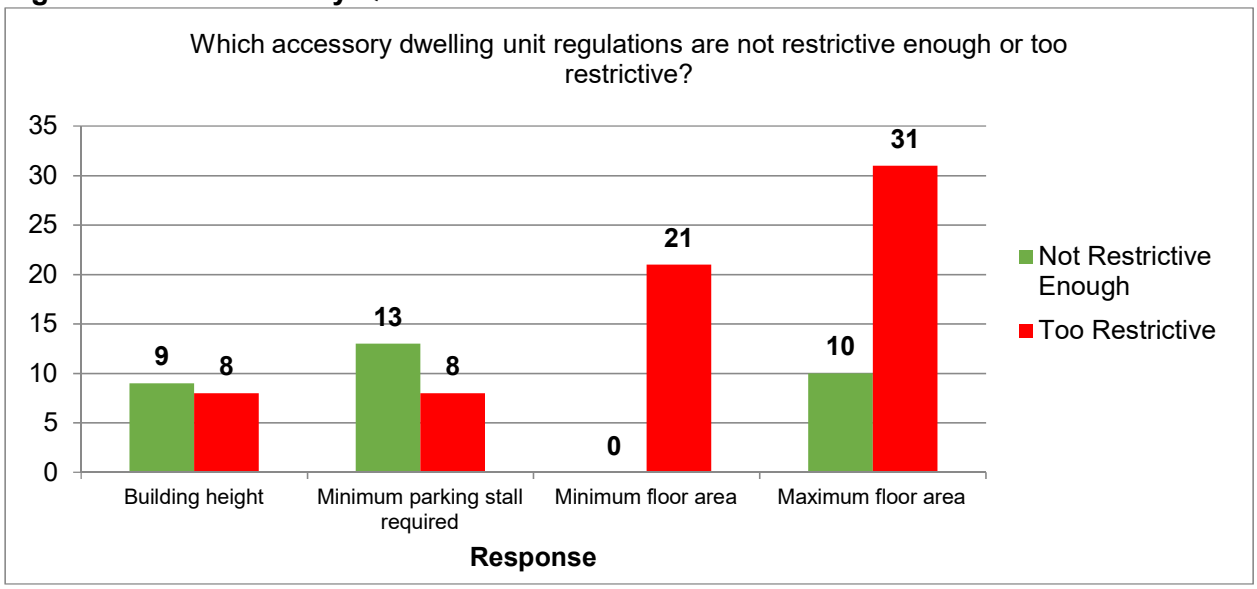
Based on the input collected, there is support for reducing the requirements on ADUs; particularly on the minimum and maximum floor areas. There is also some support for increased regulation on building height and parking.

Figure 8 – Accessory Dwelling Units

		Total	Support Less Regulations/ Restrictions	Support More Regulations/ Restrictions	Support Current Regulations	Regulatory Suggestions	General Comments
Open House	Open Ended	33	3	11	1	12	6
Survey	Open Ended	28	7	1	8	4	8
	Q20	100	68[1]	32[2]	0	0	0
	Total	161	78	44	7	16	14

[1] survey responses of too restrictive
[2] survey responses of not restrictive enough

Figure 9 – Online Survey Question 20



Keeping of Dogs

A total of 301 comments were received regarding the residential keeping of dogs. 80 comments indicated that the residential keeping of dogs should have less regulations/restrictions applied to them as compared to 24 comments that wanted more regulations/restrictions and 45 comments that supported the current level of regulation.

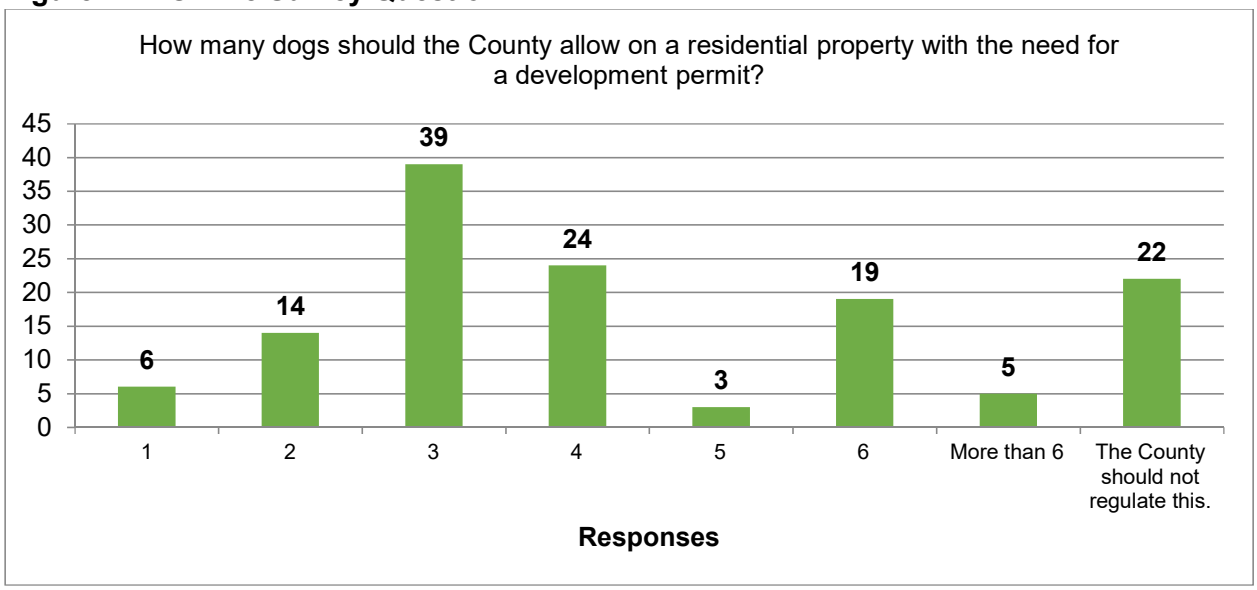
Based on the input collected there is support for reducing the requirements for the residential keeping of dogs to obtain a development permit.

Figure 10 – Residential Keeping of Dogs

		Total	Support Less Regulations/ Restrictions	Support More Regulations/ Restrictions	Support Current Regulations	Regulatory Suggestions	General Comments
Open House	Open Ended	44	7	4	6	26	1
Survey	Open Ended	0	0	0	0	0	0
	Q4	132	73[1]	20[2]	39[3]	0	0
	Total	176	80	24	45	26	1

[1] survey responses of 4, 5, 6, more than 6, and the County should not regulate this
[2] survey responses of 1, and 2
[3] survey responses of 3

Figure 11 – Online Survey Question 4



Home-Based Businesses

A total of 742 comments were received regarding home-based businesses. 176 comments indicated that the home-based businesses should have less regulations/restrictions applied to them as compared to 282 comments indicating wanting more regulations/restrictions and 225 comments that supported the current level of regulation.

Based on the input collected, there is strong support for increasing the requirements on home-based businesses; particularly on restricting automotive, restaurant, and retail businesses.

Figure 12 – Home-Based Businesses

		Total	Support Less Regulations/ Restrictions	Support More Regulations/ Restrictions	Support Current Regulations	Regulatory Suggestions	General Comments
Open House	Open Ended	35	7	9	2	9	8
Survey	Open Ended	74	8	17	7	40	2
	Q15	312	36[1]	221[2]	55[3]	0	0
	Q16	103	41[4]	0	62[5]	0	0
	Q17	116	52[6]	9[7]	55[8]	0	0
	Q18	102	32[9]	26[10]	44[11]	0	0
	Total	742	176	282	225	49	10

[1] survey responses of the county should not regulate this
[2] survey responses of general contractors, landscaping, restaurants, automotive, and special event business
[3] survey responses of retail
[4] survey responses of 9 to 12, 13 to 16, and over 16
[5] survey responses of 0 to 4 and 5 to 8
[6] survey responses of 3 to 4, 5 to 6, over 6, and the county should not regulate this
[7] survey responses of 0
[8] survey responses of 1 to 2
[9] survey responses of more than currently and the county should not regulate this
[10] survey responses of less than currently and no outdoor storage should be allowed
[11] survey responses of keep the same

Figure 13 – Online Survey Question 15

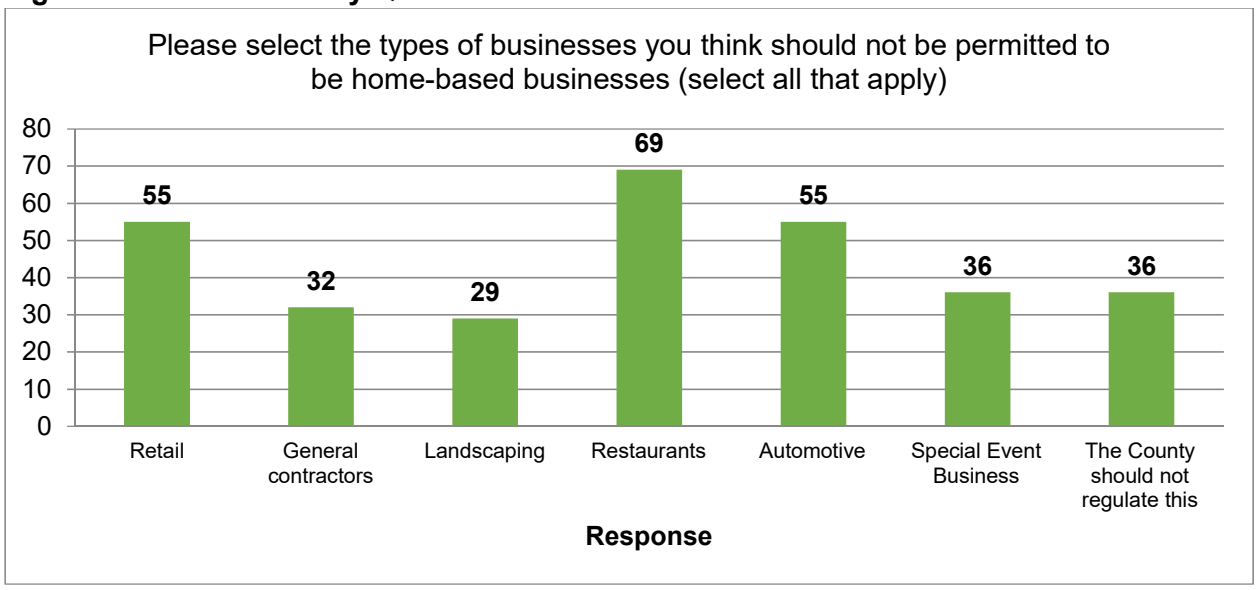


Figure 14 – Online Survey Question 16

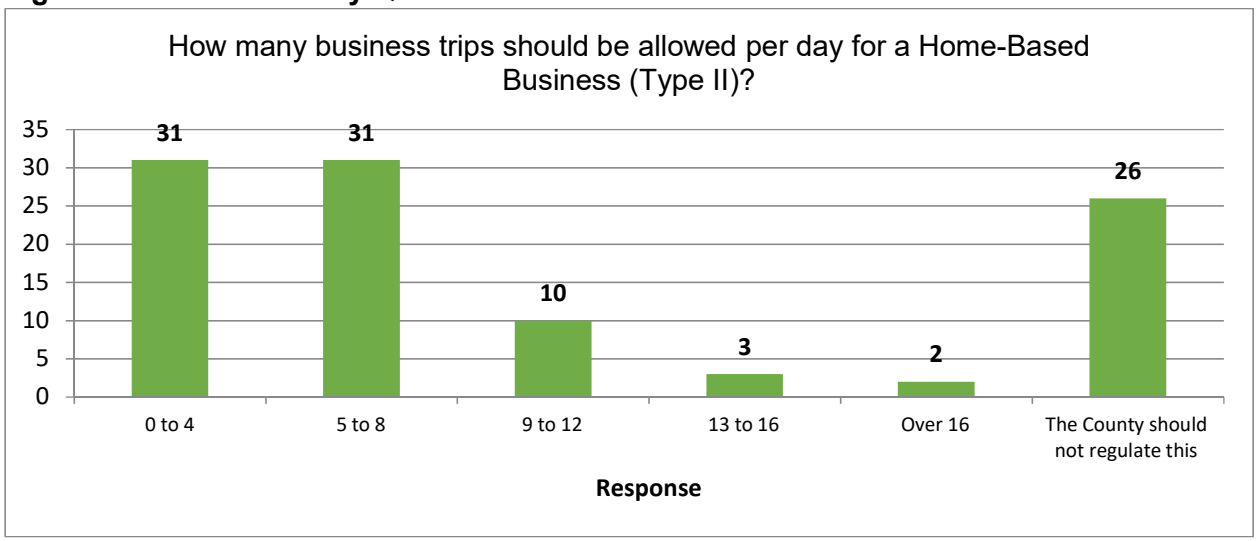


Figure 15 – Online Survey Question 17

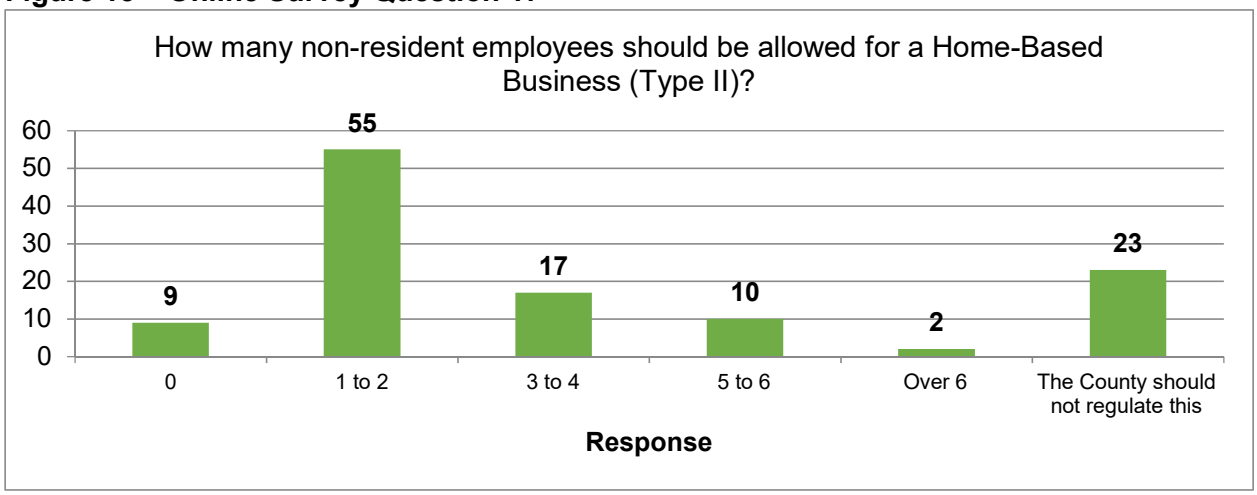
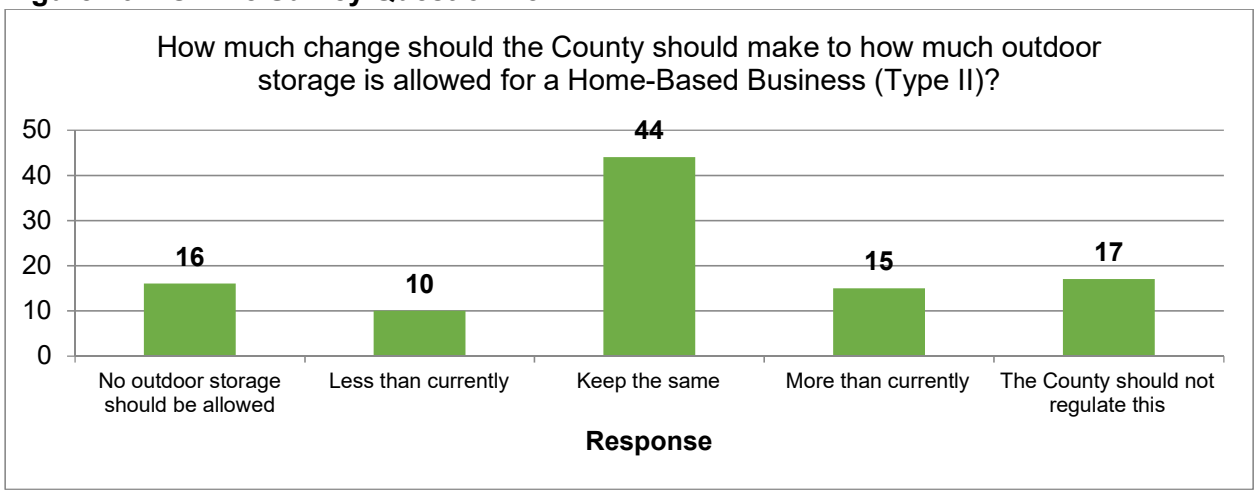


Figure 16 – Online Survey Question 18



New/Emerging Development Trends

Residential Keeping of Chickens

Of the open ended comments received, 8 comments supported the residential keeping of chickens with no restrictions, compared to 17 comments support with some restrictions, 2 comments opposing, and 1 general support comment.

98 comments from the online survey agreed to allow chickens on residential properties less than 1.6 ha (3.95 ac), compared to 28 comments that disagreed. 64 comments supported 10 or less chickens per parcel, compared to 27 comments that supported 11 or more chickens, and 17 comments indicating that the County should not regulate this.

Regarding chicken coops, there were similar numbers of responses indicating support for the same (35) or greater setbacks (36) for chicken coops and buildings, however, there was also number or responses (26) stating that the County should not regulate this.

Based on the input collected there is support allowing up to 10 chickens on a parcel less than 1.6 ha (3.95 ac). With regard to the location of chicken coops on a property, there are mixed levels of support.

Figure 17 – Residential Keeping of Chickens

	Total	Support with No Restrictions	Support with Some Restrictions	Oppose	Regulatory Suggestions	General Support	General Comment
Open House	**32**	7	17	2	5	0	1
Survey	**3**	1	0	0	1	1	0
Total	**35**	**8**	**17**	**2**	**6**	**1**	**1**

Figure 18 – Online Survey Question 5

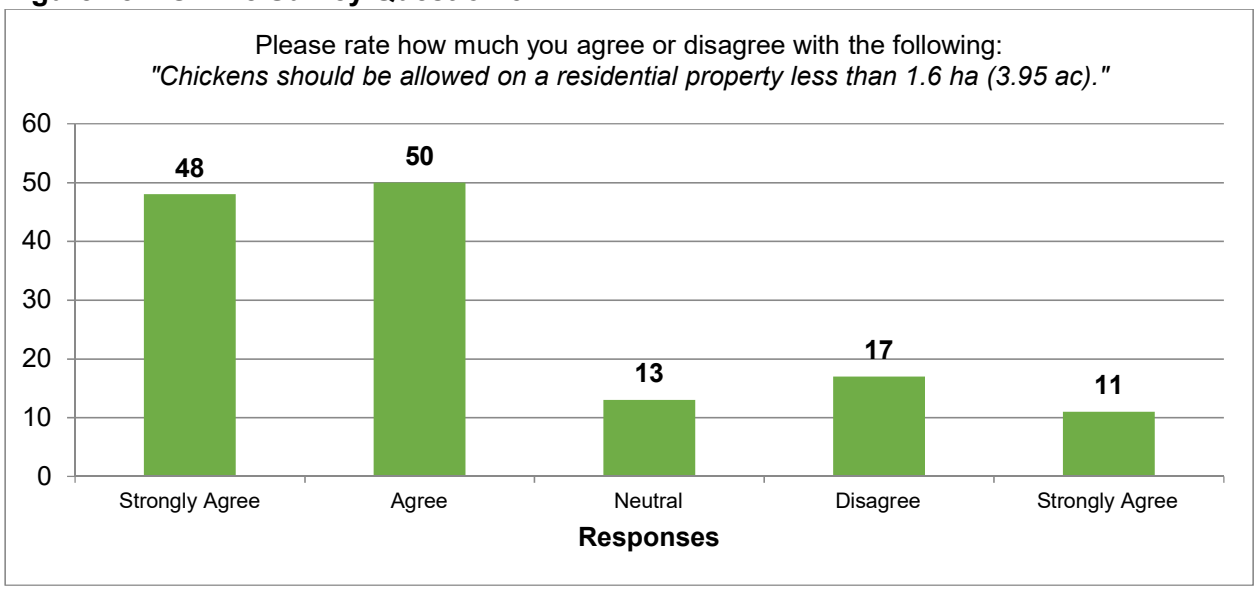


Figure 19 – Online Survey Question 6

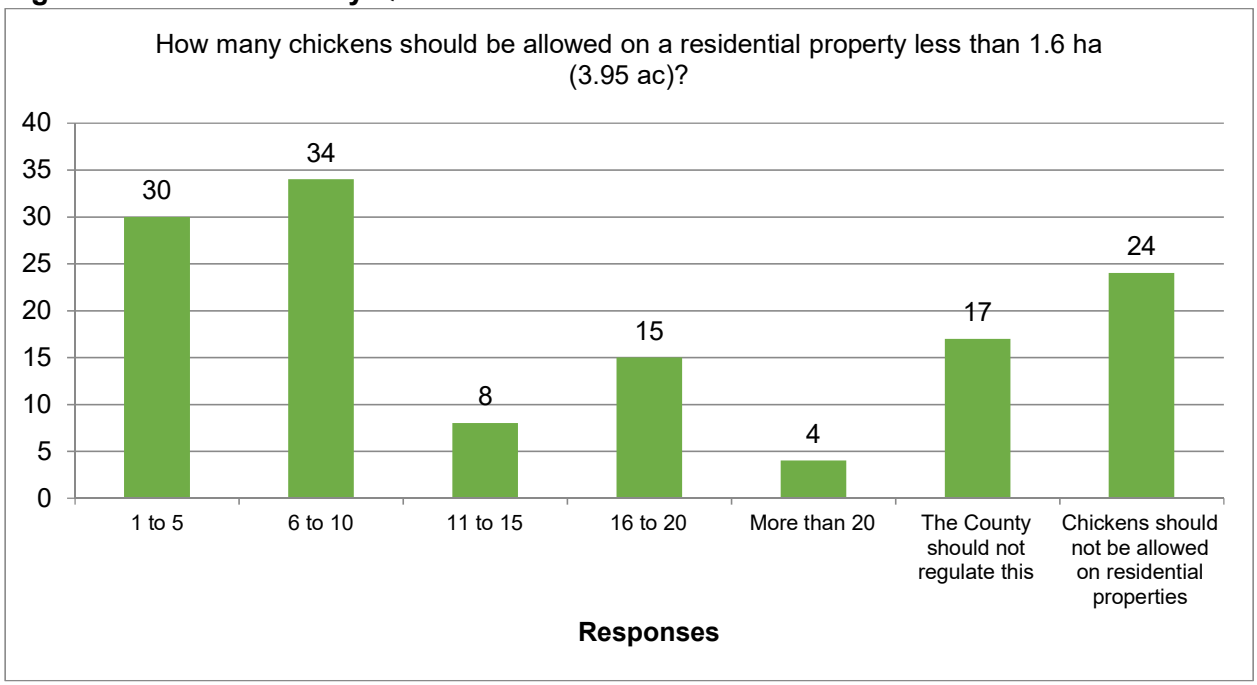
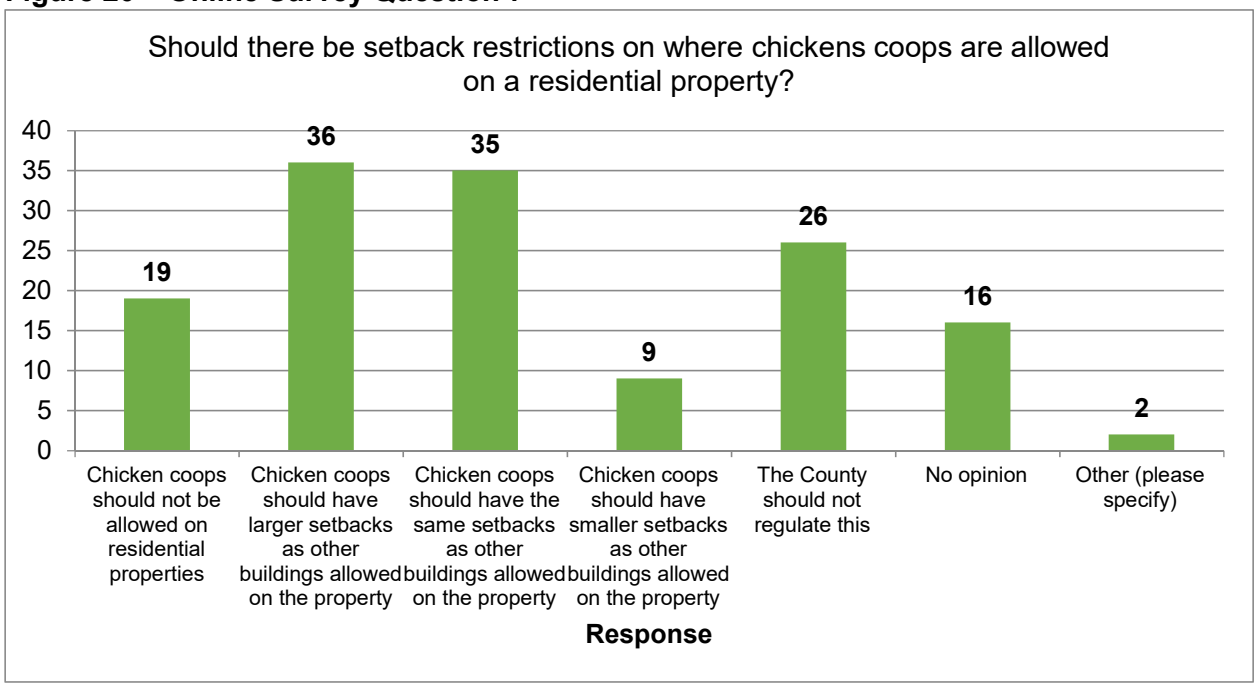


Figure 20 – Online Survey Question 7



Residential Keeping of Bees

Of the open ended comments received, 28 comments supported the residential keeping of bees with no restrictions, compared to 17 comments supporting with some restrictions, 0 opposing comments, and 5 general support comments.

37 comments from the online survey agreed that the County should not regulate the number of hives on a residential property, compared to 59 comments for keeping the number of hives at 4 or less.

The amount of support for the same (32) or greater setbacks (32) for bee hives and buildings was similar. However, there was also number of responses (38) stating that the County should not regulate this.

Based on the input collected, there is support that the County should not regulate the residential keeping of bees.

Figure 21 – Residential Keeping of Bees

	Total	Support with No Restrictions	Support with Some Restrictions	Oppose	Regulatory Suggestions	General Support	General Comment
Open House	**32**	22	13	0	23	1	2
Survey	**3**	6	4	0	6	4	0
Total	**35**	**28**	**17**	**0**	**29**	**5**	**2**

Figure 22 – Online Survey Question 8

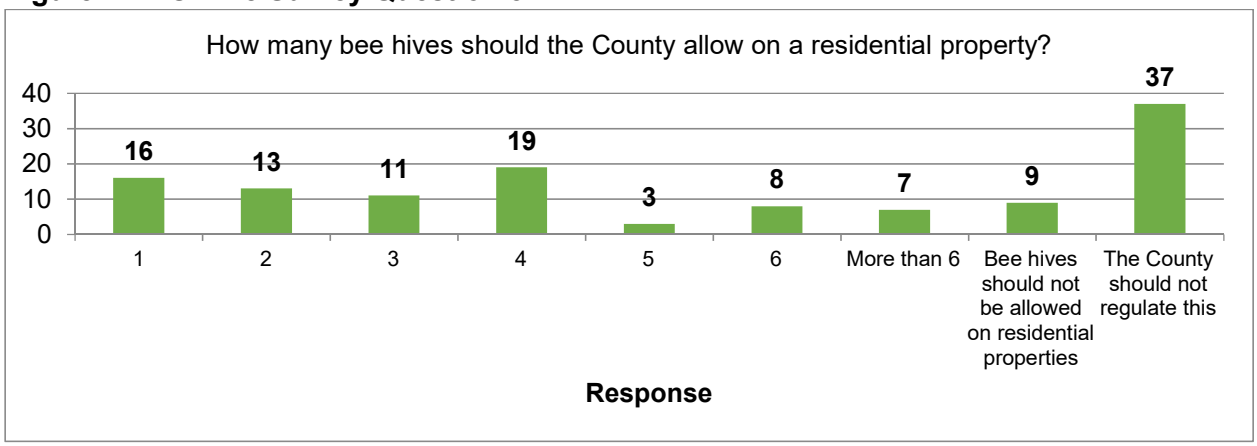
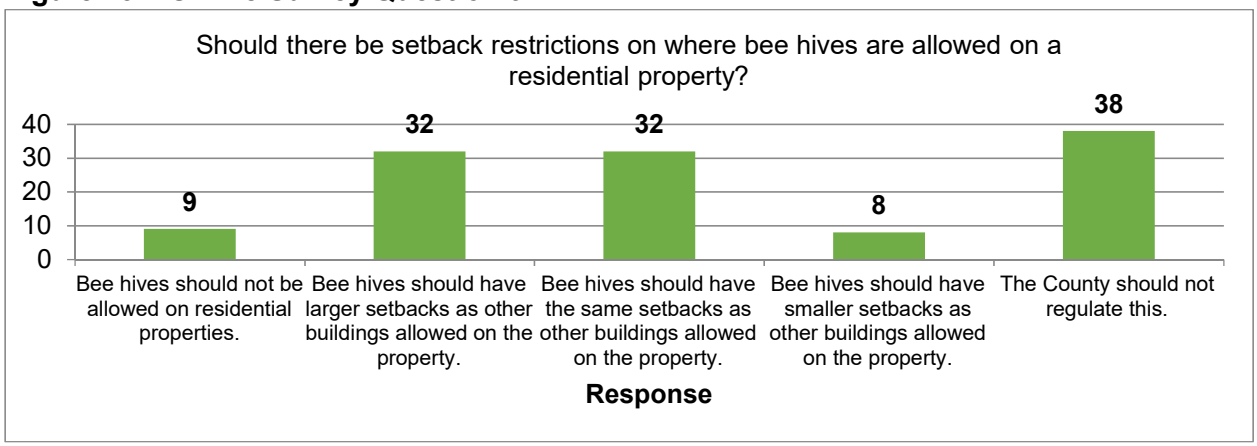


Figure 23 – Online Survey Question 9



Short-Term Vacation Rentals

Of the open ended comments received, 23 comments supported short-term vacation rentals with no restrictions, compared to 53 comments support with some restrictions, 22 opposing comments, and 8 general support comments.

67 comments from the online survey had concerns regarding the potential for parties/noise, compared to 58 comments on the changing character of residential areas, and 36 comments on converting residential units to commercial use.

Support for the location of short-term vacation rentals was strongest in hamlets (56) and residential acreages (64). However, there was also a significant number that stated that the County should not regulate this (57)

Regarding regulations, there was the strongest support for parking requirements (67) for short-term vacation rentals.

Based on the input collected there is support for allowing short-term vacation rentals in hamlets and on residential acreages with regulations on noise and parking.

Figure 24 – Short-Term Vacation Rentals

	Total	Support with No Restrictions	Support with Some Restrictions	Oppose	Regulatory Suggestions	General Support	General Comment
Open House	**54**	5	19	6	17	0	7
Survey	**99**	18	34	16	44	8	1
Total	**153**	**23**	**53**	**22**	**61**	**8**	**8**

Figure 25 – Online Survey Question 10

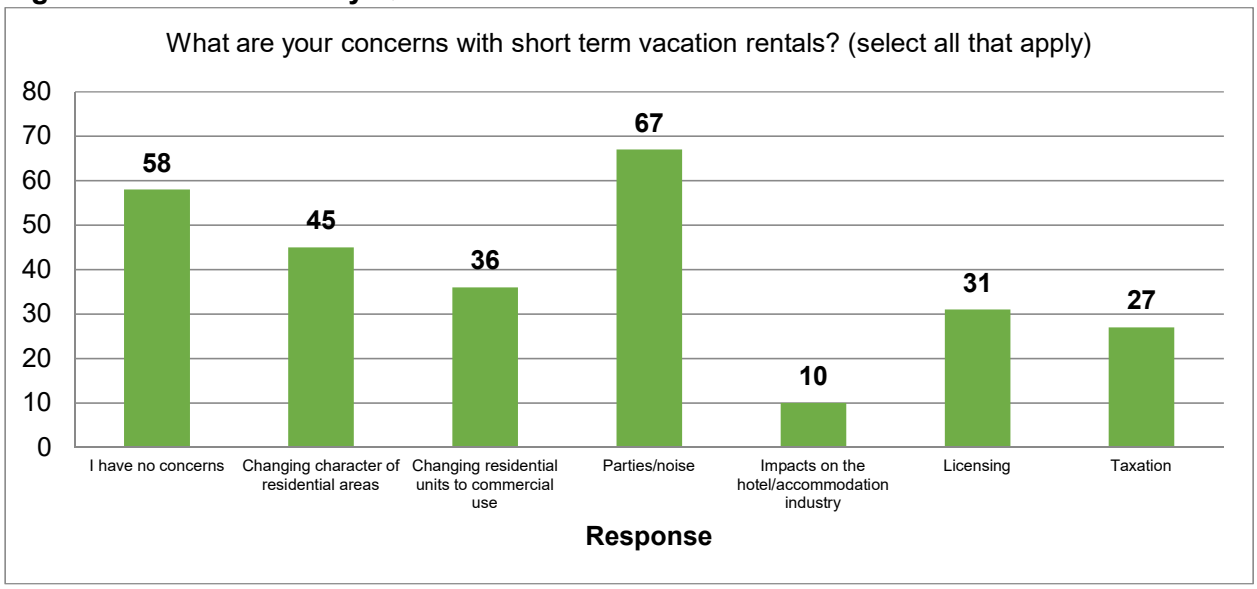


Figure 26 – Online Survey Question 11

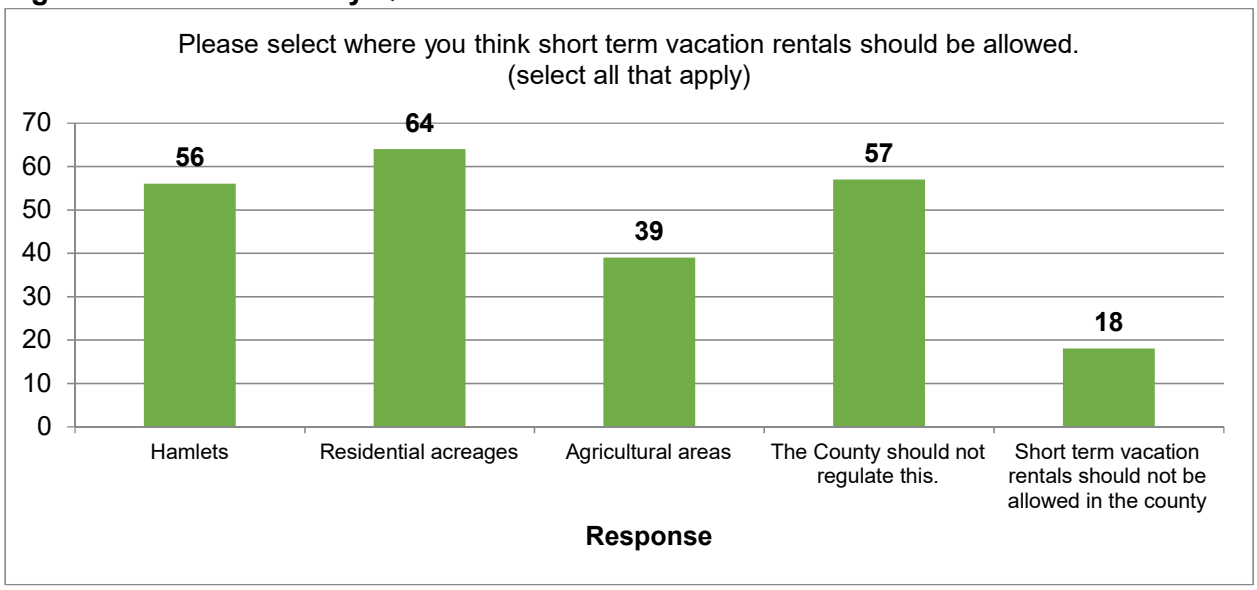
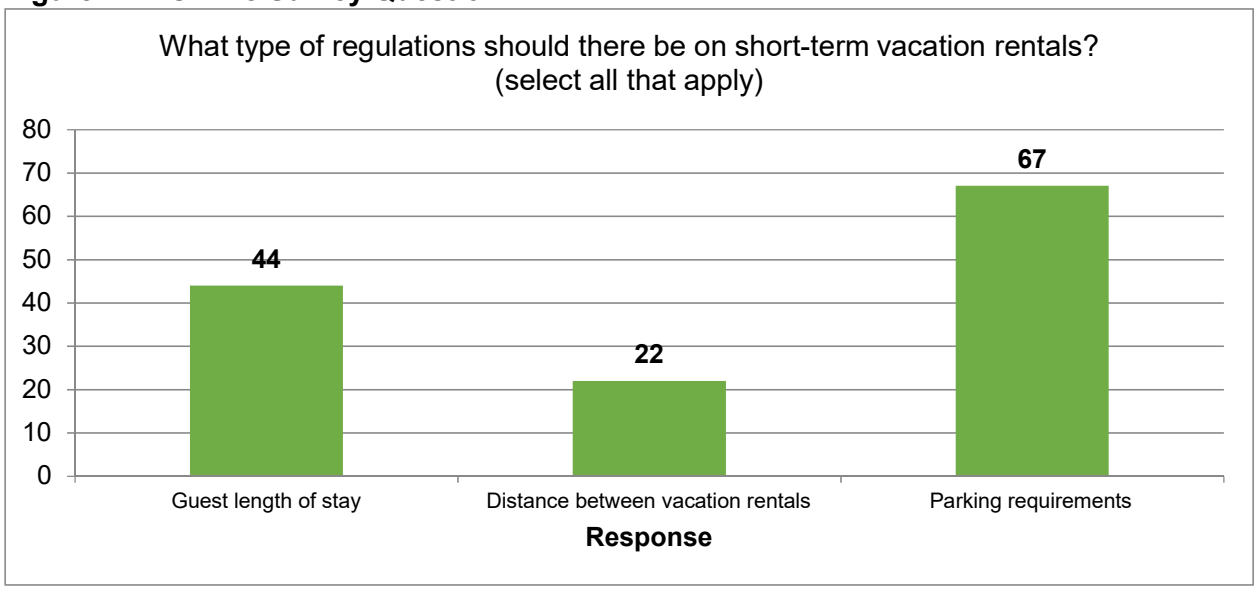


Figure 27 – Online Survey Question 12



Special Event Businesses

Of the open ended comments received, 2 comments supported special event businesses with no restrictions, compared to 23 comments that support with some restrictions, 3 opposing comments, and 1 general support comment.

67 comments from the online survey supported that special event businesses should be required to get a development permit, compared to 36 comments requiring redesignation, and 27 comments allowing operation without a permit.

Support for the location of special event businesses was strongest within commercial/industrial areas (79), with lower levels of support in agricultural areas (57), hamlets/urban areas (49), and residential acreages (44).

Based on the input collected there is support for requiring special event businesses to get a development permit.

Figure 28 – Special Event Businesses

	Total	Support with No Restrictions	Support with Some Restrictions	Oppose	Regulatory Suggestions	General Support	General Comment
Open House	**12**	0	4	1	6	0	1
Survey	**50**	2	19	2	24	1	2
Total	**62**	**2**	**23**	**3**	**30**	**1**	**3**

Figure 29 – Online Survey Question 13

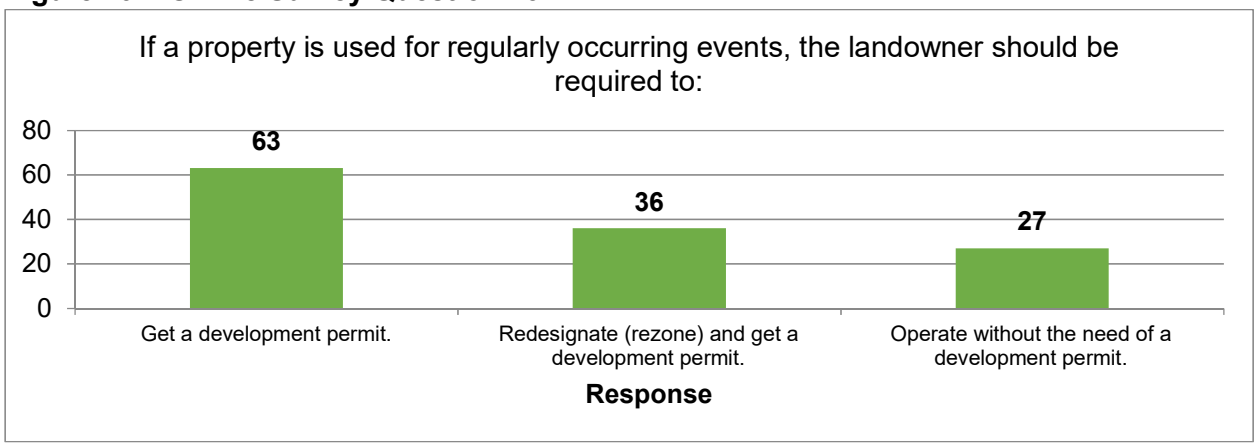
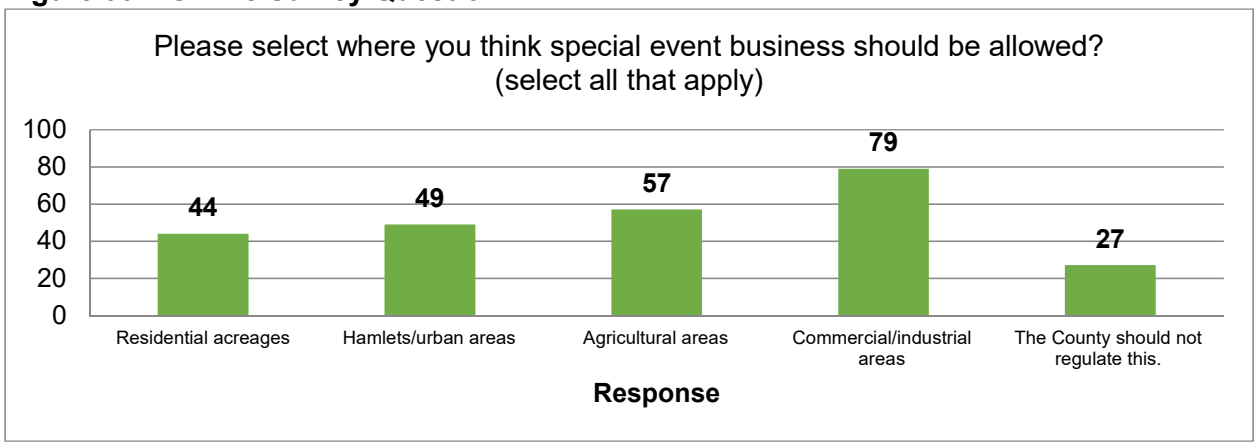


Figure 30 – Online Survey Question 14



Tiny Homes

Of the open-ended comments received, 3 comments supported tiny homes with no restrictions, compared to 27 supporting with some restrictions, 8 opposing, and 14 general support comments.

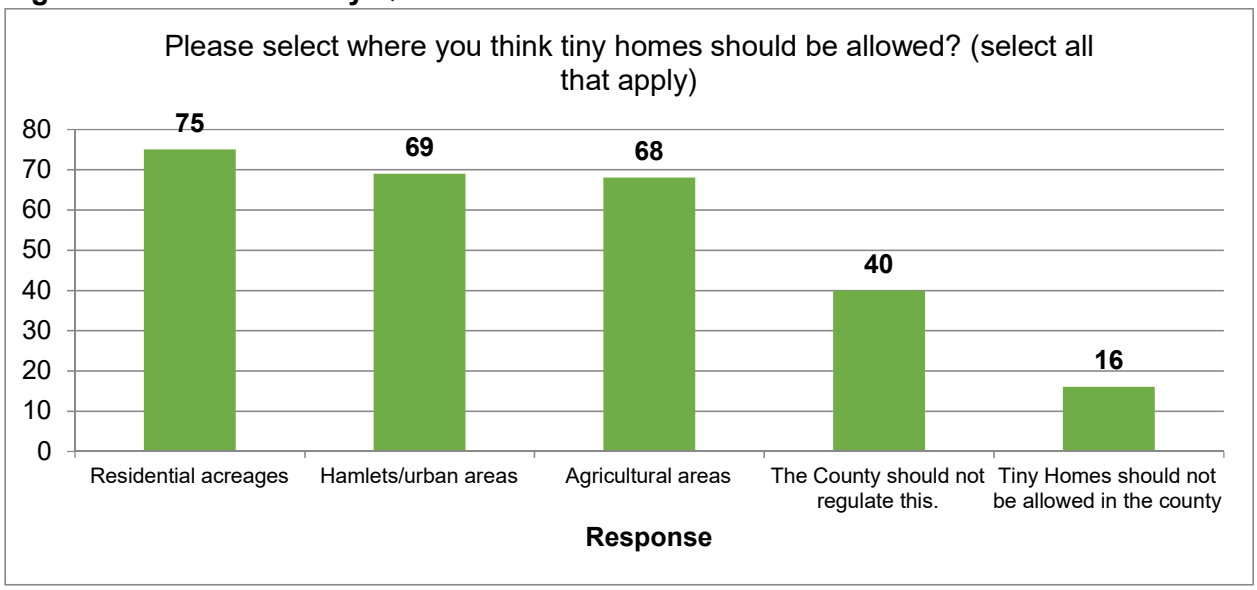
The amount of support from the online survey for the location of tiny homes was relatively uniform, with 75 for residential acreages, 69 for hamlets/urban areas, and 68 in agricultural areas.

Based on the input collected there is support for allowing tiny homes in all residential areas.

Figure 31 – Tiny Homes

	Total	Support with No Restrictions	Support with Some Restrictions	Oppose	Regulatory Suggestions	General Support	General Comment
Open House	**63**	3	21	8	19	9	3
Survey	**20**	0	6	0	8	5	1
Total	**83**	**3**	**27**	**8**	**27**	**14**	**4**

Figure 32 – Online Survey Question 19



Manufactured Home Parks

Of the open-ended comments received, 6 comments supported manufactured home parks with no restrictions, compared to 23 supporting with some restrictions, 2 opposing, and 2 general support comments.

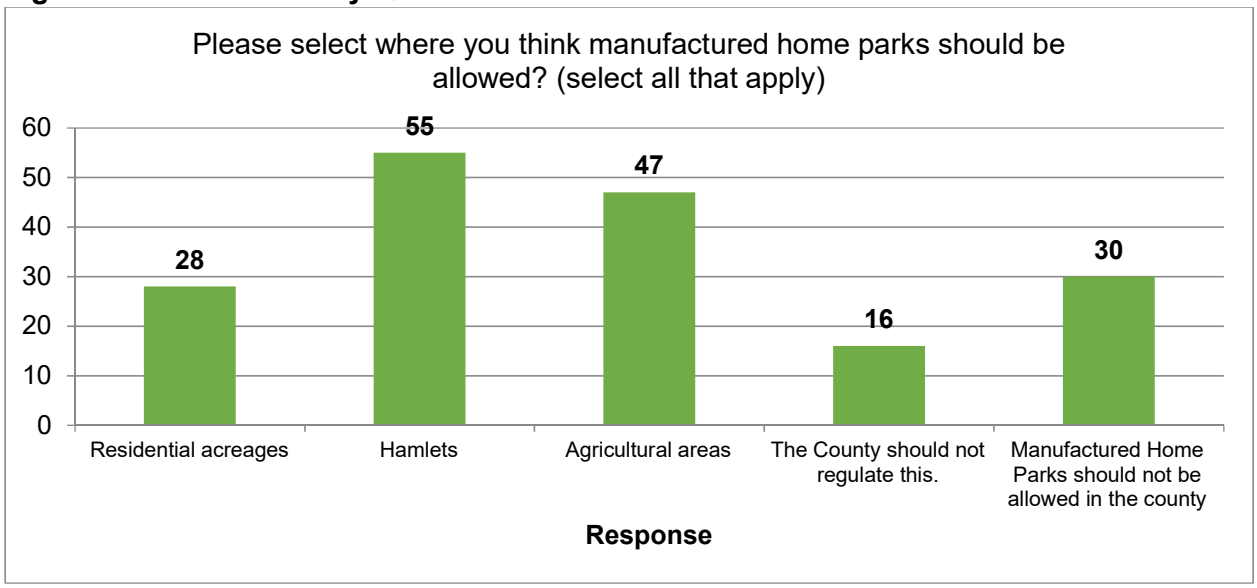
55 comments from the online survey supported manufacture home parks in hamlets, compared to 47 in agricultural areas, 28 near residential acreages, and 30 that they should not be located in the County.

Based on the input collected there is support for allowing manufactured home parks in hamlets and agricultural areas.

Figure 33 – Manufactured Home Parks

	Total	Support with No Restrictions	Support with Some Restrictions	Oppose	Regulatory Suggestions	General Support	General Comment
Open House	**36**	6	11	1	16	2	0
Survey	**27**	0	12	1	12	0	2
Total	**63**	**6**	**23**	**2**	**28**	**2**	**2**

Figure 34 – Online Survey Question 21



General Comments

General Development Regulatory Suggestions

A total of 57 comments received were related to regulations on general development types, including comments related to commercial/business development (24), residential development (13), agricultural development (13), and general development (7).

These comments relate to topics such as seasonal camping, number of dwelling units on a parcel, discretionary vs. permitted use allocation, and design requirements.

Figure 34 – General Development Regulatory Suggestions

	Total	Commercial/ Business	Residential	Agricultural	General Comment
Open House	**38**	19	5	10	4
Survey	**19**	5	8	3	3
Total	**57**	**24**	**13**	**13**	**7**

Process

A total of 54 comments received were related to the application process, including comments related to the redesignation process (8), Direct Controls (12), compliance (13), the development permit process (5), and general comments (16).

These comments relate to topics such as uses in direct controls districts, the compliance process, powers of the development authority, and the approval process of the Land Use Bylaw.

Figure 35 – Process

	Total	Redesignation Process	Direct Control	Compliance	Development Permit/ Subdivision Process	General Comment
Open House	**31**	3	12	5	3	8
Survey	**23**	5	0	8	2	8
Total	**54**	**8**	**12**	**13**	**5**	**16**

Regulation Not Specified

A total of 39 comments were received, which were general statements about the level of regulation within the County and general statements, including comments generally supporting less regulations/restrictions (20), generally supporting more regulations/restrictions (3), and general comments (16).

Figure 36 – Regulation Not Specified

	Total	Support Less Regulations/ Restrictions	Support More Regulations/ Restrictions	General Comment
Open House	**25**	13	2	10
Survey	**14**	7	1	6
Total	**39**	**20**	**3**	**16**

Comments Out of Project Scope

A total of 45 comments received were related to topics that were out of scope of the Land Use Bylaw Review; this included comments related to requirements of other County bylaws (24), current applications in process (6), non-County requirements (4), and requests for infrastructure/services (11).

While these items cannot be addressed as part of the Land Use Bylaw Review, they have been forwarded to the appropriate County departments.

Figure 37 – Out of Scope

	Total	Related to Other County Bylaws	Related to Applications in Process	Related to Non-County Requirements	Requests for Services/ Infrastructure
Open House	**25**	22	6	4	10
Survey	**14**	2	0	0	1
Total	**39**	**24**	**6**	**4**	**11**

Open House Feedback Form

The feedback form provided significant insight into how the Open House's ability to provide meaningful engagement and how the County can improve for future engagements.

Event Advertising

Of the 85 feedback forms completed by attendees, 78.82% (67 respondents) indicated that they were made aware of the Open Houses by the letter from the County.

As the letters are anticipated to have arrived in landowners mailboxes on September 25, 2019, the letters arrived 12 days before the first Open House on October 7, 2019 and 22 days before the final Open House on October 17, 2019. Of the respondents, 77.65% (66 respondents) indicated that there was "sufficient advertisement and/or notice" for the Open House.

Preferred Method of Notice for Future Events

The preferred methods of notice for future events in descending level of preference are:

- Letter from the County (56.76%, 42 respondents)
- Email (33.78%, 25 respondents)
- Phone (13.51%, 10 respondents)
- Other (13.51%, 10 respondents)
- Newspaper/newsletter (12.16%, 9 respondents)
- County Website (8.11%, 6 respondents)
- Social Media (8.11%, 6 respondents)

When planning future engagement events, preferred methods of notice will be considered in conjunction with other considerations such as logistical requirements and costs.

Event Location and Timing

A total of 87.06% (74 respondents) found that the location and timing of the Open Houses was appropriate.

Expectations

78 attendees (91.76%) rated how the Open House met their expectations on a scale of 1 to 5, with 1 representing "Did not Meet Expectations" and 5 representing "Exceeded Expectations". The average rating of the Open Houses was 3.44, with the most selected rating of 4 chosen by 43.59% (34) respondents.

Level of Information

52.94% of respondents (45) indicated that there was "sufficient information provided to give informed feedback".

While this represents the majority of respondents, the relatively lower level of satisfaction was likely due to the significantly diverse range of topics that a Land Use Bylaw covers. As mentioned previously in this report, it was not feasible for the project team to provide information panels on all types of regulations. This likely led to a lower level of satisfaction on the level of information when compared to other results from the feedback from.

Suggestions for the Future

Upon review of the suggestions for future events there is no apparent trend to suggestions. However, some suggestions that may be able to be incorporated into future events are:

- More engagement events in smaller communities throughout the County
- Provide more handouts on key items
- Small targeted events to educate residents on how to navigate the application process
- Provide more staff at events

Conclusion and Next Steps

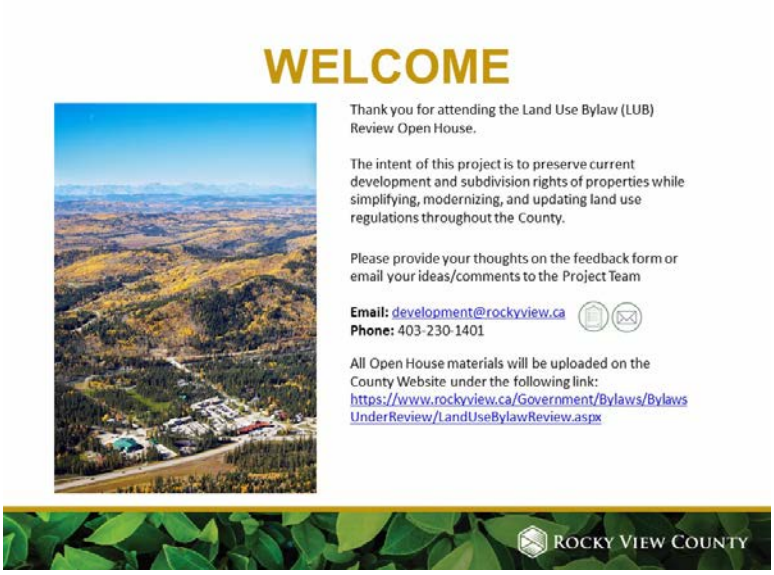
Over the next month, the project team will use the feedback provided to finalize the Land Use Bylaw.

Please contact Planning and Development Services at development@rockyview.ca or 403-520-8158 for questions, updates or further information. You can also sign up on the project webpage in order to receive regular email updates about the Land Use Bylaw Review.

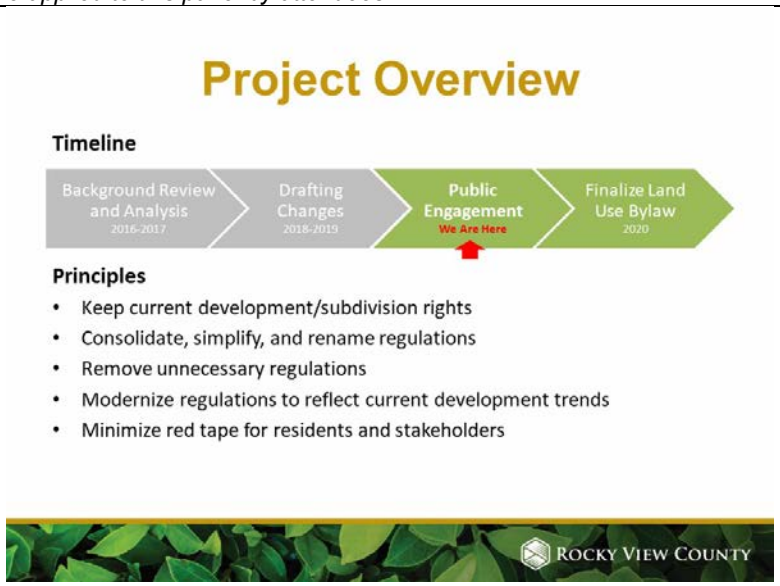
https://www.rockyview.ca/LandUseBylawReview

Thank you for your time, input and interest in the Land Use Bylaw Review.

Appendix A: Open House Panels and Input



Transcribed Sticky Notes
No sticky notes were applied to this panel by attendees



Transcribed Sticky Notes
Timeline **Principles** • County should eliminate 50%of rules, and have property rights to land owners • Get rid of the Offsite Levy • Build a skating rink here for local kids • Build a skating rink here • Drop the Offsite Levy • The staff now controls the landowners. Too many rules! • Need to come back with more consultation with better zone maps • Need to know how every parcel sill be zoned

Land Use Districts

What Do Land Use Districts Do?

- Also known as zoning, districts regulate development and the subdivision of land.

Draft Land Use Bylaw Approach to Districts

- Simplified, consolidated, and updated while preserving properties current subdivision and development rights.
- Designed allow for flexibility, districts have been designed to allow applicants and Council to customize some requirements where appropriate.

Newly Created Districts

- Three (3) Newly created districts been added.
- Not intended to apply to existing properties.
- May be chosen for future land use redesignation, also known as rezoning.

ROCKY VIEW COUNTY

Transcribed Sticky Notes
What Do Land Use Districts Do? **Draft Land Use Bylaw Approach to Districts** • Subdividing Levy is crippling landowners and stopping development • LUD's are just new bureaucracy • Can the zoning names not be changed? We are familiar with them. Just update the rules. **Newly Created Districts** • Flexibility is worrisome, open for multiple interpretations, be specific in use. • Flexibility for more flexibility is desirable. • Cannot change zoning from residential to commercial when it borders residential already.

Direct Control Districts

What are Direct Control Districts and What Do They Do?

- Custom Land Use Districts for unique proposals and/or high impact development.
- Provide for greater Council oversight over certain development types.
- The existing 162 Direct Control Districts will be evaluated at a later date.

Districts Transferred to Direct Control Districts

- Two (2) existing districts are being converted to Direct Control Districts:
  - Natural Resource Extraction District (NRI)
  - Airport District (AP)

Development That Must be in a Direct Control District

- Unique and high impact and unique development will be required to be in a Direct Control District, including:
  - Agriculture (Intensive)
  - Airport
  - Film Production
  - Firing Range
  - Manure Storage Facility
  - Natural Gas Plant
  - Natural Resource Extraction/Processing
  - Solar or Wind Farms
  - Waste Management Facility
  - Waste Transfer Site

ROCKY VIEW COUNTY

Transcribed Sticky Notes
What are Direct Control Districts and What Do They Do? • When will the DC districts be evaluated (later date?). • Drop the Offsite Levy. It stops development at $11,000 per acre • Drop the Offsite Levy • Drop the Offsite Levy • Where is the protection of Agriculture • Hopefully, new LUB will reduce the need for DC Districts **Districts Transferred to Direct Control Districts** • 100 m from sour gas pipelines for development is extreme

- When and how is Prince of Peace Village going to get water piped into village (DC-11)?
- Very worried about politicization of gravel pit renewals if they all have to come before Council
- CFD's are general agriculture not interim
- Support farmers

Development That Must be in a Direct Control District

- What about auto malls?
- Cannabis Production added
- Heavy Duty Commercial added
- Gravel Pits renewal basis or all through Council?

New District	Current District(s)
A-LRG Large parcel agriculture	RF, F
A-SML Small parcel agriculture	RF-2, RF-3, AH
R-RUR Rural residential	R-2, R-3
R-CRD Country residential	R-S, R-1
R-URB Urban residential	HR-1, HR-2
R-SML Small lot urban residential	HR-3
R-MID Multi-unit residential	HR-4
B-AGR Agricultural business	B-5, B-AS
B-REC Recreation business	B-4, B-LR, B-RD
B-REG Regional campuses	C-SC
B-LOC Local campuses	B-BC
B-LWK Live work	L-W

New District	Current District(s)
C-HWY Highway commercial	B-1, B-HF
C-LRD Rural commercial	B-2, B-6, B-PT
C-LUD Urban commercial	HC
C-MIX Mixed use	C-VC
C-REG Regional commercial	C-LC, C-RC
I-LHT Light industrial	HI, B-IC
I-HVY Heavy industrial	B-3, I-IA, I-IS
S-PUB Public services	PS
S-FUD Future urban development	*New District*
S-PRK Parks	*New District*
S-NOS Environmentally sensitive areas	*New District*

Transcribed Sticky Notes

- Too many rules! Leave farmers alone!
- Spent $46,000,000 on this build and now too much bureaucracy
- Commercial Area (L-W) should have minimum 10 ft height separation (fence and / or berm)

A-LRG / RF, F

- How can 2 residences be permitted on 3.95 acres (R-RUR), but only 2 residences are permitted on A-LRG (farm help; family farm)

R-RUR / R-2, R-3

- R-RUR is too small at minimum 3.95 acres for 2 animal units

C-LUD / HC

- Bragg Creek White Avenue should be able to be zoned B-LWK or C-MIX from HC.

I-HVY / B-3, I-IA, I-IS

- Make more uses in I-HVY permitted uses.

Livestock Animal Units

- Current maximum
  - 1 animal unit per 1.6 ha
  - With a permit may be able to double the animal units allowed on a property
  - No maximum on properties over 16.19 ha (40.00 ac)
- Proposed maximum
  - Allow for doubling of animal units without permit
  - No maximum on properties over 16.20 ha (40.03 ac)

Parcel Size		Proposed Max Without Permit
<1.60 ha	(3.95 ac)	0
≥1.60 – ≤2.00 ha	(≥3.95 – ≤4.94 ac)	2
>2.00 – ≤3.00 ha	(>4.94 – ≤7.41 ac)	3
>3.00 – ≤4.00 ha	(>7.41 – ≤9.88 ac)	4
>4.00 – ≤5.00 ha	(>9.88 – ≤12.36 ac)	5
>5.00 – ≤6.00 ha	(>12.36 – ≤14.83 ac)	6
>6.00 – ≤7.00 ha	(>14.83 – ≤17.30 ac)	7
>7.00 – ≤8.00 ha	(>17.30 – ≤19.77 ac)	8
>8.00 – ≤9.00 ha	(>19.77 – ≤22.24 ac)	9
>9.00 – ≤10.00 ha	(>22.24 – ≤24.71 ac)	10
>10.00 – ≤12.10 ha	(>24.71 – ≤29.90 ac)	15
>12.10 – ≤16.20 ha	(>29.90 – ≤40.03 ac)	20

ROCKY VIEW COUNTY

Transcribed Sticky Notes

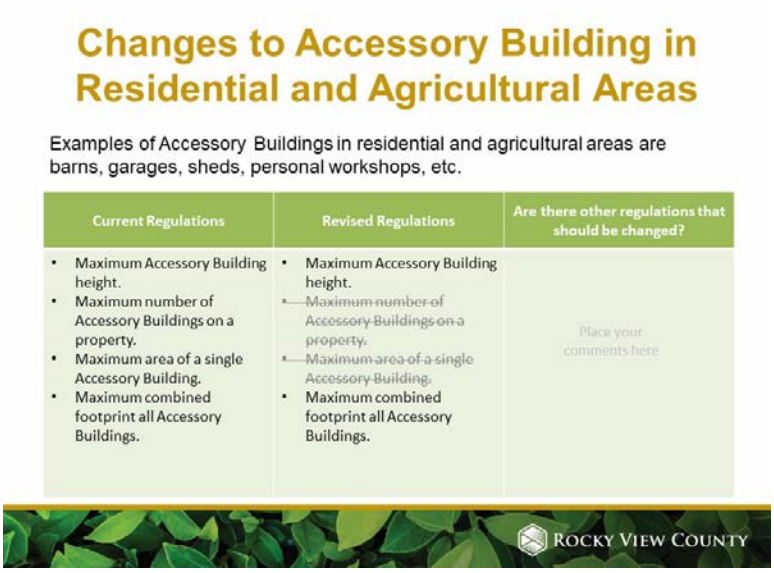
Current maximum

- Would like 2 (approx.) animals on 2 acre parcel i.e. goats, chickens
- Horses are herd animals so a minimum of 2 is great!
- Against increasing (doubling) the animal units for 10 acre parcels without approval. What we have now is fine. Too many people do not look after their property (manure, etc or animals)
- No to doubling animal units
- Allow for more usage and less restriction, will help economy, more prosperity
- Concern with increases is whether significant area for feed and proper care
- Current max is too low. Should allow 2 – 3 X current amount
- Groundwater issues, raw sewage, e-coli
- Animal welfare? Pack them in so they can't move? Some will do this. Must be some limits.
- Current numbers are better for pasture management

Proposed maximum

Parcel Size / Proposed Max Without Permit

- Yes to owners of land determining animal units not County!
- Yes to doubling of animals
- Allow 2 animal units on 4 acres parcels. No more than 10 animal units on 20 acre parcels, or 20 on 40 acres.
- Propose to increase the existing limitation
- Animal units by parcel size should include a time limit. Summer grazing for a few months is different than all year
- Agree with the increase
- Do not agree with animal unit doubling
- Farmers don't need restriction
- Concerned about no maximum on properties over 16.2 ha. Possibility for unsustainable or overcrowding use of land
- A cash grab
- The increases look reasonable
- Should be able to have animals as long as you can supply food, water, shelter, manure handling
- Increases look great. 8 acres was more than our 2 horses could graze
- 3.95 should be allowed 1 animal
- Consider separating units. i.e. X # large animals separate from chickens
- I like this change
- Cut the number in half unless always indoors or in barns
- I agree with this change
- Animal units should not apply to chickens
- Should not apply to CFD's
- I love this as long as the animals are well kept
- Do not agree with 20 units per 40 acres – too high



Transcribed Sticky Notes
Current Regulations **Revised Regulations** • Good to remove maximum number of accessory buildings • Anything in Rocky View but preservation of agriculture **Are there other regulations that should be changed?** • Agree with increasing height, footprint, and number of buildings • Why remove current limits? • Need more accessory buildings for toys to keep kids off • Building heights should not be too low for barns, etc. Less overall County regulation • Agree with revisions except increase max footprint should be included • Agree with increasing height footprint and number of building on R-R • Agree with removal of number of buildings and max area • Keep height restrictions. Temporary building (horse shelter) are OK. Allow additional subdivision for estate purposes on large parcels • Agree with changes • Current max height should remain same. Max ft2 of out buildings better than number • Keep current max height - total area agree with drop max area of single building • I would remove animal shelters from accessory building • Animal shelters are not accessory buildings • Maintain building height maximum. Horse shelters, moveable buildings should not apply. • Remove horse shelters as accessory buildings • R-3 being penalized for Accessory Buildings – 1009 ft2 Less??, but allowed more animals? Have 12.4 acres but lumped into properties of 3.95 acres?? Ludicrous!! • Don't change limit on building height • Remove maximum footprint for accessory buildings • Need a maximum combined footprint • The bureaucracy is out of control • Any control on land area per buildings I HOPE NOT • Would prefer to keep restriction on # of buildings. Design standards needed • We would prefer more relaxation on # of buildings – square foot • Maybe max # of sq ft (mtr2) Total all accessory buildings • Would like more relaxation on # of buildings and bigger sizes • Larger total footprint of accessory buildings • Design standards needed – no shacks • Good changes. Increase size and height size for Ag buildings to accommodate larger equipment • Some general rules on esthetics for accessory buildings • Need height and large for Ag buildings • Design and esthetics standards would be good. There are a lot of ramshackle buildings • Would like the sq ft of buildings increased

- I like the changes
- Consult the Agricultural Master Plan
- Intensive agriculture should not be under a DC. No taxes!
- Define the use – intensive agriculture
- 40 x 60 ft. most common accessory building size should be in limit of permitted
- Minor structures should not count – pump house
- NO regulations for RF – Don't like Max permitted size
- Building type conversions
- Too restrictive for farmers. Define farmer as full time occupation
- No height restrictions over 10 – 20 acres
- No size limit on a large farm
- More preservation of agricultural land
- Relax height restriction for residential
- No regulation as long as it fits with setting. Rural areas – no restrictions.
- Subscripts in the provisioning between 5-10, 10-15, 15-20 acres
- No restrictions on height for agricultural fences. Keep at 12 ft.
- Identify ways around junk outside, instead of buildings
- How do you regulate c-cans? Does the limit exist?

Residential Keeping of Animals

Dogs	Chickens	Bee Keeping
Should there be restrictions on the number of dogs? If so, what kind?	Should there be restrictions on chickens and coops? If so, what kind?	Should there be restrictions on non-commercial bee hives? If so, what kind?
Place your comments here	Place your comments here	Place your comments here

Transcribed Sticky Notes
Dogs - Should there be restrictions on the number of dogs? If so, what kind?
• Confine dogs within residence
• Larger the land the higher quantity of dogs. City of Calgary has 4 dogs per home
• More land, more dogs. Keep dogs on property
• No max, we have rules already regarding problem animals
• Dogs are OK if the are controlled and trained
• Yes – 3 per acreage without approval
• No max in the rural areas. Bylaws only for noise and problem dogs.
• Max 2 (R-1) for 2 acres or less. Must be fenced or GPS collared, not free to roam neighbourhood
• Yes, Max 1/acre. Must be confined to land
• Mandatory spay/neuter of pets on ranches, farms, acreages
• Within hamlets keep restriction to 3 dogs and dogs must be indoors at night. More acres, more dogs should be allowed.
• No more than 3 unless kennel permit is obtained. They pack and chase livestock.
• Dogs should not be restricted
• Yes. No more than 3…especially if difficult breed.
• Yes. Only pets – no bulldogs. No dogs running unleashed
• Proximity of neighbours houses should be a variable
• Restrict by # of dogs per residence, not land use. Consider land use designations as well
• Noisy dogs should be kept inside at night. How many dogs does not matter as long as they don't bug neighbours

- Depends on; size of land or whether urban or rural property
- Yes noise monitoring
- Yes based on land size. Min 2 = max on land size
- Yes current regulations appropriate
- Yes max 2 dogs per parcel unless operating as a commercial kennel
- Depends on the size of parcel
- Yes to avoiding hoarding situations and excessive noise late at night
- Yes limit dogs. People go to work and leave dogs outside barking all day
- Up to 3 plus puppies should be allowed
- Simple noise monitoring for complaints is a must
- Depends on land size. Don't take away freedoms of responsible animal lovers
- Yes, there should be restrictions. Agree with current regulations
- 4 dogs per agricultural parcel or 1 per acre. 2 per residential area (30 ft lots)
- Restrictions through license and payment for vicious dogs (pit bulls) on properties and heavy enforcement for vicious dogs at large
- Yes, restrictions on # of dogs 2 Max per resident. Restrict vicious dogs
- Restriction and increased penalties and consequences for problem dogs
- Restrictions on # of dogs should reflect different parcel sizes. What is appropriate on 2 acres does not make sense on quarter sections.
- Care for whatever you have no matter size. As long as kept warm, fed, on own property – No Limit
- Use common sense. Allow family owned dogs as many as cared, But allow families to breed puppies (for business purposes) as long as well cared for!!
- This is a joke, no one follows up to see if bylaws are followed.

Chickens - Should there be restrictions on chickens and coops? If so, what kind?

- Keep # of chickens reasonable
- No roosters within < 8 ha
- No restrictions except roosters not allowed < 8 – 10 acres except if approved by neighbours
- No restrictions to chickens or roosters. They help to "till" and fertilize
- No restrictions on chickens
- No restrictions on chickens. Maybe no roosters on smaller < 10 ac.
- Allow chickens on parcels of all sizes. Appropriate # of chickens
- No rooster within hamlet. Yes to chickens in hamlets (maybe 10?). No limit on parcels over 2 acres
- No chickens in any residential
- No restrictions on amount of hens, just limit to one full grown rooster. Hens are good pets and they lay good eggs when grass fed
- No restrictions on chickens
- No restrictions on the hens only on the roosters
- Should be allowed, but limit on the # to encourage self sufficient
- Yes should be allowed. Some restrictions especially in towns / residential
- No restrictions if rural i.e. A-LRG, A-SML, R-RUR, R-CRD
- There should be no restrictions
- Where is a coop defined
- Limits only to define personal vs commercial chicken operation
- Depends on the size of the parcel
- Roosters? By land size
- Depends on size of parcel, whether rural or urban property – if rural – no
- Farmers don't need restrictions
- No restrictions
- Under 5 chickens, no noise, no smell
- Yes, allow free run chickens as long as they are well cared for. This is healthier and more humane than commercial ventures.
- No chicken off farm
- Chicken should be allowed, but need to be cleaned to control smell
- Chickens need to be controlled to small amount for household eggs only on small parcels not for resell or giveaway

Bee Keeping - Should there be restrictions on non-commercial beehives? If so, what kind?

- No restrictions except apartment condos
- No restriction on number of beehives on agricultural parcels. Needed for crop pollination
- Allow beekeeping on all land use unless a complaint from neighbour.
- Yes, limit to low number sufficient for personal use only. Eg. 2 or less
- No restrictions on numbers. Mitigate problems individually

- No restrictions on commercial properties eg. Restaurants (need permit)
- Allow
- No Development Permits, need for red tape. Hives are moved around
- 2 hive restriction on residential and commercial properties. Have new beekeepers take a course or take a test if have prior knowledge / experience
- Allow bees – Yes. County can provide information sessions like with wells, etc. Take course before being allowed to have bees.
- No restrictions on bee keeping
- Restrict to 2 hives in hamlets, no restrictions outside hamlets – follow provincial rules and guidelines.
- No restrictions on bee keeping
- See what Calgary regulations are – they've allowed bees in City for years!! We live in the County – need bees
- No restrictions for beekeeping on parcels. Refer to Beekeeping Association guidelines
- No permit or restrictions on bees
- No restriction on bees
- No restriction on bees on farmland
- No for rural
- No restrictions. Recommend City of Calgary / Calgary and District Beekeeping Guidelines for more urban areas
- Make beekeeping a permitted use without the need for a permit on farms
- Should be allowed but a limit on # of hives. Self (food) sufficient should be encouraged.
- Define hive? Stack of supers, one queen, one tower
- Bees the more the better! No limits They pollinate our berries
- No permit, no restrictions on non-commercial
- I agree, if owners want to have hives, follow the Bee Keepers Association Guidelines
- No restriction on beekeeping, especially commercial beekeeping on acreage
- Why not have 1 hive per 1/5 acre
- 2 hives is too few even in urban areas
- Yes for urban, no for rural
- No limits for bees
- Since there is a dangerous decline in the bee population there should be no restrictions. There should be an encouragement of bee keeping.
- We need bees, allow without permit if property controlled
- No restrictions on Country Residential. 4 colony on 30 ft lot
- Should be based on size rather than district
- As a bee keeper I can say 100% honey bees and other types of bees (bumble, mason, etc) have different feeding tongues and do not compete for the came nectar and flower supplies.
- Yes to restrictions to help save native bee populations & native ecosystem. Please research this to understand impact of European honey bee.
- Restrictions should be based on lot size. How is this going to be enforced.
- Yes to bees on acres and one hive in town
- Beekeeping should not require a development permit
- Suggest guidleines from Alberta Agriculture, City of Calgary. Treat problems with nuisance complaints.

Business Use of Residential Properties

Short Term Vacation Rentals	Home-Based Businesses	Special Events Businesses
Should there be restrictions in residential areas? If so, what kind?	Should there be more or less restrictions? If so, what kind?	Should there be restrictions in residential areas? If so, what kind?
Place your comments here	Place your comments here	Place your comments here

Transcribed Sticky Notes
Short-Term Vacation Rentals - Should there be restrictions in residential areas? If so, what kind?
• Bragg Creek-Airbnb. Is there a limit to how many people can be on a property? Concerned with people renting home, but having people come out with tents and trailers, and staying with them.
• Bragg Creek- Airbnb. Safety requirements – does the property meet safety codes and standards.
• Yes – Airbnb and vacation rentals should require permit. Area/adjacent landowners should be consulted
• Is there a limit to how many Airbnb will be allowed per street/neighbourhood
• Low restrictions on large parcels >5 ac. High restrictions on smaller parcels.
• Permit only for noise, safety, fire
• Limit number of guests and vehicles to 1 vehicle per guest
• If you're on an acreage, your home is your castle – so you can decide
• Airbnb should be allowed if resident lives on premises to help regulate noise, traffic, etc
• Airbnb – owners must live on property to deal with negative impacts to neighbours
• Max guests limited based on home size
• Residential areas = residences period. If an Airbnb owner must reside on property
• Business license should be required to run short term rental business
• Rural property must have FireSmart assessment annually
• Like Cochrane – restrict how many Airbnb within a square km
• Keep RVC Vacation Rental rules and regulations and fees similar to City of Calgary to ensure a level playing filed to compete with Calgary (ditto)
• Yes rental should be allowed
• No rental properties
• Vacation rentals can be a great way to boost economy. Reasonable restrictions should apply
• A licensing system for short-term rentals would not be too heavy-handed but would give the County a means to monitor numbers, revenue, complaints, etc
• Bragg Creek area has no hotel accommodations and Airbnb helps bring people to the community to stay for vacations
• Airbnb should be controlled. Some are operating as long tern rentals almost like hotels. Traffic can be a problem
• Airbnb should be allowed
• Vacation rentals have a place in RVC id operated responsibly. Bring much needed tourism $$$'s and positive impacts.
• Vacation rentals a welcome economic boost to a community in deep recession
• Airbnb should be allowed
• Airbnb should be allowed
• Are there restrictions on home rentals such as Airbnb? There is so much traffic involved with this kind of use with zero benefits to neighbours / tax base
• Tax accordingly

- Airbnb need to be strictly regulated
- Short-term rentals need a light regulatory touch. Other home based businesses are approved with no benefit to neighbours, why should STR be different?
- Airbnb should NOT be restricted as long as it abides by noise / parking regulations!
- Airbnb provides some income to financially strained Bragg Creek / RVC. Owners with min impact to infrastructure
- Yes, limited use, no impact to neighbours.

Home-Based Businesses - Should there be more or less restrictions? If so, what kind?

- Less restrictive
- 4 business visits a day is too restrictive
- Yes – restrict PIG barns in small farm agriculture!
- Restrictions needed for neighbours junk (seacans) cars, etc eye soar Bylaw. Increase set back distance from neighbour to neighbour 3 meters is too few!
- Leave restrictions on business use for acreages. Must be compatible with style of living in area. Eg. No equipment / material storage without approval process involving adjacent area landowners
- More restrictions on home businesses involving automotive and other business that store product. i.e. Madden junkyard
- Restrictions needed for junk storage and number of RV/trailers
- Less restrictions on larger acreages, keep / increase restrictions for hamlet properties
- Should be restrictions on noise generated and unsightly premises (large equipment attached to garage)
- Home based businesses should be encouraged. Some restrictions should apply, such as coming/going traffic, changes to community, etc
- How many illegal trailer parks do we need?
- Less restrictions
- Home based business is in trend, should be encouraged and promoted.
- There is some automotive shops in Langdon in residential areas
- Less restrictions. Home based businesses should be encouraged
- Eye sore factor. Noise Factor. In your neighbours face factor.
- Home based businesses should be encouraged. Economic development and the reason many people move to Rocky View County. Restrictions around noise, traffic, etc. should apply
- Should not restrict coming and going in bylaw. That is part of business
- Depends on business – How much traffic – How much noise
- Home based scrapyard businesses across from will managed and maintained country residential properties is a problem. Scrap yards and quiet residential homes do not mix. Range Rd 284 north of sec 564.
- Less restrictions. Allow more site visits. Allow greater signage. Allow larger buildings. (x2)
- Types of home based businesses should be restricted to those that do not conflict with residential character. But # of visits per day should be increased so business like physio therapy is viable
- Definitely in support of home-based businesses
- Semi truck restriction for parkips
- So many junk yard in Conrich
- Yes allow home-based business as long as they are neat and non-noisy
- Copy City of Calgary

Special Events Businesses - Should there be restrictions in residential areas? If so, what kind?

- Yes – permit only. Must be consistent with area use and lifestyle. Non repative e.g. not weekly or monthly
- Have a bylaw for this category, especially in rural areas
- Get rid of the offsite levy – it kills growth
- Special events should be allowed. However, not every weekend.
- Special Event business need to be re-zoned to commercial and restricted accordingly. They do not belong in residential communities
- Hunting restrictions in higher density areas. Eg Bearspaw. Safety issue to people on their own property
- Wedding venues should be allowed on Ag parcels with regulations
- Not allowed
- Traffic impacts due to this type of development should be considered (infrastructure)
- Special events bring business to local vendors in the community. Caterers, bakeries, restaurants, florists, grocery stores, etc.
- County should develop a generic development permit template for special events since most are very similar. They should be regulated but not to the extent, that one of two neighbours can object and block approval.

Transcribed Sticky Notes
• Continue complaint based regulations **Tiny Homes - Should there be restrictions? If so, what kind?** • Allow as affordable housing • Tiny houses should still be engineered and meet housing codes not just trailer codes • Allow tiny homes. Count as one of permitted residences. Must be hooked up to sewer or septic – not holding tanks • No tiny homes • Must have heating, hot water, toilet • I think ½ tiny homes would be wonderful access 2/2 of city people to country life • Let tiny homes be primary residence. Consider tiny homes as accessory dwelling unit • Homes should have a minimum of 1,000 – 1,200 sq ft • Want a tiny home…live in Calgary • Yes to tiny homes. Can even be accessory building. Must be hooked up to water heat, and sanitary (septic) • Yes to tiny homes community • Rating homes on 2 acres or more size parcels • Yes to tiny homes • Yes to tiny homes • Tiny homes with a maximum should be allowed • There should be no minimums to dwelling size • Allow as ADU on wheels. If primary then on foundation • Regular homes should be allowed to have a smaller sq ft than currently allowed. 1250 sq ft is bigger than some people want/need. Reduce utility needs. • Tiny homes ONLY in cluster developments. IF the new MDP accepts them. Actually, the County Plan should allow in any cluster development • Tiny homes should be allowed as ADU • No problem with tiny homes • Allow to be on wheels in acreage areas such as Bragg Creek • LESS RESTRICTIONS • Less restrictions; for example – not fall under the ADU designation. Perhaps its own designation. (In addition to ADU and Principle residence) • Allowed some reasonable restrictions should apply • Tiny homes are not appropriate in a rural County PERIOD! • Energy efficient. Great way to experience living in the County in a small house. • Little restriction. Maybe restrict the number base on land size. • Should be allowed and must comply with bylaws. • I absolutely don't agree with small homes • Small houses increase population density and problems therein. Consider number of vehicles on roadways and bikes on highways. Need infrastructure first. • Highly endorse tiny home community

- Mobile tiny homes must comply with trailer bylaws. Permanent must comply with building bylaws.
- Process should be less personal – more fair
- Not in residential areas similar to mobile home park
- As accessory dwelling on residential parcel. DP required
- In favour of park idea – DP required
- Developer (private) driven
- Tiny homes should have proper sewer. May include composting toilet (real one… not a bucket with saw dust!)
- Max number of tiny homes on a property
- Self sufficient homes & servicing
- Tiny homes should be allowed and allowed to live by all rights given to tem by their Master-Creator rights are God given.
- Considered separately from ADU's
- Regulate how many people within the area
- Provisions looking at context of neighbourhood
- No restrictions on min size for principle dwelling
- There should be restrictions so that people don't put 10-20-50 or 100+ tiny homes on a property with restrictions
- More opportunity for tiny home parks (x3)
- Environmentally friendly, have more
- For sure

Accessory Dwelling Units - Should there be more or less restrictions? If so, what kind?

- Accommodate tiny living spaces, etc
- Allow more with restriction based on land size and zoning
- Less restrictions on: 1. Personal use buildings 2. Sizes of buildings.
- 2nd home, too restrictive on size
- Second dwelling (mother-in-law) suites are too restrictive with size
- Make the process easier for cases where the ADU's are for elderly parents, wanting to live independently on the land (with adult child in main home)
- Larger size should be allowed where the land permits
- LESS
- Less planning rules, cooperate more
- Let mobile homes qualify as ADU
- Too much bureaucracy
- Get rid of the offsite levy – development killer
- Existing restrictions are sufficient to accommodate aging, disability, etc
- Keeping in mind baby boomers, allow suites to accommodate aging in place and disabled population that need others in home in case of emergency
- Where's the line between residential and commercial?
- Permanent residences – no Airbnb
- In favour of Airbnb
- More than one accessory dwelling unit
- No park model trailers please
- Continuation of design guidelines – common colours and materials
- Less
- Agreed – no park model trailers

Manufactured Homes - Should there be restrictions? If so, what kind?

- There should be provisions for a 10 acre parcel holder to move a temporary dwelling (prebuilt home) without having to install a permanent foundation. (Expensive and will have to be torn out later) eg. Can have a park model on for parents. Block and skirt it similar to cottage.
- Should remain on ag parcels (mobile homes)
- Mobile homes should be allowed on residential properties
- No concerns with mobile homes on residential properties
- No concerns with mobile homes on residential properties
- Mobile homes should be allowed on residential properties in addition to ADU's (min parcel size 2 acres)
- No concerns if landscaped and okay if in residential districts where it is not included in draft
- Would like to see mobile homes allowed on 4 acres or more. Ok with seeing it as a principle dwelling
- Reasonable design standards for mobile homes
- Only building code restrictions, same as built on site
- No restrictions
- Well maintained and follow building code. Should relax the location of these.
- We propose mobile homes. Does not have to be farm related.

- Only regulated by building code
- Treat as normal home
- For commercial uses in a business
- Park situations should be closely monitored
- Makes sense for farming operations
- Allowed
- Can be principle if in good shape – Engineering stamps?

Transcribed Sticky Notes
• I don't feel that there is any substantive material to validate what is presented – Where is servicing and stewardship? • I asked for a comparative document to see what changes have been made and staff can't produce one • Agreed with previous statement **Too Restrictive?** • Referendum on what changes the taxpayers want vs RVC • Allow for later noise on Friday and Saturday night to 11:30 pm • Co-generation under 5MW should not be Direct Control • No highway business necessary except at major interchanges 3-5 miles apart to keep traffic flowing • Referendum to approve or not • Would like seasonal camping (1-3 units approx.) on larger acreages • All planning is overbearing on property rights • Would like to allow overnight stays with private riding arena • R-2 increased uses is a good thing (horticulture, kennel, etc) More uses the better • Seasonal camping should be allowed on private land • We propose less restriction. We need to stimulate economy • No more levy!! • We favour less restrictions. Less restrictions more economic activity • Nice $46 million dollar building. Now building bureaucracy! • Too many rules • If and where eater will be piped to Prince of Peace and where it will come from • Where will water be piped into Prince of Peace village? Why are you not aware of this situation? • Omni ASP For max 2 acre lots, but heavy industrial is min 2.5 acre. Only option is DC for all of Omni? • Will the emergency access road off Hope Bay be designated as a city road if it already isn't? • Allow small houses and trailers. • Increase the max size of parcel for mixed use from 30 ac or allow flexibility • Anti-agriculture CFO's should be allowed in ALRG • Note – 3G service is fast enough. 5G wireless should not be allowed to be put in place. It will increase cancer. It effects the migratory path of birds. It kills bees 100% no doubt. I have taken a EMF/EMR classes to be able to offer a opinion on this • Internet high speed!!! What does CN have? • Allow 2nd dwellings :external" on A-SML without restriction on development

Not Restrictive Enough?

- Totally regulate commercial buildings
- To operate – business license. To develop – Development Permit
- Auto Mall on existing commercial – no regulation
- Commercial businesses (especially the ones that have equipment and storage) must be heavily regulated
- Restrict any residential or commercial development for water – flooding like Church Ranches, etc
- Business involving heavy traffic should be restricted
- All commercial (like auto mall) should be on commercial only
- NO auto mall in rural area!!!
- NO auto mall on existing R-1 property
- Dark sky
- No to auto mall in residential zoned areas
- No lawn mowers on weekends until after 10:00 am
- Keep recreation development within ASP or surrounding hamlets
- Allowing a second application for the same / similar development in 6 months – should be deferred completely if the decision was “no” or at least make the waiting period 2 years to reapply
- Current electrical inspections are a disgrace/joke. Inspectors do not check anything; just put stickers on panel and leave.
- Land Use Redesignation – Need to know at application what use would be, to know if it is suitable / compatible.
- Keep any and all future business and commercial development away from any type of residential or agricultural
- Seacans are a problem. Too many and ugly
- Regulate commercial buildings on residential land
- Live/work – allow only along highway accesses and interchanges.
- Land use bylaw should not have to be call. They should be able to without phone complaint
- All bylaws should be enforceable. This not enforceable needs to change
- The County departments need to be more accountable work together
- Drop the offsite levy completely!
- Utilities should require a DP or at least consult with the County. (unreadable)
- Need further clarity on processes changes as a result of development (x2)
- Oil and gas not addressed at all. Should be a process or consultation with landowners / County
- A-SML exceptions is it 4.0 ha OR 29.45 ac

Appendix B: Feedback Form

The following section identifies the questions asked on the open house feedback form and transcribed verbatim comments.

Feedback for the Open House

1. How did you hear about tonight's Open House?
   - Newspaper/newsletter **(8)**
   - Letter from the County **(67)**
   - County Website **(3)**
   - Social Media (Facebook, Twitter, etc.) **(4)**
   - Word of Mouth **(7)**
   - Other: _____ **(6)**

Other – Verbatim Comments
• Direct mail • Calgary& District Beekeepers Association • email • email from County • Directly from an RVC employee • email

2. Did you find there was sufficient advertisement and/or notice for tonight's Open House?
   - Yes **(66)**
   - No **(16)**

   Comments:

   _____
   _____ **(14)**

Verbatim Comments
• But would have liked more options on west side. • Wrong address on the letter. I informed the info table that they should go to the school and put up signs - I'm not sure they did! • Address was incorrect • The address was the school The description was the "manor". People (elderly) were all at the wrong location & your phone # wasn't answered. • Rocky View already has its mind made up before I arrived • NA • Done during vacation month. Very inappropriate. • NA • Short notice. Wrong time of year for agricultural producers. • Social media would be sufficient than more letters • Maybe - Bulletin boards • Could have had a little more notice • Not notified • Perhaps an email to residents

3. What is your preferred way to be notified for future County engagement events?
   - Newspaper/newsletter **(9)**
   - Letter from the County **(42)**
   - County Website **(6)**
   - Social Media (Facebook, Twitter, etc.) **(6)**

- Phone **(10)**
- Email **(25)**
- Other: _____ **(10)**

Other – Verbatim Comments
• ext **** or email ****
• electronic notification
• No
• Yes
• ??Please pay attention!
• Letter is fine, email, social media if applicable
• Yes
• Yes
• and preferably with less than 3 years notification that work is being done
• Safe and Sound Works well

4. Is the location and timing of the Open House appropriate?
   - Yes **(74)**
   - No **(8)**

   Comments:

   _____
   _____ **(15)**

Verbatim Comments
• Only 1 option wst - Springbank . None west of Cochrane.
• Different dates appreciated
• No responce
• More notice would have been better 30 days
• The address was the school The description was the "manor". People (elderly) were all at the wrong location & your phone # wasn't answered.
• there was 3 opportunities which was convenient. It was the location which was further that what I wanted.
• Location good, time should be more flexible with date of Open House (a week night during supper hours won't get as much traffic if other hours are offered to capture people of different demographics) Also, the dates of the othe open houses fell during the week of Thanksgiving. Some people may be away for holiday during this time. Just something to consider when setting dates and times.
• 5:00 pm is too early on a weeknight
• Unfortunate to conflict with harvest
• Earlier
• Farmers are in the field in October. Distance was a 1 hour drive.
• Wrong season for ag folks. Too busy in fields to attend.
• Should be closer to residents. ie Bragg Creek
• Could use Springbank Heritage Club
• Could have had one for NW residents e.g. Weedon Hall

5. Please rate how tonight's Open House met your expectations.

1 **(9)**	2 **(6)**	3 **(17)**	4 **(34)**	5 **(12)**	No Opinion **(7)**
Did Not Meet Expectations				Exceeded Expectations	

   Comments:

   _____
   _____ **(28)**

Verbatim Comments
• I learned a lot about my property and existing bylaws. eg. 1 horse allowed. • 3-4 Boards 3. Best part discussion with planner. • Would have liked more RVC staff on hand • Like the poster board and comment and guide. Better than speaker and listen session! • What drove this process • Expected a more presentation type of message • Last open house was too congested. Could not ask questions. This are much better • There is no substatiation for the few changes presented and staff aren't able to articulate and objectives behind the proposed changes. • Where is the Councillor to explain what is going • Not enough reps there and not able to answer my questions. • Was expecting seating. Panel with Q & A. This format was effective. • There were plenty of staff to answer questions • 3-4 star • There is a need for more people to explain info provided • Well organized - excellent • Very helpful • When asking question, didn't want to answer • Should have been a presentation outlining all proposed changes. • Wasn't sure what to expect, but did assume a presentation would be given. • Very informative - thank you. • useless • Was expecting a "meeting" where questions would be asked publicly, but one on one was good. • I had hoped the new bylaw could more closely align with the ASP in Bragg Creek • Would have liked to see maps of new designations • Lots of staff and informative boards • Letter received regarding land use district change was incorrect. A typo-Land use to go from C-SC=DC. Should have read C-SC=B-Reg • People were well informed and able to answer a variety of questions • Would have liked to see the "fianal zoning" map and comments on the "transitional" zones.

6. Was there sufficient information provided for you to give informed feedback?
   - Yes **(45)**
   - No **(35)**

   Comments:

   _____
   _____ **(39)**

Verbatim Comments
• More is better. Understanding wwhere will County water for POP come from and when. • Yes, by discussion with Planner **** • Nothing was said about water supply • **** gave us all the information the we were seeking. Very helpful. • I feel an overview of protection of water wildlife is required. Preservation of wetlands, agricultural lands, and waterways. Please research re: Native bee (severe decline) vs Eauropean Honey Bee (Not native). This is affecting our native ecology. Also 5G aggecting bees. • Not sure - a lot to take in • ASP should be available • Will my county be better as a result of more DC's? I doubt it. • Was very interesting and informative • Need info on how redesignation process is changing. Rationale for changes in names would be helpful. • Found it difficult to print off new bylaws • Not enough help • OK • Had trouble printing bylaws from website prior to open house. • I think so

- Should have an exct mappling table so we know how our neighbours land will be rezoned
- Copy of proposed changes would be nice
- If the boards contain nothing substantive and the staff can't produce a redline document for people to see what has changed, what can I possibly give feedback on?
- I am suspicious that Rocky View already has agenda that is based upon non stop development
- For the moment until feedback from the County is solidified.
- Need to Call County Office. I was told this be 2 reps.
- Boards were simple yet informative
- Explanation of how re-zoning was decided - did consultants do that work
- Not really
- I don't recall the letter indicating event was an open house; assumed a presentation would have been given which may have provided other information prompting differnt questions and discussion.
- A presentation of proposal would be appropriate
- NA
- Later date for Direct Control district
- I have 5 pages of questions. Most of the boards is all info available on website. I think we have a lot more concern than chickens and tiny houses.
- Some bylaws not good yet
- Idealy a side by side comparison of the changes
- White Ave in Bragg creek is not work play but according to the ASP it is. I have asked many times prior to tonight to have this looked into. The new bylaws do not align with the ASP for Bragg Creek. Very disappointing.
- The reasons "the why" is not documented. If we know "why" then we can determine how.
- Would not have atttended tonight if I would have had the correct information in my letter from RVC
- It is a very general session. We would be interested in the details of our surroundin designations.
- N/A
- Not answered
- Personnel too busy. Should have done general presentation on main pointsm then brake into groups/stations for certain, similar current designations. Would be less rwpitition for staff and more efficient for public.
- Not really. Everyone should get a Land Use Bylaw book.

Suggestions for the Future

7. Do you have any other suggestions for future events? **(55)**

Verbatim Comments
• Chickens should not be an annual unit. Maybe 1 animal plus any 20 chickens. Please no tiny homes on random acreages. Brings in street people / gypsies.
• Bring paperwork for people to take home and read and be informed. Don't be vague.
• Not really. The subject matter dictates what is need in both format and substance and tonight was just about perfect!
• "Bring someone from CN to the talk in an open house.
• Bring someone from County to explain what they see for the next 20, 10, 5 years. Where are we going? Where do you want to take Conrich."
• Discussion of RV plans and land use integration. Corridor planning for Hwy 1A west of Cochrane gives the Burnco Pit expansion & demands on neighbours for dewatering the aquafir.
• the trucking outfit was Decares. Not legal. Ordered to be closed to the north side of POP.
• Have a info board of future / other meetings.
• Smaller bites or targeted event ie. ASML owner session or how to subdivide.
• More transparency would be good
• I would like to know what these changes mean to the quality of my community. Looks like a developers dream.
• More info on what is changing old vs new rules for key features.
• Better instructions of how to get here.
• Will water be piped in to the village off Prince of Peace.
• Would like Rocky View County to intervene regarding the issue of water delivery supply to Prince of Peace Village. I would consider the present situation to beat a crisis level.
• Do 1 more in January after changes are finalized.

- I like this current approach
- Stop wasting taxpayers money on neverending unproductive planning initiatives. Everything is in constant flux no one document is completed before another is mad in conflict - MDP, Bearspaw ASP, and this LUB are all in the air at once. I see no benefit out of any work except to the benefit of random developments. What self respecting planner proposes Direct Control Districts as a planning solution?
- Let have a discussion on whether or not the word substantial agriculture has any future in Rocky View. It is apparent that Rocky View does not have a plan to update its infrastructure to a level to meet its development plans.
- Thank you
- Perhaps more individual reps. per section. Otherwise, very informative.
- Can you provide map, so we can see what kind of developments going on in our area.
- "Looking forward to seeing finalized Bylaw reviews.
- I support changes proposed to Land Use."
- My concern I feel is a little more significant than a sticky note
- Provide more expertise for explanation of how the zoning will be dealt with in the future - County Plan affected, Bearspaw Area Structure Plan affected.
- "For business prefer to be more visits 8-10 per day
- 3-4 workers on site
- Cultivation Canabis
- More sq ft for Accessory Buildings 2500 - 3000 sq ft"
- Very good way for engaging stakeholders. There should be more engagement. This kind of event certainly helps. Thanks.
- "-Sufficient timing
- -Outline all proposed changes which would provide residents sufficient time to properly address questions."
- No
- "Should offer other cates and times. (i.e. not just during afternoon and on weeks with holidays) This way the County can collect more opinions of persons from different demographics.
- Did like how people could write comments and concerns for some of the boards."
- A presentation with Q&A
- This is a useless waste of time and taxpayer's money. Please be more professional and respectful of taxpayers time and money.
- Simplify - yes. Change and redesignate - no.
- I am not in favor of the format of the Open House. It could have been stated it was drop-in and there would be no open mic and no introduction. I find it very useful to listen to other peoples concerns. In future I would like to see 1-2 hour informational and question session and remainder of time as was the format today.
- Have more open houses in more areas - to reach all the communities. Makes it easier to attend for those who are working. Having on in each district would be a good idea.
- Talk and listen to groups that are affected by bylaws before you make bylaws. i.e. beekeepers, Airbnb owners.
- Please send out of post on the County website a summary of the changes, including a side by side comparison.
- No
- Referendum. Let the people vote on what we want.
- Thanks!
- "-current parking requirements are too stringent for commercial projects
- give more flexibility and broader discretion to the D.A."
- More publicity please
- No suggestions
- "Handouts on key points
- -for certain designations
- -eg. hand out for what means for current R-2 owner"
- No suggestions
- No suggestions made

Thank you and stay in touch

Thank you for your valuable time and input. To stay in touch with this project, please visit the project webpage (www.rockyview.ca/LandUseBylawReview) to sign up for the Email List.

Here you can also find a copy of the draft Land Use Bylaw, the current Land Use Bylaw, FAQs, and on online feedback survey.

If you have any questions or comments, please contact us at development@rockyview.ca or 403-520-8158.

Appendix C: Online Survey

Rocky View County Land Use Bylaw Review

Rocky View County is currently reviewing and updating the County's Land Use Bylaw. A Land Use Bylaw regulates and controls the use and development of land and buildings in the County. This update is being undertaken to simplify the Land Use Bylaw and align it with existing County statutory documents.

Your feedback is important in helping to inform the updates to the Land Use Bylaw. Please take a moment and share your concerns and comments. To review the draft Land Use Bylaw please visit www.rockyview.ca/LandUseBylawReview.

Note: Should you not with to answer a question in the survey, you can skip by pressing the Next button at the bottom of the page.

Accessory Buildings

What is an Accessory Building?

Examples of accessory buildings in residential and agricultural areas are barns, garages, sheds, personal workshops, etc.

How are Accessory Buildings Currently Regulated?

On residential and agricultural properties, the Land Use Bylaw currently regulates the following for accessory buildings:

- Building height
- Number of accessory buildings on a property
- Footprint of a single accessory building
- Combined footprint all accessory buildings

1. Which accessory building regulations are not restrictive enough or too restrictive?

	Not Restrictive Enough	Too Restrictive	N/A
Building Height	**(12)**	**(16)**	**(26)**
Number of accessory buildings on a property	**(10)**	**(40)**	**(8)**
Footprint of a single accessory building	**(4)**	**(37)**	**(16)**
Combined footprint all accessory buildings	**(15)**	**(53)**	**(19)**
Other (please specify)	**(25)**		

Other – Verbatim Comments
• Should be an attempt to address the style of the structure (where reasonable) to match the neighborhood or other main structure. • regulations should match the land zoning context • horse shelters should not be accessory buildings and should not require a permit • in the context of an RF parcel that is 140ac • Restrictions seem generally in keeping with intended use. Height restriction helps mitigate view obstruction.

- hard to know - you didn't say what the restrictions are
- this process is costing too much for average people
- inspected by a professional engineer
- there needs be more
- farm buildings exempt
- Should be able to build before a house is on the property
- I don't think this question is working as intended
- It's very difficult to answer these questions properly without specifics as to what the regulation is regarding height, number and footprint.
- should be restricted by combined sq footage as small % of residence, not by number ** only lets me respond to one line**
- location close to property line; type of building (often they are eyesores)
- All regulations are too restrictive
- Number of buildings
- combined footprint really needs to be increased
- It won't let me answer each question
- Number of accessory buildings should consider the area of the parcel not just the zoning.
- Since your survey information does not provide either current or proposed restrictions, it is extremely difficult to answer this question without a great deal of research. As well, the answer will vary depending on land use designation.
- They are all too restrictive. But the survey tool does not allow mulitple clicks
- Not restrictive enough on all of the above.
- Won't let me choose more than one option. In a residential community all of these are not restrictive enough.
- all of the above are not restrictive enough, it won't let me choose more than one option

Livestock

The Land Use Bylaw currently allows for 1 animal unit (the equivalent of 1 horse) per 1.60ha (3.95 ac) of land.

2. Please rate how much you agree or disagree with the following:

   "More livestock should be allowed on a property without the need of a development permit."

   - Strongly Agree **(44)**
   - Agree **(24)**
   - Neutral **(18)**
   - Disagree **(22)**
   - Strongly Disagree **(26)**
   - No opinion **(8)**

3. How much change should the County make to the number of livestock allowed on a property without the need of a development permit.
   - All livestock should require a permit **(10)**
   - Less than currently **(7)**
   - Keep the same **(44)**
   - More than currently **(49)**
   - No Opinion **(16)**
   - Other (please specify) **(15)**

Other – Verbatim Comments

- Correct the calculation to acres from hectares
- depends on how much you change the types of zoning
- Because 2 animal units are already a discretionary use on 3.98 acres, make it legal that someone can have 2 animal units without a permit for the second animal (eg: Horse). The main concern with animals should be their welfare - food, water, cleanliness - not their numbers. 3.98 acre parcels are designed for animal units, otherwise the owner must mow an extremely large area of grass, which is a waste. Allowing 2 animal units on 3.98 acres is very reasonable, considering there is NO limit on the number of animal units on 40+ acres.
- you have way too many development permits which is ridiculous
- 2 horses per 3.5 acres
- Smaller properties should have more restrictions and larger properties less restrictions
- large farms can't be restricted on animals for confined feeding operations
- If greater than quarter section then no permit required
- Intensive grazing (cattle) would mean high numbers for a short period of time; this is a beneficial practice for healthy land and soil but doesn't fit into the confines of this question. A development permit should not be required, in this instance. I responded "neutral" to q.1, not because I think there should be more than 1 animal unit per 1.6 ha, (horses eat everything to the ground and can cause much damage to small parcels of land) but because the permits should be flexible enough to allow for brief, high impact, grazing.
- Surely part of the answer is that it must be dependent on (i) how many days each animal is on the land, as they may be moved from one parcel to another and (ii) how productive the land is.
- Typically is it considered that 1 acre per horse is good.
- too much regulation in general, cut the red tape
- More, but within a reasonable number
- development permit department is too restricted. You can’t even use your property. Everything need to be more relaxed.
- No permit for Agricultural land - large; permit for all others.

Residential Keeping of Animals

Keeping of Dogs

The Land Use Bylaw currently allows for 3 dogs per residential property without a development permit, up to 6 dogs with a development permit.

4. How many dogs should the County allow on a residential property with the need for a development permit?
    - 1 **(6)**
    - 2 **(14)**
    - 3 **(39)**
    - 4 **(24)**
    - 5 **(3)**
    - 6 **(19)**
    - More than 6 **(5)**
    - The County should not regulate this **(22)**
    - No opinion **(13)**

Keeping of Chickens

The county has received requests from residents to be able to have chickens for personal use on their residential properties.

Please indicate below your thoughts on the keeping of chickens in residential areas.

5. Please rate how much you agree or disagree with the following:

“Chickens should be allowed on a residential property less than 1.6 ha (3.95 ac).”

- Strongly Agree **(48)**
- Agree **(50)**
- Neutral **(13)**
- Disagree **(17)**
- Strongly Disagree **(11)**
- No opinion **(5)**

6. How many chickens should be allowed on a residential property less than 1.6 ha (3.95 ac)?
   - 1 to 5 **(30)**
   - 6 to 10 **(34)**
   - 11 to 15 **(8)**
   - 16 to 20 **(15)**
   - More than 20 **(4)**
   - The County should not regulate this **(17)**
   - Chickens should not be allowed on residential properties **(24)**
   - No opinion **(10)**

7. Should there be setback restrictions on where chickens coops are allowed on a residential property?
   - Chicken coops should not be allowed on residential properties **(19)**
   - Chicken coops should have larger setbacks as other buildings allowed on the property **(36)**
   - Chicken coops should have the same setbacks as other buildings allowed on the property **(35)**
   - Chicken coops should have smaller setbacks as other buildings allowed on the property **(9)**
   - The County should not regulate this **(26)**
   - No opinion **(16)**
   - Other (please specify) **(2)**

Other – Verbatim Comments
• there should not be aloud • Again, its improper to ask and expect answers in the abstract. Basically, it should depend in part on the other buildings. If the other building is a pig barn, then I don't see why chicken coops should have any further setback than other buildings. If the other building is a house, then perhaps it should be set back further.

<u>Keeping of Bees</u>

The county has received requests from residents to be able to have bee hives for personal use on their residential properties.

Please indicate below your thoughts on the keeping of bees in residential areas.

8. How many bee hives should the County allow on a residential property?
   - 1 **(16)**
   - 2 **(13)**
   - 3 **(11)**
   - 4 **(19)**
   - 5 **(3)**

- 6 **(8)**
- More than 6 **(7)**
- Beehives should not be allowed on residential properties **(9)**
- The County should not regulate this **(37)**
- No opinion **(20)**

9. Should there be setback restrictions on where bee hives are allowed on a residential property?
   - Bee hives should not be allowed on residential properties. **(9)**
   - Bee hives should have larger setbacks as other buildings allowed on the property. **(32)**
   - Bee hives should have the same setbacks as other buildings allowed on the property. **(32)**
   - Bee hives should have smaller setbacks as other buildings allowed on the property. **(8)**
   - The County should not regulate this. **(38)**
   - No opinion **(20)**
   - Other (please specify) **(4)**

Other – Verbatim Comments
• make the setbacks based on current use and issues - too many restrictions for people who know how to run their hives • having experience in Bee keeping I think 1 hive per 1/4 acre is a good limit for residential zoned properties • I think these should be non-regulated on +10 acre properties • Bee hives are an agricultural industry, so encourage them

Business Use of Residential Properties

Short Term Vacation Rentals

In recent years, short term vacation rentals have been a popular use of residential properties to provide supplemental income.

Please indicate below your thoughts on the short term vacation rentals.

10. What are your concerns with short term vacation rentals? (select all that apply)
    - I have no concerns **(58)**
    - Changing character of residential areas **(45)**
    - Changing residential units to commercial use **(36)**
    - Parties/noise **(67)**
    - Impacts on the hotel/accommodation industry **(10)**
    - Licensing **(31)**
    - Taxation **(27)**
    - Other (please specify) **(19)**

Other – Verbatim Comments
• Should be registered for such use with limits on number of complaints that would cancel this commercial use. • I do not like when people are in the community that do not live in the area. It does not make me feel safe. This area is targeted by people for theft and it would make it more difficult to spot someone who didn't belong in the area with malicious intent. Additionally, the increase in traffic and people that do not know the area would be frustrating and more dangerous for pedestrians. Also, the owner of the vacation home is not as connected with the community and therefore

doesn't have the best interests of the community at heart. Rather, they want whatever is going to maximize their profit, which is not my dream for this community. • Number of renters should be restricted and only allowed to use the house, not tents or trailers in the yard. • I don't have concerns, I feel they provide a benefit such as providing needed accommodations to tourists, provide a small economic befit to the home owners and bring tourists to local businesses • Increased traffic, unsightly numbers of parked cars, and increase in number of homes without regular residents who are invested in the appearance of the property or the community interests. • we have many more trespassers now, loss of privacy • Registration of such with the county • should only be allowed with a permit, area adjacent landowners to have review and input, review of permit every 2 years for breach of conditions • I am supportive of short term rentals • Traffic if too many on one property • Better than long term tenants, use more County businesses because they aren't commuting to Calgary on a daily basis • Vacation Rentals have been a critical financial life line for many homeowners that are in economic distress. It has been impossible to rent out our home to a viable long term rental family. Bragg Creek is a vacation destination for the province with no hotel accommodation and VR's fill that market need • rural crime will go up as well. strangers in the neighborhoods • disrupt the peace of the neighborhood in Springbank • Require owner to reside on property • Crime • How are they enforced? • I think they should be allowed as long as they don't negatively impact neighbors peace and quality of life. • More policing may be required; more crime with transients

11. Please select where you think short term vacation rentals should be allowed. (select all that apply)
    - Hamlets **(56)**
    - Residential acreages **(64)**
    - Agricultural areas **(39)**
    - The County should not regulate this **(57)**
    - Short term vacation rentals should not be allowed in the county **(18)**
    - Other (please specify) **(9)**

Other – Verbatim Comments
• should be allowed everywhere, but there should be a restriction in numbers - less than 1 in 10 residential buildings should be short term rentals. Don't want to see hamlets like Bragg Creek become one big short term rental area. • In Hamlets only if there is sufficient parking and the neighbours agree with the change of use. • If people need to supplement their income with rental properties to make ends meet you should be helping all of the residents succeed and hold on to their land • Owners should be able to use there own home as they deem appropriate eg. 5 bedroom with 4 kids then later same home can host overnight tourists • There are VR's in all surrounding jurisdictions to RVC that are permitted and licensed or to be licensed like City of Calgary. RVC regulations should be consistent with adjacent regulations to provide a level playing field for RVC home owners • Should be allowed at the whole county but regulated on the # people, hours noise etc • Everywhere • With proper licensing and regulation, short term rentals make sense. There needs to be strong regulation to ensure they remain good neighbours. • Case by case basis where the is no neighbour opposition

12. What type of regulations should there be on short term vacation rentals? (select all that apply)

- Guest length of stay **(44)**
- Distance between vacation rentals **(22)**
- Parking requirements **(67)**
- Other (please specify) **(50)**

Other – Verbatim Comments
• The County should not regulate this • the number of units allowed on one property. There has been rumors of some residental properties with multiple buildings and even allowing campers to rent space on the property. These types of properties are no longer residential lots but are becoming commercal enterprises. • Number of days per month • no rentals • I don't feel they need to be regulated any more than a long term rental such as a monthly or annual lease • no rentals • owner should be on site or live in the community • As long as it is not impacting neighbors peace and quiet or security • Compliance with noise and other bylaws should suffice. • noise, number of guests allowed • no rentals whatsoever • fires should be limited to regulated fire pits • I think short term rental should just be licensed and locations made public so neighbors are aware • Low impact and low density of rentals. • noise regulations • this should not aloud at all • There should be no regulation • none • None at all why on earth would you regulate it in the first place • Should be short term and not continious • noise restrictions • vacation use only • by permit only, adjacent / area residents to have input on approval; routine review of permit every 2 years for compliance complaints by area residents mandatory • none • Same regulations that apply to conventional rental properties (such as fire safety). • No regulations need to be in place • Permits and taxation, noise, parties • Compliance with regular residential laws for any home • no regulations • as long as they arent a nuisance< I dont care • noise and parties • County should not regulate this. Each residence in the County is unique! • There should not be regulations on the property I own, or who stays in it!! • number of vacation rentals on a property • None other than ensuring they don't disrupt close neighbours regularly. • Be very respectful of neighbor's privacy and peaceful habitation of their property • Annual License Fee similar to City of Calgary or City if Vancouver (.i.e. between $50 and $100 per year) Any regulation should apply to a guest length of stay less than 30 days • i dont think there should be short term vacation rentals • Should not be allowed period • Not County business • none • No incremental guests, e.g. holiday trailer of guest • establishment and compliance with noise restrictions to avoid partying concerns; licensing and taxation to avoid unfair competition with licensed B&Bs • If the owner is responsible this shouldn't require county intervention • Distance between vacation rental and surrounding neighbors property • the county should not regulate this

• No regulation at all • Noise complaint line • They should not be allowed to negatively impact the quality of life for their neighbors. • no short term rentals in rural areas

Special Event Businesses

The County has received inquiries to use agricultural and residential properties for special events on a regular basis (ex: wedding venues, corporate retreats, etc.).

This does not include when a landowner hosts one off events (ex: birthday parties, block parties, popup farmers markets).

13. If a property is used for regularly occurring events, the landowner should be required to:
    - Get a development permit. **(63)**
    - Redesignate (rezone) and get a development permit. **(36)**
    - Operate without the need of a development permit. **(27)**
    - Other (please specify) **(13)**

Other – Verbatim Comments
• get an event permit - perhaps inviting neighbors to join • get some type of permit, but not development permit. Rockyview county has the most onerous permitting process in Canada!! • If it's more frequent than twice /month then maybe a development permit needs to be required. • If events are as frequent as weekly, a permit should be required. Otherwise, allow operation without a permit. • Get a business license • The county should have a special application / permit for this category. No need to rezone • Get a license to run it if it’s a business. • Or get event license for each event • Get a development permit for special events that still comply with health, water, fire and safety • Should not be allowed period • Not near other residential properties • Do not allow • They should be allowed as long as they don't negatively impact quality of life for their neighborse

14. Please select where you think special event business should be allowed? (select all that apply)
    - Residential acreages **(44)**
    - Hamlets/urban areas **(49)**
    - Agricultural areas **(57)**
    - Commercial/industrial areas **(79)**
    - The County should not regulate this **(27)**
    - Other (please specify) **(16)**

Other – Verbatim Comments
• Should not affect existing and conforming events that contribute to community involvement and participation • where the necessary facilites and services can be appropriately provided • should be allowed anywhere, as long as permits are done and neighbors aware of the business • If the special event business can meet all of the existing bylaws such as noise and parking, \i don't feel they should be restricted in where they can or can't operate • this should be a licence and the locations made public. • Low density areas only and or all affected area residents signed on. • there to many out of control the law enfforment needs to do this • Impact on immediate neighbors should be considered. • it depends on how it impacts neighbours • residential acreages not impeding in neighbours

- Properties over 50 acres with a minimum distance of 150m away from the nearest neighboring residential house
- All residences in the county are unique and pose a different set of benefits and possible issues for neighbours and residentss
- This is tricky, likely should be case by case.
- The appropriate locations will be dependent on the type of special events in terms of traffic, noise, etc. - therefore, should be decided on case-by-case basis as part of redesignation application.
- Anywhere if proper licenses and safety regulations are met
- At established venues on paved roads in areas with fire departments very close by

Home-Based Businesses

There are two types of home-based businesses, Type I and Type II.

Currently, Type I Home-Based Businesses:

- Do not require a development permit
- Are allowed up to 2 business trips per day.

Currently, Type II Home-Based Businesses:

- Require a development permit
- Are allowed up to 8 business trips in agricultural areas or 4 business trips in residential areas,
- Are allowed up to 2 non-resident employees.
- Are allowed to use 1% 400 m2 (4,305 ft2), whichever is less, of the property for outdoor storage

15. Please select the types of businesses you think should not be permitted to be home-based businesses? (select all that apply)
    - Retail **(55)**
    - General contractors **(32)**
    - Landscaping **(29)**
    - Restaurants **(69)**
    - Automotive **(55)**
    - Special Event Business **(36)**
    - The County should not regulate this **(36)**
    - Other (please specify) **(21)**

Other – Verbatim Comments

- allow any business that meets the bylaw criteria
- Manufacturing or component assembly
- Anything that generates noise or more than 2 work vehicles
- Need to ensure that businesses are basically indistinguishable from the regular zones use. Should not degrade the aesthetic of the neighbourhood through outdoor storage or out of character structures.
- I'm ok with food related home businesses but not an eat in restaurant
- Anything that is of high risk to neighbors or community
- Bylaw services must improve in order to prevent nuisances to neighbours while avoiding unnecessary hoops to home-based businesses that don't interfere with neighbours' quiet enjoyment of their properties.
- High traffic bushiness don't make sense to be run out of the home
- Limited traffic businesses
- The higher the area density the lower the traffic increase allowed and larger properties in low density areas higher traffic and larger storage.
- should be dependent on how it impacts neighbours
- Car repair garage is good, a junk yard is not good to
- Anything involving heavy equipment use or storage

- All businesses and residences are unique and should be looked at on an individual basis
- It depends on how you operate, how large property is, etc. If you aren't bothering neighbors, leave alone
- forest schools, daycares = excessive traffic and outdoor noise
- Any business with large volume of traffic in & out
- light industrial, outdoor storage except as directly related to core home-based business; automotive only if conducted inside
- All of the above
- Depends on the location
- The concern is about the mess and unsightly yards and properties with automotive, landscaping and general contractors.

16. How many business trips should be allowed per day for a Home-Based Business (Type II)?
    - 0 to 4 **(31)**
    - 5 to 8 **(31)**
    - 9 to 12 **(10)**
    - 13 to 16 **(3)**
    - Over 16 **(2)**
    - The County should not regulate this **(26)**
    - No opinion **(22)**
    - Other (please specify) **(12)**

Other – Verbatim Comments

- none
- 20 or less
- This should be evaluated on a case-by-case basis, depending on the local road network, existing traffic and housing density.
- only dog day care and boarding should be regulated.
- The higher the area density the lower the traffic increase allowed and larger properties in low density areas higher traffic and larger storage.
- For businesses that operate say only on weekends or special occasions should be allowed a higher number because of their scheduled events. If the business operates daily then it could have a maximum of 16
- A business that requires business trips only once a month or so, but at a higher number than the daily maximum, needs to be accomodated.
- Each residence is unique. One residence could have many business trips and not cause any disturbance yet another it may be too many. Don't penalize those that can run a great business with no disturbances to neighbours.
- 5-8 trips per day vehicle smaller than 5ton
- none
- we had busloads of people at our neighbours - it's a loophole
- Should not have any

17. How many non-resident employees should be allowed for a Home-Based Business (Type II)?
    - 0 **(9)**
    - 1 to 2 **(55)**
    - 3 to 4 **(17)**
    - 5 to 6 **(10)**
    - Over 6 **(2)**
    - The County should not regulate this **(23)**
    - No opinion **(17)**
    - Other (please specify) **(4)**

Other – Verbatim Comments

• This should be evaluated on a case-by-case basis and taking into account the surrounding neighbourhood, available parking space, road network and existing traffic. • Non-resident employees coming and going would need to fall into the number of business trips allowable. • How can you regulate this? • no limit as long as occupancy limits of building code are not exceeded

18. How much change should the County should make to how much outdoor storage is allowed for a Home-Based Business (Type II)?
    - No outdoor storage should be allowed **(16)**
    - Less than currently **(10)**
    - Keep the same **(44)**
    - More than currently **(15)**
    - The County should not regulate this **(17)**
    - No opinion **(21)**
    - Other (please specify) **(14)**

Other – Verbatim Comments
• Limited storage within 700 sq ft and tastefully screened with solid fencing. • Not sure what you said but if the signs are intrusive or offensive regulate it otherwise stop with all of the regulations • As long as it is not unsightly • Depending on area density and size of property. 4 acres as is at 4000 sq ft 80 plus acres 64000 acres. • Depends upon what is being stored. • Keep the same enforce it • imperative that properties not be used to collect junk - often partly used or unused, or abandoned things related to home business (or recreational activity) • Up to 6,000 sq ft seems more reasonable • All outdoor storage should be hidden on all sides • Depends on many factors. Proximity to neighbours, sight lines, if sheds are used, etc. • Again, perhaps storage is screened, not visible to neighbors, then OK. • we stare at piles of scrap and pallets now - no outdoor storage • outdoor storage needs to be directly related to business (not stand alone storage business) and it needs to be completely screened from adjacent properties. • Some home based business become very unsightly and messy. For example, automotive often becomes a junkyard storage site.

Alternative Housing Types

Tiny Homes

In recent years, tiny homes have become increasingly popular as an affordable and low impact form of housing. Tiny homes are typically single detached homes that are less than 37 m2 (400 ft2).

In many residential areas the Land Use Bylaw has a minimum size of a single detached home ranging from 121 m2 (1,302 ft2) to 150 m2 (1,614 ft2) depending on the area and housing type.

Please indicate below your thoughts on Tiny Homes.

19. Please select where you think tiny homes should be allowed? (select all that apply)
    - Residential acreages **(75)**
    - Hamlets/urban areas **(69)**
    - Agricultural areas **(68)**
    - The County should not regulate this **(40)**

- Tiny Homes should not be allowed in the county **(16)**
- Other (please specify) **(13)**

Other – Verbatim Comments
• the critical issue with tiny homes is if they are linked in to sewage (on wheels or not on wheels) not where they are • Only one tiny home per property, aligns with design of home on site. Tiny home could include a mobile home. • anywhere but it's the # of these on 1 property that is the issue • Perhaps the county could develop an area for those wishing to get away but can't afford land to park their tiny home. There are many people wanting to buy a tiny home but no where to place them • all safety and building codes as per current regulations. Inspections. • in master planned communities designed for such • The best neighbourhood have all types of housing. • Tax should be base ONLY on square footage of house and some factor of outbuilding area. No other criteria • Certainly the time has come to build much smaller than 1300 sq ft. • Tiny homes is another market reality in housing or vacation rental affordability. Tiny houses are also to be encouraged for smaller carbon footprint going forward to our 2050 carbon neutral goals as a country • On any other property type, a tiny home could be an accessory dwelling unit. • would like a tiny home on wheels as an accessory dwelling • Tiny homes need to be counted as a dwelling and not in addition to what is allowed in bylaw.

Accessory Dwelling Units

Accessory dwelling units are secondary residential dwellings on a property. Examples of accessory dwelling units are basement suites, secondary suite, carriage houses, etc.

On residential properties, the Land Use Bylaw currently regulates the following for accessory dwelling unit:

- Building height.
- Maximum of 1 accessory dwelling units per main house on a property.
- Minimum 1 parking stall per accessory dwelling unit.
- Minimum floor area of 36 m2 (387 ft2).
- Maximum floor area of 110 m2 (1,184 ft2) or 80% the area of the main house.

20. Which accessory dwelling unit regulations are not restrictive enough or too restrictive?

	Not Restrictive Enough	Too Restrictive	N/A
Building Height	**(9)**	**(8)**	**(8)**
Minimum parking stall required	**(13)**	**(8)**	**(8)**
Minimum floor area	**(0)**	**(21)**	**(12)**
Maximum floor area	**(10)**	**(31)**	**(16)**
Other (please specify)		**(23)**	

Other – Verbatim Comments
• Your form doesn't work. Only opinion in the matter has been expressed. • Fine the way it is • The ADU should not have more square footage than the principal residence. EVER. • There are many different types of landowners with various requirements - why is common sense not able to determine this • So if I choose to build a new home if it is 20% larger than my current home on my property can I call the older smaller home the ADU? • would only let me pick one choice and not comment on other 3

- ensure proper setbacks and appearance of these
- All regulations seem fine
- Dependant on the situation, do not make anything more restrictive.
- All to restrictive
- This question won't allow me to answer for each line. I feel it's too restrictive to require a parking stall.
- Generally this bylaw doesn't sound flexible enough. The original likely dictates the size of suite offered. Also, if there are only 2 residents on large property and residence, the property is under-utilized - take that into account
- all to restrictive, this question box does not work
- Correct right now
- Should not be allowed period
- development permit department is too restricted. You can't even use your property. Everything need to be more relaxed.
- Keep the same
- The choices here are too restrictive - what is the correct answer if you think the current rules are appropriate? N/A is not it - neither is "not enough" or "too much".
- They are all too restrictive but the survey does not allow multiple selections
- no need for more restrictions
- All tiny houses
- Won't allow not restrictive enough on more than one option - all but min. Floor area
- would like a tiny home on wheels as an accessory dwelling

Manufactured Home Parks

A manufactured home is a dwelling that is constructed or manufactured to be moved from one point to another and meets the requirements for a residence under the Canadian Standards Association. Manufactured homes are commonly referred to as park model trailers and do not include recreational vehicles. Manufactured home parks are developments where multiple manufactured homes are placed on a single property.

21. Please select where you think manufactured home parks should be allowed? (select all that apply)
    - Residential acreages **(28)**
    - Hamlets **(55)**
    - Agricultural areas **(47)**
    - The County should not regulate this **(16)**
    - Manufactured Home Parks should not be allowed in the county **(30)**
    - Other (please specify) **(15)**

Other – Verbatim Comments

- NO WAY.
- I think the current regulation of a time limit for single wide mobile homes is good - sometimes the time limit needs to be extended for building reasons. I would like to see more compassion from those issuing these permits as circumstances are different for everyone
- in most areas where roads are paved
- Manufactured home park.
- master planned communities designed for such
- commercial areas only regulated by permit
- each request looked at individually
- I think that this comes to distance from and privacy for neighboring properties. Possibly minimum 150m away.
- Look at each individual plans. Some manufactured homes are better than multi-millio dollar homes. In fact I know of a home in Springbank that is made up of several manufactured "homes".
- Allow them but restrict size and placement if within townsites, should be on the edge of towns. Or outside towns, in the country
- In an designated area for this purpose

- Even in hamlets, trailer parks should have to comply with the basic parcel size restrictions for the area.
- Further study, regulations needed
- residential acreages that are large enough so the neighbour has privacy
- requirements for building to fit with surrounding properties and be landscaped and not look like a temporary structure

Additional Feedback

22. Is there additional feedback on the Land Use Bylaw you would live to provide?

(68)

Other – Verbatim Comments

- Retention of open green or agricultural use spaces between commercial developments that are functional and intended to retain the rural character. Note this needs to be more than a ravine preserve or a bike path concept. This was the intent of node type developments such that it does not become one continuous extension of the rural or urban sprawl.
- I chose to live in Rocky View because I want to live in a rural area with nature. Part of this includes darkness at night and the ability to see the stars. There has been a great increase in the number of lots that are installing street lights that pollute the sky, as well as cast light on their neighbours properties. There has also been an increase in the number of houses that have very bright exterior lights every few feet. These again cast light on neighbouring properties and detract from the natural aesthetic. I think the bylaws need to more specifically address the impact of lighting on neighbours. I don't believe that rural acreages should be allowed to be lit up like city neighbourhoods. This detracts from and changes the environment that is the reason many of us have chosen to live here. Starlit nights matter. The approval of new developments and zoning changes does not seem to put enough weight on the impact to traffic. Many new developments are not in keeping with existing densities, and when they are approved lead to significant increases in traffic along limited (often single) entry and exit routes. Additionally, when new routes are built through new and existing developments, the traffic from neighbouring districts, does not seem to be considered in terms of flow and volume (people from these communities use these residential roads as a main route to and from work daily instead of routes that are intended for the high volume of traffic).
- I think the main problem with Land Use is that the Council don't follow the Bylaw rules, don't take staff recommendations but decide by who they like. Administration even advise ignoring the rules at times which negates the reason for bylaw existence! The changes proposed in the new draft land use bylaws are ridiculous. People living on the west side of Rocky View have not been provided with an open house to ask questions or have them answered or to make their views known. This is another action by the Reeve and some Council members to ignore certain tax payers and suit themselves. I want a much improved draft version based on knowledgeable input before any changes are put into law.
- I would like to see the county allow the undeveloped road allowances (even when leased) for non-vehicular recreational users such as walkers, joggers and equestrian use.
- An increase in checking Home Based businesses are adhering to terms and in compliance with regulations. Fees, yearly, to businesses for road maintenance, upkeep and additional calcium application.
- Concern about Live/Work. There should NOT be entire areas dedicated to this; confine it to certain areas in hamlets or in areas already designated as commercial/businesss. It looks commercial/industrial and can generate far too much traffic, light and noise.
- I general I'd like the new bylaws to allow for more economic development and allow owners to utilize their property how they see fit with a reduction in regulation. I've lived in RVC for 2 years and I've become very discouraged by how restrictive the LUB currently are
- Need to ensure clear limits to number of recreational vehicles (travel trailers, motor homes etc), commercial vehicles, boats, etc that can be stored outside. I believe no more than 2 RV, and 1 boat make sense on residential acreages. Likewise a commercial vehicle should not be permitted visible in residential areas.
- Main concern is properties being bought to be a short term rental with owner not living here or having multiple rentals on 1 property which is happening now in Bragg Creek

- All requirements must be made clear to residents and strictly enforced. However, unnecessary red tape must be avoided.
- I think some of your committees need to have someone from the general public thinking and speaking for us. The bureaucracy has way too much power and the people paying taxes need to be able to get involved with the decision making. People are frustrated with not having a say in their future and on their own property. We are sick of the bureaucracy making these decision with no compassion for those trying to succeed.
- There is a rumour that the new Land Use Bylaw would make it so that anyone who's land is not agricultural land would not be able to have any horses. I've not been able to ascertain whether or not this is true as there is much reading to be done between the old Bylaw and the new proposed Bylaw and I just found out about this. I strongly disagree with the county making it so that people cannot have horses on their acreages. Horses aren't "livestock", they're pets who ,in our case as in many others, have been part of our lives lives for years and have grown up with our children.
- We have noted that the following use in no longer in the proposed LUB: Outdoor Storage, Recreational Vehicle means an industrial area of land set aside or otherwise defined for the outdoor storage of vehicle, recreation and vehicle, motor sport; In the current LUB it is a discretionary use under the Industrial – Industrial Storage (I-IS) District and the Live-Work (L-W) District. We understand that in the proposed LUB, outdoor recreational vehicle storage businesses are intended to be included in the following definition: “Storage (Outdoor)” means an outdoor area that may contain a building or structure for the accessory keeping of goods, inventory, materials, machinery, or equipment outside in association with the primary use on the parcel. However, we request that either this definition be clarified to explicitly state that outdoor recreational vehicle storage businesses are included as a primary use for clarity or that the current definition in the LUB be carried forward into the proposed LUB and added to all the same districts where ‘Storage (Outdoor)’ is listed. Otherwise, it is unclear whether recreational vehicle storage is included in the proposed definition of outdoor storage.
- I think the questions in this survey are missing many of the issues I have seen in the new LUB. These questions are trivial and are trying to avoid the the larger issues that I see. IE numerous larger parcels up to 40 acres will be lumped into land use that is for residential acreage up to 3.95 acres which is too restrictive, where as a Farmstead of 20 acres is to be included in the new Ranch & Farm. I think this new LUB has been prepared by some one who has no understanding of the Alberta Township System. Sections, are 640 acres 1/4 sections are 160 acres etc. Its based on acres and not Hectares.
- the process for subdivisions is way too onerous and restrictive. The red tape and expense of this SHOULD BE CUT IN HALF!!
- I have several horror stories around getting permits approved for construction of sheds/garages/shops this process needs to be improved so County residents don't need to fight to get permits for constructing additional buildings.
- Special care facilities which is currently a discretionary use in R2 zoned parcels should be allowed when the new bylaw is adopted. The MD wants to change the name of R2 lots to R-RUR and the special care facilities to care facilities (group) which is acceptable. But care facilities (group) should NOT be excluded from discretionary use in the R-RUR zone in the new by laws. Reasoning: A group home licence is required by the Alberta Health for housing four or more individuals in a residential home. Any owner of a country residential home may want to keep four individuals in their home, (if space permits) and treat this as their income source. The county should allow this opportunity for the home owners as long as they have a parcel size of 3.95 acres or more. In any case a group home licencee will need to follow the AH licencing requirements which is as it is a threshold of correct procedure and the county should not be overly concerned about this. By not allowing Care facilities (group) in a parcel size of 3.95 acres and more, the county is blocking a earning source. if the county allows care facilities (child) and care facilities (clinic) on a parcel size of 3.95 acres, they should also allow care facilities (group).
- Yes. Less restrictive on large parcel subdivision. Less arbitrary decision process. Quit changing the rules. More certainty for land owner subdivision planning.
- In looking at bee hives. I do not wish to see restrictions on # of hives for acreages over 2 acres. I think that 1 acre up to 2 acre lots should keep hives to a 5 colony limit and smaller than 1 acre should be limited to 2 colonies.
- Please address berms. Current regulations require a permit for all except for buildings under construction
- i when to the open house i was not herd the county need the bylaw needs to not have to be called in order to enforce the bylaws this is what has to be done we done know all the bylaws this is way we have bylaw police
- need to support agriculture by allowing CFOs on agriculturally zoned land.

- Thank you for the opportunity to provide input.
- Your Spelling !!!!
- The county has many different areas and what works in one may not in the next area. I think regulations are hard to define for all areas. I think that the regulations should be strict with an understanding that a land owner can get relaxation when conditions permit. Perhaps there is a way to simplify the Development Appeal process to streamline certain variation applications.
- I believe that currently there is far to much regulation and it is obvious in travelling through Rocky View that very few are following these regulations so a relaxation of many of them would make sense.
- Why is the land zoning changing? Is this to create loopholes for developers as if this is the case this is wrong
- The County needs to consider traffic concerns more closely before approving home businesses in country residential areas. Particularly in situations where there is heavy pedestrian use without street lights or sidewalks.
- Too many abstract questions. Many issues raised in the questionnaire was not based on enough facts, and the answers really depended upon other factors not listed in the question.
- Enforce the rules in place. Do not let nasty neighbors hurt property values of the neighborhood.
- 1) do not increase # animals for small parcels e.g, 10 acre or less 2)do not increase building height w/o permit & input from adjacent landowners 3)replace # of out buildings with reasonable but small % of residental dwelling for small parcels of 20 ac or less 4)restrict in home business use to non traffic/non storage types for small acre parcels (40 ac or less) 5) increase restrictions/permits required for air bnb, vacation rentals on small acre parcels of 20 ac or less to include permit req's and input from area residents; include a mandatory review of permit every 2 years min that includes input from area residents
- Please do not allow use of firearms on agricultural land that shares an access road with residential, ie: as in Fawn Hills in W. Bragg Creek
- The current land use bylaw pertaining to how many animals,(particularly horses) allowed per acre, under 40 acre parcel, needs to be closely monitered in this county! By law officers need to check for the many violations!! Many land owners do follow the bylaw, and know of the many who do "NOT"!!
- Beekeeping is a fantastic hobby and provides much needed pollination to the flora near by. In my opinion, it is mainly concerns from individuals who do not keep bees that cause confusion. Education is important but it not necessarily learned by a beekeeping course. There are many many beekeepers in Rocky View and the suggested restrictions do not allow for anything but hobby beekeeping. The environmental impact also needs to be considered when making such uninformed suggestions. The province had regulations around beekeeping and this should be the guide.
- I believe the county should not regulate the number of beehives per parcel. It really is a benefit to all and i think that the more people there are wanting beehives, the better.
- It is of great concern to me that, in our current environmental crisis and the depletion of many species, bees being one of them, that bee hives are being restricted. I require a reason for why there would be a restriction on amount of hives on an acreage or agricultural area. A decision to restrict bees shows a lack or ignorance to the scientific evidence based knowledge that supports beekeeping, in my opinion. Especially knowing that bees are directly increasing our food supply and the supply for other animals in a province that prides itself on agriculture. Every bee helps. There should be a requirement to have bee hives on every acre in all of Rockyview, not restrictions. The Alberta Government has already put forth regulations for beekeepers and we pride ourselves on abiding by these regulations. We do not need Rockyview adding restrictions to our already well regulated province of beekeepers. Bee kind to our environment, our animals, our people and our bees. We moved to an acreage to be able to keep bees and now this restriction really makes me look at Rockyview differently.
- regulate and enforce collection of junk on display - eg shipping containers, garbage containers, piles of wood and other scrap, semi-abandoned cars, extra boats and trailers --- these things seem to accumulate on a lot of properties and are not only eyesores - they lower the property value and enjoyment of others
- Hello, Thank you for giving residents an opportunity to provide feedback. I think it is important for RVC and residents of the country to realize that the economy in Alberta is struggling badly with many jobs losses. Residents should be allowed and encouraged to be creative and entrepreneurial in order to find new ways to create income within the county from their own residences. It is also good for local businesses such as restaurants, grocery stores etc, if out of town people come to new areas and support these businesses. There certainly seems to be strong demand for short term rentals in areas of natural beauty that RVC has to offer. Weddings and special events are also in strong demand in this beautiful county. It also feels like properties

in Foothills are more able to get set-up and running without issue in that county than RVC residents and it feels somewhat off putting to try to have an offering like this in RVC. We hope to see progression and development for 2020 and onwards to allow the county and residents to prosper in this difficult economic environment.

- Protection of groundwater as population increases and possible changes to bylaws for number of animals. Ground and surface water by confined feedlot operations, alongside nearby high-density subdivisions, must be considered.
- Someone should have proofed this survey, multiple spelling errors.
- Rocky View County's bylaws are so restrictive and have been made over the years with no insight. Bylaws should be general but allows problems to be solved if there is an issue. I haven't met one person in the last ten years that thinks that Rocky view has good land use policies or finds they are not restrictive enough. We are mostly rural yet we have more restrictions than Calgary!!!! Go figure.
- County has a poor record of bylaw enforcement, new construction inspection, and fulfilling its responsibilities.
- No restrictions on number of beehives in agricultural areas. No permits for beehives in agricultural areas.
- People need to be allowed to use their homes And properties in ways that work for them. Over-regulation can hinder people's livelihood. Yes, neighbours need to be considered but the county doesn't have to regulate every detail, not make it Difficult for people to make a living. General disturbance/noise/sight line and zoning bylaws should take care of most issues people might complain about.
- I have grave concerns of government overreach which always increases, adding costs for no added value - often seems like make-work projects for increased RV staff levels. And/or to increase RV revenue. It is time to reverse these trends.
- Please bear in mind when interpreting any poll or survey that only a small fraction of the affected people will actually take the survey and results are often more polarized by extreme cases that may pertain to an existing or proposed regulation. People hate change. But change we must.
- Thank you
- I want to see regulations of Sea Cans and Junk (eye sore garbage) and PIG BARNS, set backs being much larger than 3 meters from your neighbors boarder! Farm regulations so that Farms can not place junk and pigs right at neighbors boarder. Farms have no regulations in regards to amount of sea cans or junk or animal housing presently. Stallions need regulations of housing to avoid dangerous situations with neighbors animals. Proper fencing for Stallion etc. Thanks
- This is a rural municipality - keep it in agriculture. No proliferation of alternative uses on these lands.
- Existing acreage properties of 6 acres or less should not be rezoned to allow subdivision or business development
- The county is too restricted in everything. Too many red tapes and departments, conflicting rules. The Developing permit department has too much power with such a small group. It should be reviewed. You can't even use your property. Things need to be more relaxed.
- Additional residences (1) should not include any acreages from previous owners. Should only be included in the land I bought - I should be able to subdivide my land even if it already has an existing acreage I do non own.
- we have to absolutely alow chicken and bees on acreages with no restrictions !!!
- In the Ranch and Farm District, commercial beekeeping should be placed under permitted uses instead of discretionary use. Alberta is the largest producer of honey in Canada. Commercial beekeepers place thousands of hives in fields all over rural Alberta in cooperation with the farmer or rancher. This improves yields for canola producers and allows commercial beekeepers to run their farming operation without unnecessary interference from the county. In the same way that a rancher does not ask the county for permission to graze his cattle on his neighbour's quarter. A commercial beekeeper should only have to deal with the land owner in the Ranch and Farm district when deciding where to place bees.
- The maximum sizes of accessory buildings in also too restrictive
- The number and size of accessory buildings should consider the actual size of the parcel not just the zoning. Their is a big difference between 3 buildings on a 2 acre parcel vs a 4 acre parcel, but this is not considered in the current zoning rules.
- country residential should not have large groups of people converging for any business.
- I support the licensing of short term rentals & think it's a boon to the county - but wonder if there should be a limit to the # of them that are granted each year?
- The County has provided far too little useful information to easily access what is actually changing. It is incredibly time consuming for residents to attempt to understand even the proposed changes for their own specific property, let alone any broader changes. This makes

providing meaningful input extremely difficult. Also, as will have been noted in many of my responses to the survey questions, a number of the questions are very poorly structured and make providing meaningful answers difficult. It is my understanding that changes are being proposed to the development process as well as specific land use restrictions. There has been mention of "streamlining" processes. Why is there no information on these changes and/or any consultation on them? The survey's final question "where do you live" is inadequate. It fails to reflect all options. I do not live on a "residential acreage" or on a "farm". I live on an Agricultural Holdings property - bigger than a residential acreage, but smaller than what I would refer to as a farm.

- The land use bylaw needs to take size of property into consideration for all things. Bee keeping seems to be lumped as one size fits all but rural acreages can sustain bee hives. People should register their hive with the provincial authority and they should have a say in crowd and hive control
- no
- Keep the land rural, not industrial near residents.
- Yes, generally the county always overregulates.
- No development permit for bee hives, hives are moved around for pollinating fields, bees are flying two or more mils they don't need permits.
- Encourage senior housing of all care levels
- My goal is to pay rent to a land owner to have a tiny home on wheels as an accessory dwelling. That way if the owner sells the land I can remove my home from the property. A win, win situation. Affordable housing for me and supplemental income for the owner.
- The parking requirements for commericail uses in the current Land Use Bylaw are too high. Administration should be given broader authority to vary the requirements of the Land Use Bylaw where such is warranted in circumstances.
- Yes. I will be attending an Open House. I have many questions and concerns that will likely require I write a letter.

About You

The following questions will assist the County with a better understanding of our engagement outreach to residents and stakeholders.

23. Are you a resident of Rocky View County?
    - Yes **(123)**
    - No **(8)**
    - Prefer not to answer **(5)**

24. How long have you lived in the County?

< 1 Year	1-5 Years	6-10 Years	11-15 Years	16-20 Years	21-25 Years	26-30 Years	31-35 Years	≥36 Years	Other
(2)	**(22)**	**(17)**	**(14)**	**(17)**	**(12)**	**(20)**	**(5)**	**(15)**	**(3)**

Other – Verbatim Comments
• Longer than most residents • Lifetime • I do not live in the County

25. What part of the County do you live?
    - I live in a hamlet **(15)**
    - I live on a residential acreage **(80)**
    - I live on a farm **(18)**
    - I own or operate a commercial business, including a farm, in the County **(7)**
    - Prefer not to answer **(18)**

Thank You

Thank you for taking the time to provide your feedback. If you have any additional comments or questions, please contact Planning and Development: development@rockyview.ca or 403-230-1401.

Click here to return to the County's Land Use Bylaw Review project page.

Land Use Bylaw C-8000-2020

Revised Appendix 'M'

Proposed Council Motions

Councillor Kissel

Motion #1 THAT the exempted developments in section 22 of Land Use Bylaw C-8000-2020 be amended as follows:

a) Development, including but not limited to the construction~~,~~ and maintenance~~, and aggregate extraction~~ completed by the County, its authorized agents, or Alberta Transportation

b) The installation, maintenance or repair of public works, Government Services facilities and/or utilities carried out by or on behalf of federal, provincial, or other local authorities

c) Confined Feeding Operations

Administration's Comments: Removal of "*and aggregate extraction*" from section 22 a) removes it from the examples of development referred to in the "including but not limited to" list. As 22 a) does not provide an exclusive list of exempt development, the motion to amend the section would continue to exempt the County from the requirement of a Development Permit for aggregate extraction.

Councillor Gautreau

Motion #2 THAT the development permit requirements for Vehicle (Recreation) in section 92(w) of Land Use Bylaw C-8000-2020 be amended as follows:

w) **Vehicle (Recreation)**	• In an Agricultural or Residential District or S-FUD, the maximum outdoor parking of: • ~~3~~ 5 vehicles (recreation) on parcels ≤8.1 ha (20.01 ac) • ~~4~~ 6 vehicles (recreation) on parcels > 8.1 ha (20.01 ac) and < 16.1 ha (39.78 ac) • ~~5~~ 10 vehicles on parcels ≥ 16.1 ha (39.78 ac)

Administration's Comments: Increasing the number of recreational vehicles permitted on parcels without the need for a Development Permit could have detrimental impacts on the character of neighbourhoods. This may result in an increase of complaints, especially on smaller parcels.

Deputy Reeve Schule

Motion #3 THAT section 132(a) of Land Use Bylaw C-8000-2020 be amended as follows:

iii. At least ~~100.0 m (328.08 ft.)~~ 150.0 m (492.13 ft.) from a parcel that is designated as Municipal School Reserve on title

iv. At least ~~100.0 m (328.08 ft.)~~ 150.0 m (492.13 ft.) from a Residential District parcel

v. At least ~~100.0 m (328.08 ft.)~~ 150.0 m (492.13 ft.) from a Dwelling Unit

Administration's Comments: Minor change. No concerns.

Deputy Reeve Schule

Motion #4 THAT section 134(a) of Land Use Bylaw C-8000-2020 be amended as follows:

iv. At least ~~100.0 m (328.08 ft.)~~ 150.0 m (492.13 ft.) from a parcel that is designated as a Municipal School Reserve on title

Administration's Comments: Minor change. No concerns.

Councillor Henn

Motion #5 THAT the Home-Based Business (Type I) general requirements in section 142(c) of Land Use Bylaw C-8000-2020 be amended as follows:

c) Home-Based Business (Type I) may generate up to ~~two (2)~~ four (4) business-related visits per day, defined as ~~two (2)~~ four (4) vehicles visiting the business per day,

Administration's Comments: Minor change. No concerns.

Councillor Hanson

Motion #6 THAT the use permissions for freestanding signs in section 217 of Land Use Bylaw C-8000-2020 be replaced with the following:

Permit Required		Yes
District	Agriculture	Discretionary
	R-URB, R-SML, R-MID, R-MRU	Prohibited

	~~Residential~~ R-RUR, R-CRD	Discretionary
	Business/Commercial	Discretionary
	Industrial	Discretionary
	Special	Discretionary

Administration's Comments: Home-Based Businesses (Type II) is a discretionary use in R-URB. Section 146.b) of Land Use Bylaw C-8000-2020 permits for up to one (1) Fascia Sign or Freestanding Sign is permitted. Should Freestanding signs be prohibited per the above, a Home-Based Business (Type II) within R-URB would be restricted to one (1) fascia sign.

Deputy Reeve Schule

Motion #7 THAT the use permissions for inflatable signs in section 218 of Land Use Bylaw C-8000-2020 be replaced with the following:

Permit Required		**Yes**
District	Agriculture	Discretionary
	Residential	~~Prohibited~~ Discretionary
	Business/Commercial	Discretionary
	Industrial	Discretionary
	Special	Discretionary

Administration's Comments: Inflatable signs are not typically located within residential districts. Locating inflatable signs within residential areas could have detrimental impacts on the character of neighbourhoods. This may result in an increase of complaints.

Councillor McKylor's Version

Motion #8(a) THAT the maximum sign dimension and standards in section 221 of Land Use Bylaw C-8000-2020 be replaced with the following:

Permit Required		**No**, provided it meets the following standards
District	Agriculture	Permitted
	Residential	Permitted
	Business/Commercial	Permitted
	Industrial	Permitted

	Special	Permitted
Maximum Sign Dimensions		• ~~Residential Districts, 0.5 m² (5.38 ft2) sign area~~ • Parcels < 0.5 ha (1.24 ac) in Residential Districts, 0.5 m² (5.38 ft²) sign area • Parcels ≥ 0.5 ha (1.24 ac) and ≤ 10.0 ha (24.71 ac) in Residential Districts, 1.5 m² (16.14 ft²) sign area • ~~Non-Residential Districts, 3.0 m² (32.29 ft²) sign area~~ • All other, 3.0 m² (32.29 ft²) sign area • 3.0m sign height
Standards		• Shall only be located on the property that is for sale • Shall be removed within seven (7) days after the closing date of the sale of the property • ~~Shall be restricted to a maximum of two (2) signs per development, or Dwelling Unit in multi-unit dwellings~~ • Parcels < 0.5 ha (1.24 ac) in Residential Districts, maximum one (1) sign per parcel • Parcels ≥ 0.5 ha (1.24 ac) and ≤ 10.0 ha (24.71 ac) in Residential Districts, maximum three (3) signs per parcel • Industrial Districts, no maximum signs per parcel • All other, maximum of four (4) signs per parcel

<u>Deputy Reeve Schule's Version</u>

Motion #8(b) THAT the maximum sign dimension and standards in section 221 of Land Use Bylaw C-8000-2020 be replaced with the following:

Permit Required		**No**, provided it meets the following standards
District	Agriculture	Permitted
	Residential	Permitted
	Business/Commercial	Permitted
	Industrial	Permitted
	Special	Permitted
Maximum Sign Dimensions		• Residential Districts, 0.5 m² (5.38 ft^2) sign area • ~~Non-Residential Districts, 3.0 m2 (32.29 ft2) sign area~~ • Parcels > 12.14 ha (30.00 ac) in Business, Commercial, or Industrial Districts, 6.0 m^2 (64.58 ft^2) sign area • All other, 3.0 m^2 (32.29 ft^2) sign area • 3.0 m (9.84 ft.) sign height

Standards	• Shall only be located on the property that is for sale • Shall be removed within seven (7) days after the closing date of the sale of the property • Agricultural Districts, maximum of four (4) signs per parcel • Parcels > 12.14 ha (30.00 ac) in Business, Commercial, or Industrial Districts, maximum of four (4) signs per parcel • All other shall be restricted to a maximum of two (2) signs per development, or Dwelling Unit in multi-unit dwellings

<u>Administration's Version</u>

Motion #8(c) THAT the maximum sign dimension and standards in section 221 of Land Use Bylaw C-8000-2020 be replaced with the following:

Permit Required		**No**, provided it meets the following standards
District	Agriculture	Permitted
	Residential	Permitted
	Business/Commercial	Permitted
	Industrial	Permitted
	Special	Permitted
Maximum Sign Dimensions		• R-RUR and R-CRD, 1.0 m² (10.76 ft²) sign area • All other Residential Districts, 0.5 m² (5.38 ft^2) sign area • ~~Non-Residential~~ All other Districts , 3.0 m^2 (32.29 ft^2) sign area • 3.0 m (9.84 ft.) sign height
Standards		• Shall only be located on the property that is for sale • Shall be removed within seven (7) days after the closing date of the sale of the property • Shall be restricted to a maximum of ~~two (2)~~ four (4) signs per development, or Dwelling Unit in multi-unit dwellings

Administration's Comments:

<u>Maximum Sign Area (Per Sign) in Country Residential Areas</u>

The districts for country residential are R-RUR and R-CRD. A provision has been added for these two districts that increases the maximum sign area to 1.0 m² (10.76 ft²) without the need for a Development Permit. This is double the size that would be allowed without a Development Permit

in the urban residential districts (R-URB, R-SML, R-MID, and R-MRU). All other districts (Agricultural, Commercial, Business, Industrial, and Special) would have a maximum sign area of 3.0 m^2 (32.29 ft^2) which allows for a sign area of 8 feet x 4 feet without the need for a Development Permit. The sign area of 8 feet x 4 feet is the size requested by many real estate agents through the engagement process.

Number of Signs (Per Parcel or Dwelling)

Regarding the number of signs, the staff version changes the maximum number to four (4) signs "*per development, or Dwelling Unit in multi-unit dwellings*" without the need for a Development Permit. This is an increase from the maximum of 2. This increase will allow for a sign on each side of a property (north, south, east, and west). For multi-unit dwelling (semi-detached, townhouses, apartments, etc.) this would be a maximum of 4 signs per dwelling.

Since real estate signs do not require a development permit (unless there is a variance required), these increases are anticipated to address the majority of real estate signage, without requiring a Development Permit. Increasing the signage size or numbers further could lead to properties a proliferation of signs which may result in an increase of complaints.

Councillor McKylor

Motion #9 THAT section 378 of Land Use Bylaw C-8000-2020 be amended to include Retail (Small) and Office as discretionary uses within the Business, Recreation District (B-REC).

Administration's Comments: B-REC would apply to less than 40 parcels throughout the County. While this amendment would likely have minimal impact, it would potentially allow a Retail (Small) or Office development that is not associated with a recreation use to be developed on a parcel.

Councillor Hanson

Motion #10 THAT the purpose of Special, Natural Resources (S-NAT) district in section 466 of Land Use Bylaw C-8000-2020 be amended as follows:

"PURPOSE: to provide for the development of industrial uses related to non-renewable natural resource extraction and processing. ~~This District shall not be applied to new parcels upon Bylaw C-8000-2020 coming in to full force and effect.~~"

AND THAT Direct Control district regulations in section 299 of Land Use Bylaw C-8000-2020 be amended to delete subsections e and f in their entirety, which presently read:

e) "~~Natural Gas Plant (all new redesignations),~~"
f) "~~Natural Resource Extraction/Processing (all new redesignations),~~"

Administration's Comments: The intent of not permitting S-NAT be applied to any lands going forward is that the uses in this district have a high impact on surrounding areas, unique site considerations, and often requires special consideration.

For instance, aggregate extraction sites may require site specific regulations. This may take the form of larger setback requirements where abutting sensitive uses, dust mitigation, additional screening requirements, removal of setback requirements adjacent to existing extraction sites (expansion of an existing extraction site), etc.

A Direct Control allows applicants and Council to customize the regulations for these higher impact uses as the specific site requires.

Councillor Kissel

Motion #11 THAT the minimum side yard setbacks within the Special, Natural Resources (S-NAT) district in section 468 of Land Use Bylaw C-8000-2020 be amended as follows:

Front Yard	Side Yard	Rear Yard
60.0 m (196.85 ft.) from Highways	60.0 m (196.85 ft.) from Highways	30.0 m (98.43 ft.) from any road
30.0 m (98.43 ft.) from County roads	30.0 m (98.43 ft.) from County roads	15.0 m (49.21 ft.) from other parcels
15.0 m (49.21 ft.) from other roads	15.0 m (49.21 ft.) from all others ~~roads~~	

Administration's Comments: The exclusion of requirement for a sideyard setback from other parcels was not intended. This motion ensures a setback is required from other parcels and roads. No concerns.

Deputy Reeve Schule Version

Motion #12(a) THAT the land use maps in Schedule 'B' of Land Use Bylaw C-8000-2020 be amended to change all parcels designated Industrial-Industrial Storage (I-IS) in existing Land Use Bylaw C-4841-97 to Special, Future Urban Development District (S-FUD) instead of Industrial, Heavy District (I-HVY).

Administration's Version

Motion #12(b) THAT the land use maps in Schedule 'B' of Land Use Bylaw C-8000-2020 be amended to change all parcels designated Industrial-Industrial Storage (I-IS) in existing Land Use Bylaw C-4841-97 to Industrial, Light District (I-LHT p1.62) instead of Industrial, Heavy District (I-HVY).

Administration's Comments:

Transitioning lands from I-IS in Land Use Bylaw C-4841-97 to S-FUD in Land Use Bylaw C-8000-2020 would move lands designated for industrial development to a district this is primarily agricultural in nature, with some outdoor storage opportunities. While converting to S-FUD will continue to allow for outdoor storage, it would remove any subdivision potential (other than First Parcel Out), as well as remove the potential for other uses such as warehousing.

Should Council determine that I-IS should not be converted to I-HVY; administration would recommend I-IS parcels be converted to that I-LHT p1.62. This would preserve the existing subdivision and development potential of I-IS parcels.

As converting lands from I-IS to S-FUD would be a significant change through the removal of subdivision potential and some development potential, another Public Hearing may be required. Whereas converting from I-IS to I-LHT p1.62 would preserve the subdivision and development potential and not be a significant change from I-IS.

Deputy Reeve Schule Version

Motion #13(a) THAT Land Use Bylaw C-8000-2020 be amended to transition all properties in ASPs and their immediate borders to Special, Future Urban Development District (S-FUD) and to allow people to opt out before September 8, 2020.

Administration's Version

Motion #13(b) THAT Administration be directed to prepare a Terms of Reference to review the Land Use Designations of lands within Area Structure Plans, and determine which parcels should be redesignated to Special, Future Urban Development District (S-FUD).

Administration's Comments:

Conversion of All Properties in ASPs to S-FUD

S-FUD is a district that provides for "*a limited range of temporary uses*". Transitioning "*all properties*" in and adjacent to ASPs to S-FUD would include lands in existing ASPs that are already designated Agricultural, Residential, Commercial, Industrial, and Special; which is over 13,000 parcels.

An unintended consequence of converting these lands in and adjacent to ASPs to S-FUD is that it would remove almost all development and subdivision potential within these areas. This is because S-FUD a district that is primarily agricultural in nature with some additional temporary uses and limited subdivision potential. Doing so would make a significant amount of development in the County legally non-conforming and likely cause a large disruption to the development industry. This would include areas of the County such as Balzac, Janet, Conrich, Langdon, Bearspaw, Springbank, Bragg Creek, etc.

As converting all properties to S-FUD would be a significant change through the blanket removal of subdivision and development potential, another Public Hearing may be required.

If the intent is to transition only agricultural districts to S-FUD, this would also not account for ASPs that identify specific areas to be retained for Agricultural purposes (ex: Bearspaw).

Potential Procedural Issue

Redesignating lands to S-FUD is an amendment to Land Use Bylaw C-8000-2020. Allowing for residents to opt out before Sept 8, 2020 is not feasible from a procedural perspective. This is due to the fact that in order to opt out, an amendment to the Land Use Bylaw and Public Hearing would be required. From July 28, 2020 to Sept 8, 2020 there is only one Council Meeting (Sept 1, 2020). This would not provide sufficient time to engage with residents, compile a list of those that want to opt out, and bring a report back to Council for Public Hearing before Sept 8, 2020.

S-FUD is intended provide temporary additional development opportunities to landowners until their land is able to be fully developed. As such, S-FUD has the potential to be a strong candidate for many areas within ASPs. Should Council wish to proceed in this direction, Administration recommends that Council direct Administration to prepare a Terms of Reference. The Terms of Reference would be to review the Land Use Designations within ASPs, and determine which parcels should be redesignated to S-FUD. This would ensure that landowners are engaged before redesignation to S-FUD, as few lands are made legally non-conforming as possible, and that the intention of the existing ASPs are maintained.

ROCKY VIEW COUNTY

PLANNING AND DEVELOPMENT SERVICES

TO: Council

DATE: July 28, 2020 **DIVISION:** 2 and 3

FILE: 1015-550

SUBJECT: First Reading Bylaw – North Springbank Area Structure Plan

PURPOSE: To give first reading to the draft North Springbank Area Structure Plan to guide future redesignation, subdivision, and development proposals within the plan area.

GENERAL LOCATION: Located between the Bow River and north of Springbank Road, west of the city of Calgary.

APPLICANT: Rocky View County

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

COUNCIL OPTIONS:

Option #1: THAT Bylaw C-8031-2020 be given first reading.

Option #2: THAT Bylaw C-8031-2020 be denied.

BACKGROUND:

On April 28, 2020, the draft Springbank Area Structure Plan was presented to Council for consideration of first reading. The item was tabled until July 28, 2020 and direction was provided that Administration hold an additional workshop with Council to determine how this area is best served, whether through one large ASP, or through two or more ASPs. A Council workshop was held on June 4, 2020 and Administration has prepared revisions to the draft Springbank Area Structure Plan.

Initial amendments have been made to the previous first reading draft of the ASP to incorporate recent feedback from stakeholders and residents; however, Administration will continue to make amendments to the ASP following any first reading given by Council, once a detailed review of the input received and updates to the supporting technical studies are complete. The North Springbank Area Structure Plan is presented for first reading of the bylaw and if granted, the Plan will proceed to a Public Hearing and second reading. Should second reading be granted, the Plan will be presented to the Calgary Metropolitan Region Board for review and approval.

Respectfully submitted,

"Theresa Cochran"

Executive Director
Community Development Services

Concurrence,

"Al Hoggan"

Chief Administrative Officer

JA/llt

APPENDICES:

Administration Resources
Jessica Anderson, Planning and Development Services

ROCKY VIEW COUNTY

APPENDIX ‘A’: Bylaw C-8031-2020 & Schedule A
APPENDIX ‘B’: Consolidated Draft North Springbank Area Structure Plan

ROCKY VIEW COUNTY

BYLAW C-8031-2020

A Bylaw of Rocky View County, in the Province of Alberta, known as the North Springbank Area Structure Plan, pursuant to Section 633 of the *Municipal Government Act*.

The Council of Rocky View County enacts as follows:

Title

1 This Bylaw may be cited as "North Springbank Area Structure Plan".

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 THAT Schedule 'A' to Bylaw C-8031-2020 is adopted as the "North Springbank Area Structure Plan" to provide a policy framework for land use, subdivision, and development in a portion of central west Rocky View County.

Transitional

4 Bylaw C-8031-2020 is passed and comes into full force and effect when it receives third reading and is signed in accordance with the *Municipal Government Act*.

ROCKY VIEW COUNTY

READ A FIRST TIME IN COUNCIL this	day of	, 20__
PUBLIC HEARING WAS HELD IN COUNCIL this	*day of*	*, 20__*
READ A SECOND TIME IN COUNCIL this	day of	, 20__
READ A THIRD TIME IN COUNCIL this	day of	, 20__

_____

Reeve

_____

CAO or Designate

_____

Date Bylaw Signed

ROCKY VIEW COUNTY

SCHEDULE 'A'

FORMING PART OF BYLAW C-8031-2020

An Area Structure Plan to guide land use and development within the north Springbank area and herein referred to as the North Springbank Area Structure Plan.

ROCKY VIEW COUNTY

NORTH SPRINGBANK AREA STRUCTURE PLAN

Spring 2020 | DRAFT

Introduction **1**
1 Plan Organization 2
2 Plan Purpose 3
3 North Springbank Vision and Goals 4
4 Plan Area 6
5 Springbank Context 9

Plan Policies: Land Use **13**
6 Land Use Strategy 15
7 Residential 18
8 Cluster Live-Work Development 34
9 Business 36
10 Future Expansion Areas Urban and Hamlet Interface Area 45
12 Transitions 47
13 Agriculture 53

Plan Policies: Open Space & Recreation **57**
14 Natural and Historic Environment 58
15 Reserves 63
16 Active Transportation, Parks and Open Space 66
17 Recreation, Cultural, and Community Services 69

Plan Policies: Transportation, Utilities & Services **71**
18 Transportation 72
19 Scenic and Community Corridors 76
20 Utility Services 81
21 Storm Water 85
22 Solid Waste and Recycling 89
23 Emergency Services 90
24 Flood Risk Management 91
25 Renewable Resources 92

Implementation **93**
26 Implementation 94
27 Intermunicipal Coordination and Cooperation 97

Appendices **99**
Appendix A: Definitions 100
Appendix B: Local Plan Requirements 103
Appendix C: Infill Development Criteria 106
Appendix D: Planning North Springbank 117
Appendix E: Local Plans in the North Springbank Plan Area 127

List of Figures

Map 01: Plan Area Location 6
Map 02: Air Photo 7
Map 03: Local Plans 8
Map 04: Existing Land Use 11
Map 05: Land Use Strategy 16
Map 05A: Infill Residential 23
Map 06: Environmental Areas 67
Map 07: Wildlife Corridors 68
Map 08: Open Space and Active Transportation Connections 74
Map 09: Transportation Network 81
Map 10: Scenic and Community Corridors 85
Map 11: Water Servicing 89
Map 12: Waste Water Servicing 90
Map 13: Storm Water Drainage Catchments 92

List of Tables

Table 01: Springbank Population Density at Full Build-Out 16
Table 02: Land Use Scenario - Land Use Category 17
Table 03: Density Options 30
Table 04: Implementation Actions 102
Table 05: Local Plan Requirements 109
Table 06: Principles and Objectives of the IGP 149
Table 07: Public Engagement - Key Events 152
Table 08: Key Intermunicipal Engagements 153
Table 09: Local Plans in the Springbank Plan Area 155

INTRODUCTION

1 PLAN ORGANIZATION

The North Springbank Area Structure Plan (the Plan or ASP) is organized in three parts followed by six appendices.

Part I: Introduction

This Part outlines the Plan's purpose, boundaries, policy terminology, relationship to other plans, the public engagement process, and key issues, opportunities, and design ideas that informed the Plan preparation process. It also contains a description of the development of the North Springbank area from its early beginnings to today. Finally, it presents a vision of what North Springbank will be like in the future and outlines 16 broad goals that will help achieve this vision.

Part II: Plan Policies

This Part is the core of the Plan, containing the policy direction to guide development in the North Springbank Plan Area; it sets out the land use, servicing and infrastructure strategy for the area. Each section contains a description of its purpose and intent, a list of objectives, and a series of policies addressing the subject matter.

Part III: Implementation

This Part presents the Plan implementation process, covering the following items:

- Local plan areas and requirements;
- Plan monitoring and review;
- Actions for further work that will supplement the Plan policies and assist in achieving the Plan vision, goals and objectives; and
- Intergovernmental affairs and regional planning considerations.

Appendices

Appendix A: Definitions

Appendix B: Local Plan Requirements

Appendix C: Infill Development Criteria

Appendix D: Planning North Springbank

Appendix E: Local Plans in the North Springbank Plan Area

2 PLAN PURPOSE

An area structure plan (ASP) is a statutory document approved by Council and adopted by Bylaw. The purpose of this Plan is to outline the vision for the future development of North Springbank in relation to matters such as land use, transportation, protection of the natural environment, emergency services, general design, and utility service requirements. This ASP provides Council with an overall strategy when considering land use changes, subdivision, and development. When making decisions regarding development within an area structure plan, Council must consider the plan and a wide range of other factors such as the goals of the County, County-wide growth, and the ability to provide servicing. This ASP implements the higher-level policies and requirements of the Interim Growth Plan, the South Saskatchewan Regional Plan, the Rocky View County/City of Calgary Intermunicipal Development Plan, and the County Plan, through alignment with these documents. The land use strategy set out in this ASP implements the vision for North Springbank by detailing the physical organization of land uses. The strategy identifies general land uses, the approximate boundaries of the land use areas, and the policies that inform the development in each area.

An ASP does not predict the rate of development within the plan area; ultimately, growth is determined by market demand, which reflects the overall economic climate of the region. Through the process of preparing this Plan, several opportunities were provided for input on the development of policy. It is important that the vision, goals, and policies contained in the Plan address the interests of residents and stakeholders in the ASP area, as well as the interests of those in other parts of the County.

3 NORTH SPRINGBANK VISION AND GOALS

Springbank Vision

The following vision statement provides an idea of what Springbank could look like in the future:

Straddled by the Bow River and Highway 1, Springbank will principally offer a tranquil rural lifestyle, with beautiful vistas and a strong sense of community rooted in its agricultural heritage. Further development will safeguard Springbank's precious natural environment and will prioritize sensitive watershed, wildlife, and natural habitat management. Acreages will continue to be the main housing option in the community, but with Cluster Residential development offering a further choice that promotes the establishment of communal spaces. Agricultural land uses shall continue to be supported, and new development shall respect existing agricultural operations.

Business uses will be carefully managed and will be predominantly centred on the Highway 1 intersections and Springbank Airport. Residents and visitors will enjoy an extensive active transportation network linked with open space and community focal points. Transition from urban development in Calgary will be effectively planned to ensure compatibility with Springbank's unique character. New development shall utilize efficient servicing and transportation infrastructure to ensure that growth is fiscally and environmentally sound.

Goals

There are **16 goals** that guide the Springbank ASP. These goals are based on several factors:

- policy direction of the Interim Growth Plan, the County Plan, and the Intermunicipal Development Plan;
- the existing physical characteristics of the area; and
- the key issues, constraints, and opportunities identified during the planning process.

The goals are as follows:

Land Use Strategy

- Continue to develop North Springbank as a distinct and attractive country residential community, with tranquil neighbourhoods and thriving business areas developed in appropriate locations.

1. Promote a strong sense of place by preserving heritage assets and expanding community focal points, open space connections, and recreational opportunities.
2. Ensure an ordered approach to development through the implementation of well-defined and compatible land uses, together with appropriate transition between land uses.

3. Support the County's goal of achieving financial sustainability through rational extensions of development and diversification of the tax base in the Springbank area.
4. Ensure that new development aligns with the direction of municipal and regional policies and plans.
5. Collaborate and engage with landowners and adjoining jurisdictions throughout the planning process to build consensus on new development.

Community Character and Appearance

6. Complement the character and appearance of North Springbank through high-quality design that:
   a. Preserves and enhances the existing landscape and natural environment;
   b. Recognizes and blends with the immediate surroundings and vistas;
   c. Supports efficient use of land and encourages provision of accessible public spaces.
7. Provide for attractive and high-quality scenic corridors in to the Springbank community along the Highway 1 corridor.

Housing

8. Respect the existing built environment, but explore the use of alternate forms of residential development, such as cluster and mixed use development.
9. Establish a framework for the sensitive and orderly infilling of fragmented residential lands to provide for efficient lot sizes that are reflective of a country residential community.

Business

10. Ensure sustainable and sensitive growth of the business areas in a way that is supported by market trends, desired growth size, and limitations of servicing.

Agriculture

11. Support agricultural uses until alternative forms of development are determined to be appropriate. Support diversification of agricultural operations as a means of retaining an agricultural land base.
12. Promote the development of smaller agricultural operations within residential, community, and business uses to maintain the rural character of Springbank.

Transportation Network

13. Create a well-designed and safe transportation network that maximizes local and regional connectivity for residents, motorists, pedestrians, and cyclists.

Servicing

14. Provide for potable water, waste water, and storm water infrastructure within the Plan area in a safe, cost effective, and sustainable manner.

Environment

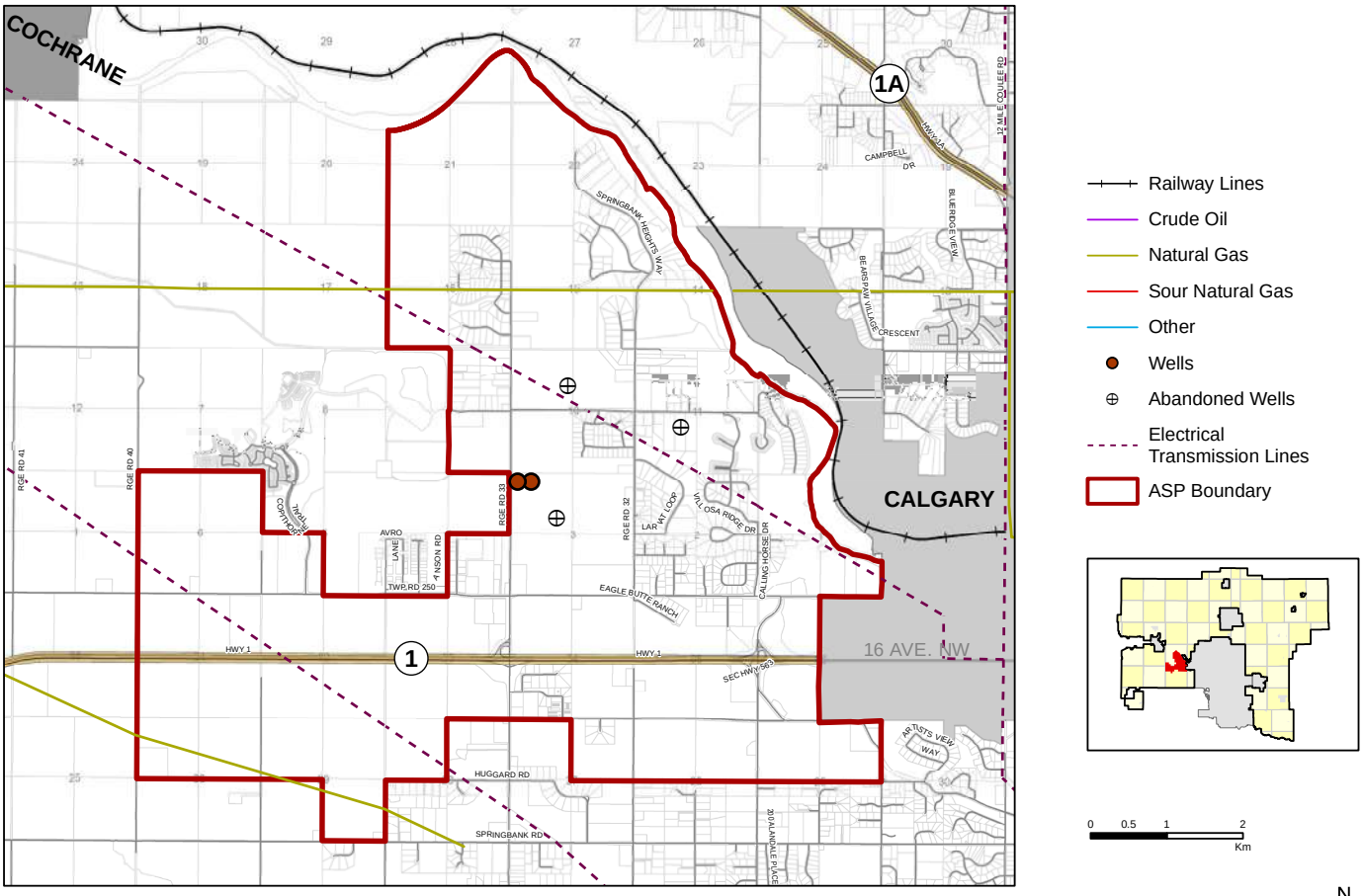
15. Demonstrate sensitivity and respect for environmental features, particularly through protection of wildlife corridors, the existing groundwater resource, and drainage patterns within the watersheds River.

4 PLAN AREA

The North Springbank Plan Area applies to the lands contained within Map 01: Plan Area Location, and Map 02: Air Photo. North Springbank ASP policies are to reference the lands within the North Springbank Plan Area boundaries.

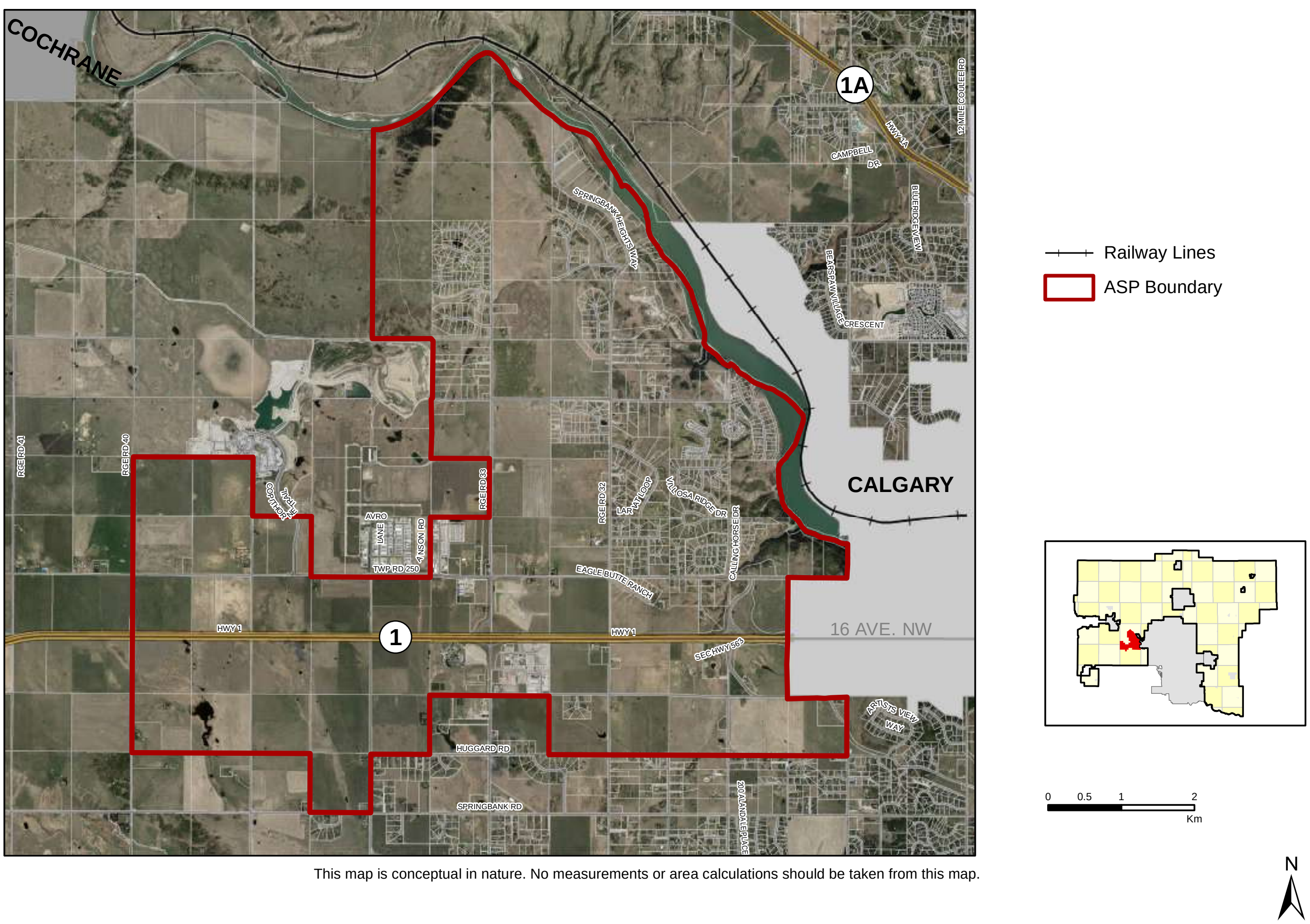
The North Springbank Plan Area boundary is generally defined by the Bow River to the north, the Highway 1 to the south, and the city of Calgary to the east. To the west, the Plan area adjoins the Harmony development and agricultural lands. The Harmony development, which provides for residential, employment, recreational, and community land uses, does not form part of this ASP; it is instead guided by its own non-statutory plan: the Harmony Conceptual Scheme.

The TransCanada Highway (Highway 1) runs east to west through the southern portion of Springbank, while the Stoney Trail western extension (under construction at the ASP adoption stage) lies immediately east of the Plan area. This regional transportation infrastructure will provide the primary access into the Plan area The Springbank Airport, while operated by The Calgary Airport Authority under long term lease, is Federal Land and as such also does not form part of this ASP. However, this Plan recognizes the importance



This map is conceptual in nature. No measurements or area calculations should be taken from this map.

Map 01: Plan Area Location



This map is conceptual in nature. No measurements or area calculations should be taken from this map.

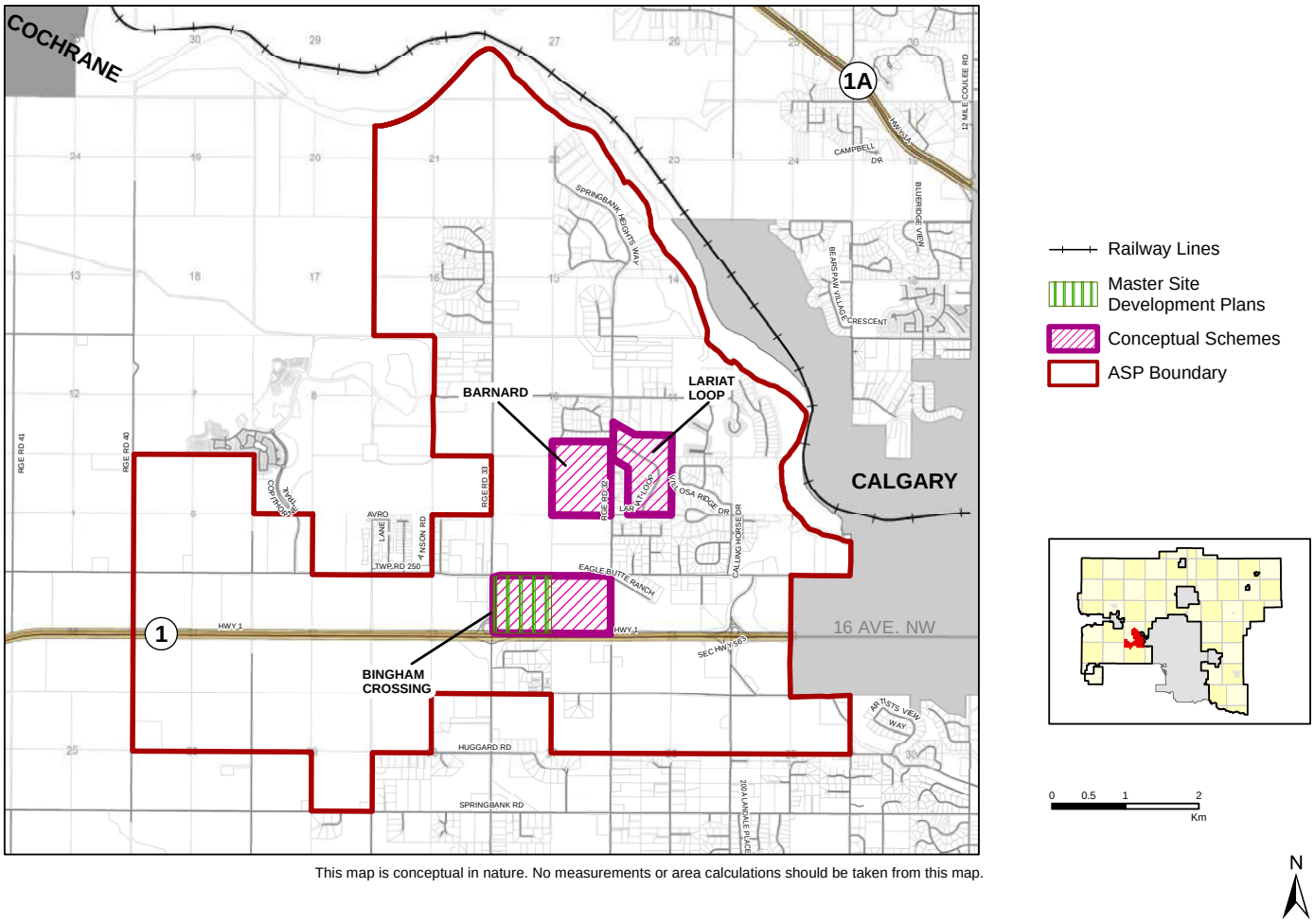
Map 02: Air Photo

the Springbank Airport plays within the community, County and the region..

The North Springbank Area Structure Plan encompasses an area of approximately 5,260.91 ha (13,000.00 ac) (Table 01).

Existing Local Plans

Adopted local plans within the Springbank Plan Area, as shown on Map 03, are listed in Appendix F.



This map is conceptual in nature. No measurements or area calculations should be taken from this map.

Map 03: Local Plans

PLAN AREA MAPS:

The boundaries and locations of areas shown on the maps within the Plan boundary are not intended to define exact areas except where they coincide with clearly recognizable features or fixed boundaries such as municipal boundaries, property lines, roads, or utility rights-of-way. Furthermore, the locations of symbols depicting specific features on the maps are approximate only, not absolute, and should be interpreted as such. The precise location of these boundaries and areas will be determined by the County at the time of local plan consideration and approval.

5 SPRINGBANK CONTEXT

History

The productive land and the river valleys of Springbank were the basis for settlement of both indigenous and non-indigenous people. The Peigan people of the Blackfoot Nation and Stoney tribe hunted in the Springbank area for the buffalo that grazed the plains, which provided for their food, clothing, fuel, and shelter. Other animals that lived along the rivers, such as deer and elk, were another supply of food and clothing.

The Dominion Lands Act of 1872 encouraged significant settlement of the Canadian Prairies in the late 19th century, and non-indigenous settlers were drawn to Springbank for its productive agricultural lands.

With the extension of the Canadian Pacific Railway in 1886, the area became an attractive location for settlement. Many homesteaders journeyed west by train from eastern Canada and Europe to capitalize on the offer of rich agricultural land throughout Alberta. This optimism came to define Springbank's role in the region as a hinterland of agricultural production for the Calgary region and beyond.

By the early 1900s, Springbank had become a productive and socially vibrant agricultural community. Agriculture was based on pastureland and fertile cropland, followed by the introduction of dairy farming as a primary agricultural pursuit.

Springbank's growth throughout the 20th century was heavily influenced by the growth of Calgary. It initially played an important role in supporting agricultural products to the Calgary population, which had grown to 90,000 people by the 1940s. The rapid expansion of the oil industry from the late 1940s onwards led to a population boom in Calgary, with resultant pressures for residential development in Springbank. Rural land was cheaper to buy, taxes were low, and improved roads made the commute to Calgary manageable. Construction of the TransCanada Highway through Springbank in 1957 perhaps had the most dramatic impact on development pressures in providing improved connectivity with the city.

The Calgary Regional Planning Commission initially sought to discourage rural residential development by setting a minimum parcel size of 20 acres in 1963. By 1971, however, the restriction had been replaced with an allowance for seven four-acre lots per quarter section. In 1984, regional policy again was relaxed to allow further subdivision in rural areas, thereby facilitating further fragmentation of agricultural lands in Springbank.

Throughout the 1990s, the growth of country residential acreages increased, with approximately 1,000 new lots being created over the decade, the majority of which were between two and four acres in size. This growth continued with adoption of the Central Springbank ASP by Rocky View County Council in October 2001. The Central Springbank ASP provided the framework for the development of further country residential development and covered much of the Springbank community we see today. However, development within Springbank has slowed recently, as shown by the modest population increase between 2013, where the census-recorded population was estimated at 5,697, and 2018, where the population stood at 5,847.

Alongside residential growth, business development first emerged in Springbank in the 1980s. Calaway Park was established adjacent to Highway 1 and Range Road 33, and later, a range of business uses were established at Commercial Court immediately to the east.

Over time, business uses also developed around the Springbank Airport. The Airport opened in 1971, and responsibility for airport operations was transferred under lease from the Government of Canada to the Calgary Airport Authority in 1997. Since then, businesses have grown within the airport lands, while various industrial storage uses have also been established at Mountain View Trail adjoining the Airport.

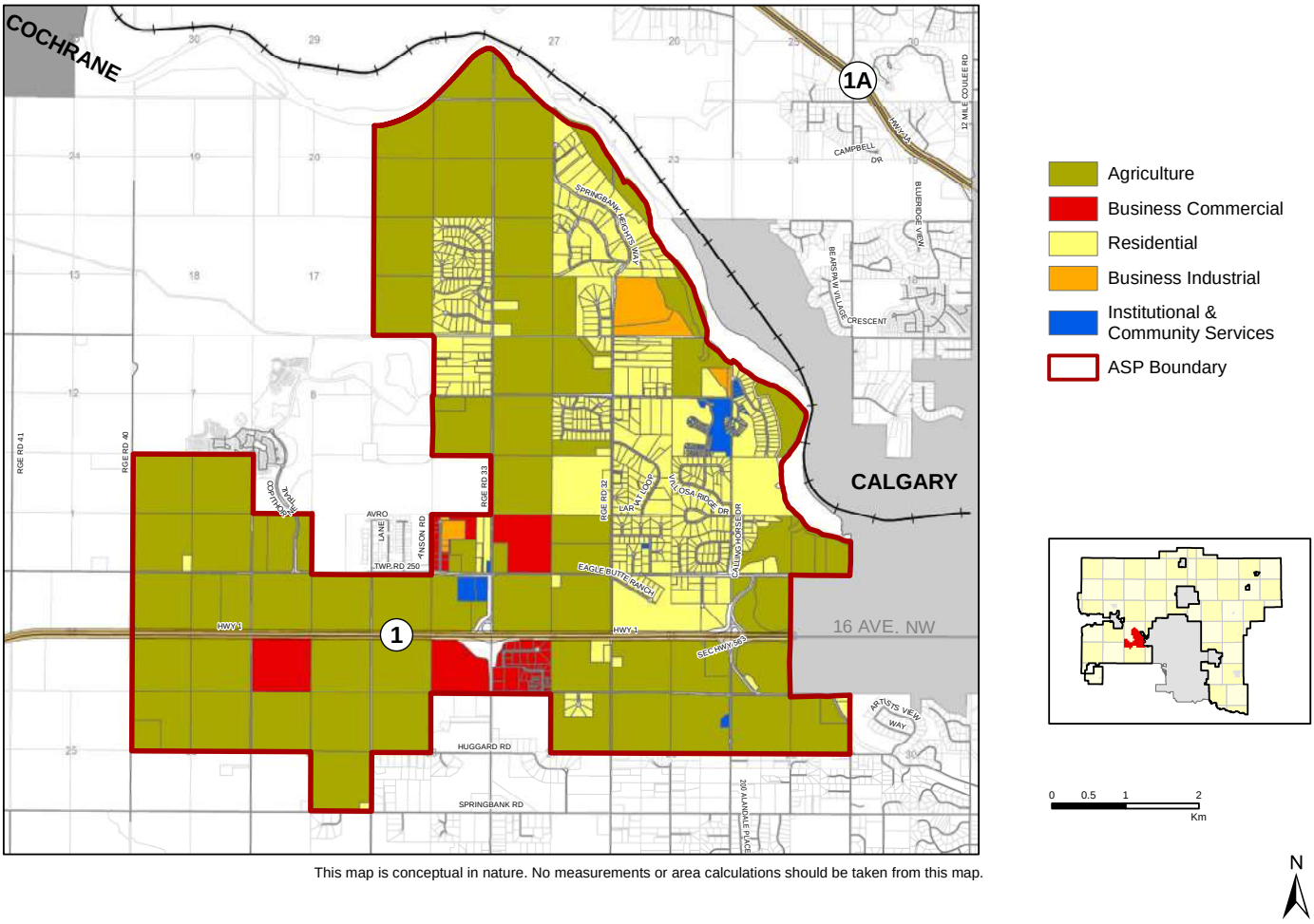
Existing Land Use

Map 05: Existing Land Use shows the land uses present within the Springbank ASP area at the time of adoption of the ASP. Springbank has predominantly developed as a Country Residential community and is defined as such within the County Plan. While many areas in the community are comprehensively planned two acre subdivisions, others feature varying lot sizes indicative of piecemeal subdivision.

The lands around North Springbank Airport are designated as a Regional Business Centre within the County Plan; however, only a small area immediately southeast of the Airport has so far been planned or developed for business uses.

The lands within the Highway 1 corridor are designated as a Highway Business Area within the County Plan, and this area covers the Calaway Park attraction and business uses within Commercial Court immediately south of Highway 1. Although local plans have been adopted for further business development within the Highway corridor, this development had not yet commenced at the time of this Plan's adoption.

Agricultural lands have been fragmented by residential and business development, and the viability of larger agricultural operations continues to be impeded by competing business and residential development.



This map is conceptual in nature. No measurements or area calculations should be taken from this map.

Map 04: Existing Land Use

REGIONAL BUSINESS CENTRES:

Large areas of commercial and industrial development within the County. Their purpose is to provide regional and national business services, and local and regional employment opportunities. Regional business centres make a significant contribution in achieving the County's fiscal goals.

HIGHWAY BUSINESS AREAS:

Areas that provide both destination business commercial services and services to the traveling public. They take advantage of the provincial highway system and are of limited size, located in proximity to highway intersections and interchanges. Highway Business Areas contribute towards achieving the County's fiscal goals, and provide local employment opportunities.

PLAN POLICIES: LAND USE

6 LAND USE STRATEGY

Purpose

The land use strategy implements the vision for the North Springbank ASP by detailing the physical organization of land uses in the Plan area as identified on Map 05. The strategy identifies general land uses, the approximate boundaries of the land use areas, and the policies that inform the development in each area.

The land use strategy provides for a comprehensively planned community in North Springbank that reflects its existing country residential and agricultural base, but also moves towards alternative development forms. The residential areas of Springbank will continue to develop in the traditional country residential and new Cluster Residential forms, providing a range of opportunities for rural living. Surrounding the Springbank Airport, regional business services will continue to develop, providing regional and national business services and local and regional employment opportunities, in addition to contributing to the County's fiscal goals. The Highway 1 intersections are also identified as nodes for the growth of further business services. To the west, the Future Expansion Area will provide opportunities for future growth, with timelines dictated by criterion including the availability of servicing, improvements to transportation infrastructure, collaboration with the City of Calgary, and market conditions.

The majority of residents will live in areas composed mainly of single-family dwellings, with opportunities for other forms of housing where appropriate. The North Springbank ASP plans for an approximate population of 17,890 with an average density of 1.18 upa; this target was determined through planning and engineering reviews, as well as stakeholder consultation and feedback. Final densities will be determined with the preparation of local plans.

The estimated population density and land uses identified in this strategy are outlined in Table 01 and Table 02.

Policies

General

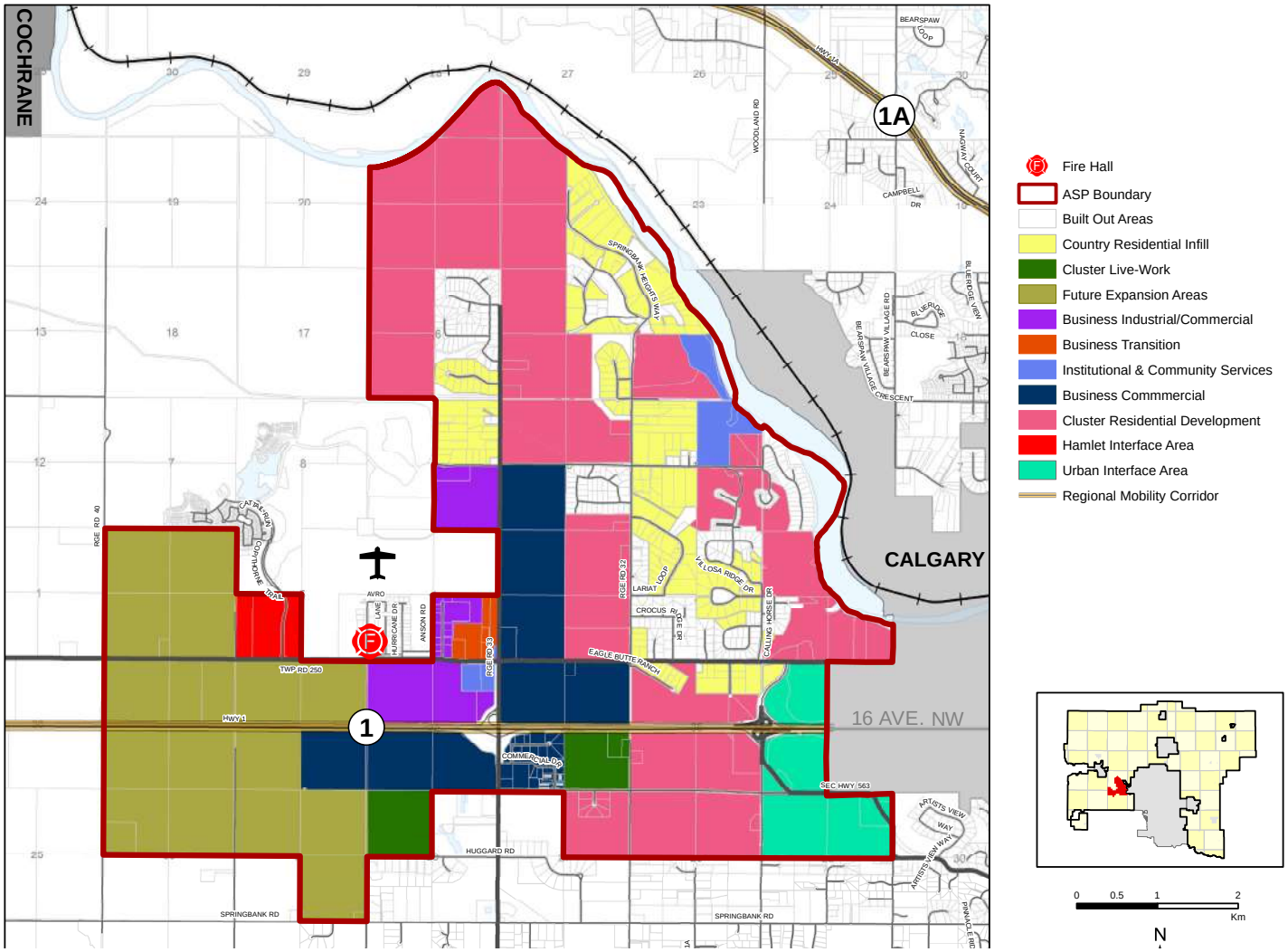
6.1 To provide a holistic, efficient, and thorough approach to community development in North Springbank, local plans must be prepared in accordance with Section 27 and Appendix B of this Plan, adopted by bylaw, and appended to the Plan.

6.2 A local plan is not required within residential areas when the proposed development meets the criteria for a first parcel out or new agricultural use in accordance with the County Plan.

Table 01: Springbank Population Density at Full Build-Out

AREA Acres (ha)	GROSS/NET RESIDENTIAL AREA Acres (ha)	GROSS/NET UNITS PER ACRE (HA)	ESTIMATED POPULATION (Build-Out of Plan Area)
13,000.00 ac (5,260.91 ha)	**Gross** 5,322 ac (2,153.74 ha) **Net** 2,881.00 ac (1,165.90 ha)	**Gross** 0.64 upa (1.58 upHA) **Net** 1.18 upa (2.93 upHA)	17,890***

* Units and population density per acre are based on gross residential area.
** Average of cluster units per acre calculated without density bonusing.
*** Assumed 2.7 people per household as per Census data. Includes 2018 existing population of 5,832.



Map 05: Land Use Strategy

Table 02: Land Use Scenario - Land Use Category

LAND USE TYPE	AREA
Built Out Residential/Right of Way	786.30 ha (1,943.00 ac)
Infill Country Residential	525.69 ha (1,299.00 ac)
Cluster Residential	1,628.05 ha (4,023.00 ac)
Business Commercial	536.61 ha (1,326.00 ac)
Business Industrial/Commercial	198.70 ha (491.00 ac)
Business Transition	31.16 ha (77.00 ac)
Cluster Live-Work	122.62 ha (303.00 ac)
Institutional and Community Services	77.30 ha (191.00 ac)
Urban & Hamlet Interface	293.80 ha (726.00 ac)
Future Expansion Area	1,060.68 ha (2,621.00 ac)
Build Out Areas	786.30 ha (1,943.00 ac)
Total	**5,260.91 ha (13,000.00 ac)**

Table Notes:
- Reference Map 05 – Land Use Strategy.
- All areas are approximate and should be considered as "more or less".
- Total area in hectares may vary from total area in acres due to conversion factors.
- Percentage may not total 100% due to rounding of figures.

7 RESIDENTIAL

Residential development will accommodate moderate future population growth while maintaining a rural lifestyle. Residential development will be mainly single family homes; however, opportunities will exist for other housing types and densities that are carefully planned and are in keeping with the rural character of North Springbank. The General Residential Policies pertain to future residential development in all residential categories. Community engagement while preparing the Springbank ASP suggested that there is a desire for seniors' housing; policies in this section provide further guidance on Villa Condo developments, which could provide an accessible and low-maintenance housing option for seniors and other groups.

Objectives

- Maintain single detached dwellings as the predominant form of housing in Springbank, and preserve the rural lifestyle of residents living on acreages and agricultural parcels.
- Facilitate a diverse community with efficient use of land and environmentally sensitive developments that can accommodate persons of all ages and abilities.

Policies

General

7.1 Residential development shall be in accordance with Map 05: Land Use Strategy.

7.2 All residential development shall be consistent with the General Residential Development policies outlined in this section.

7.3 Lands suitable for residential development are classified into four categories: infill, Built-Out, Cluster Residential and Live-Work), and Villa Condo residential areas. Any application to re-classify lands from its potential land use identified on Map 05 to another residential land use category shall require an amendment to this Plan, as guided by County Plan policies.

7.4 Residential redesignation and subdivision applications should provide for development that:

a) provides direct access to a road, while avoiding the use of panhandles;

b) minimizes driveway length to highways/ roads;

c) removes and replaces panhandles with an internal road network when additional residential development is proposed; and

d) limits the number and type of access onto roads in accordance with County Policy.

7.5 For developments where panhandles exist or are proposed in accordance with policy 7.4, Road Acquisition Agreements may be registered at the time of subdivision to secure future road alignments.

d. No new residential buildings shall be permitted within the floodway or flood fringe identified on Map 06: Environmental Areas.

BUILT-OUT COUNTRY RESIDENTIAL

A portion of lands within the North Springbank area have built-out to the fullest desired potential. These lands are identified in Map 05: Land Use Strategy, are generally 3.50 acres or less in size, and are developed with a dwelling and associated servicing and transportation infrastructure.

Objectives

- Maintain those portions of the North Springbank area that are identified as built-out, as they continue to be desirable places for residential living.

Policies

7.6 Lands within areas identified as built-out residential areas shall not subdivide further.

7.7 Notwithstanding 7.7, where existing lots hold a land use designation that permits further subdivision, proposals may be considered to create lots meeting the purpose and intent of that land use district.

Existing Country Residential

Portions of Springbank have been built-out to the fullest desired potential, with lots 3.5 acres or less.

Characteristics

- 2-4 acres in size, private servicing infrastructure, and limited opportunities for shared and connected open space.

Country Residential

Existing Country Residential Development accounts for approximately 11% of the Plan area. These areas are high-quality developments that offer, for many, a desired development form. Although this plan seeks to provide for some variation in development forms, including Cluster Residential development and Villa Condo developments, there may be instances where these forms are not achievable or desirable. The following policies shall guide residential developments in the areas identified for Cluster Residential development where alternative forms are proposed.

Policies

General

7.8 Country Residential development may be considered in areas identified as Cluster Residential where the cluster development form is identified as not achievable due to servicing, transportation, or environmental considerations, if:

a) a rationale is submitted detailing the aspects limiting cluster development form;

b) a servicing proposal is provided in accordance with the County Servicing Standards;

c) storm water and drainage proposals are consistent with the Springbank Master Drainage Plan;

d) active transportation networks are proposed to promote connectivity with adjacent developments, in accordance with the Active Transportation Plan: South County; and

e) the proposal complies with the interface policies identified in Sections 11 and 12.

7.9 For areas identified as Cluster Residential area, where cluster is determined to be inappropriate, the following policies shall apply:

a) Development of Country Residential areas shall:

i) promote pedestrian use and connections to the open space and active transportation network;

ii) minimize lot grading and incorporate the natural contours of the land into the residential design;

iii) provide dark sky friendly lighting where it may be required, such as a road intersections;

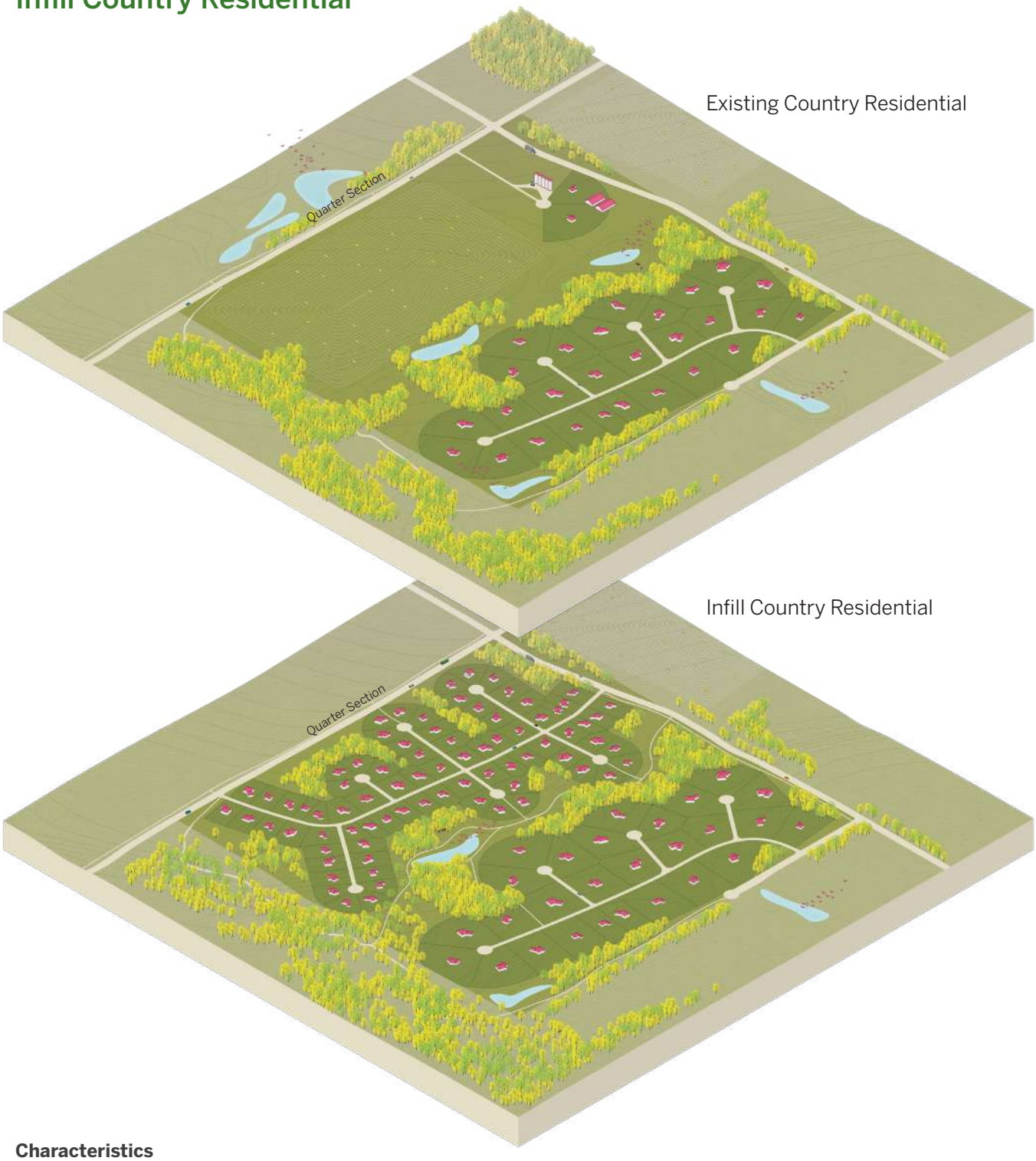
iv) demonstrate consideration and accommodation of wildlife corridors as identified in Map 07: Wildlife Corridors; and

7.10 Municipal reserve lands in Country Residential areas should be provided by a full dedication of land to facilitate the establishment of a connected open space system.

Density and Composition

7.11 The minimum parcel size for Country Residential development shall be 1.98 acres.

Infill Country Residential



Characteristics

- Larger infill parcels may allow subdivided parcels sizes below 1.98 acres (to a minimum of 1.00 acre) to be permitted subject to:
  - Communal/regional water/wastewater servicing,
  - Provision of open space and/or active transportation routes,
  - Management of interface with existing country residential.
- Maximize lot yields that create an efficient development pattern and ensure effective road network, active transportation network, servicing, and stormwater management.

Infill Country Residential

Historical subdivision approval in North Springbank has resulted in fragmented pockets of country residential lots and small agricultural parcels. Incremental development in these areas divides viable agricultural land, impacts agricultural operations, and creates an inefficient settlement pattern with poor connectivity.

This section addresses the issues related to fragmented land and provides policies to enable a gradual transition to a more orderly and efficient development pattern within Infill County Residential Areas, subject to the following considerations being addressed:

- Land use transition;
- Transportation and access;
- Active Transportation Network;
- Servicing;
- Storm water; and
- Compatibility with adjacent lands.

Objectives

- Ensure that the impact of business development and other higher density housing forms on country residential development is minimized through the implementation of appropriate interface policies and design guidelines.
- Ensure that redesignation and subdivision proposals within Country Residential areas are sensitive to existing residential properties and are supported by the appropriate planning framework.
- In appropriate locations, provide criteria for the subdivision of larger parcels within existing Country Residential subdivisions.

Policies

7.12 Infill Country Residential Areas shall be in accordance with Map 05A: Infill Residential.

7.13 The minimum parcel size in the Infill Country Residential Area should be 1.98 acres.

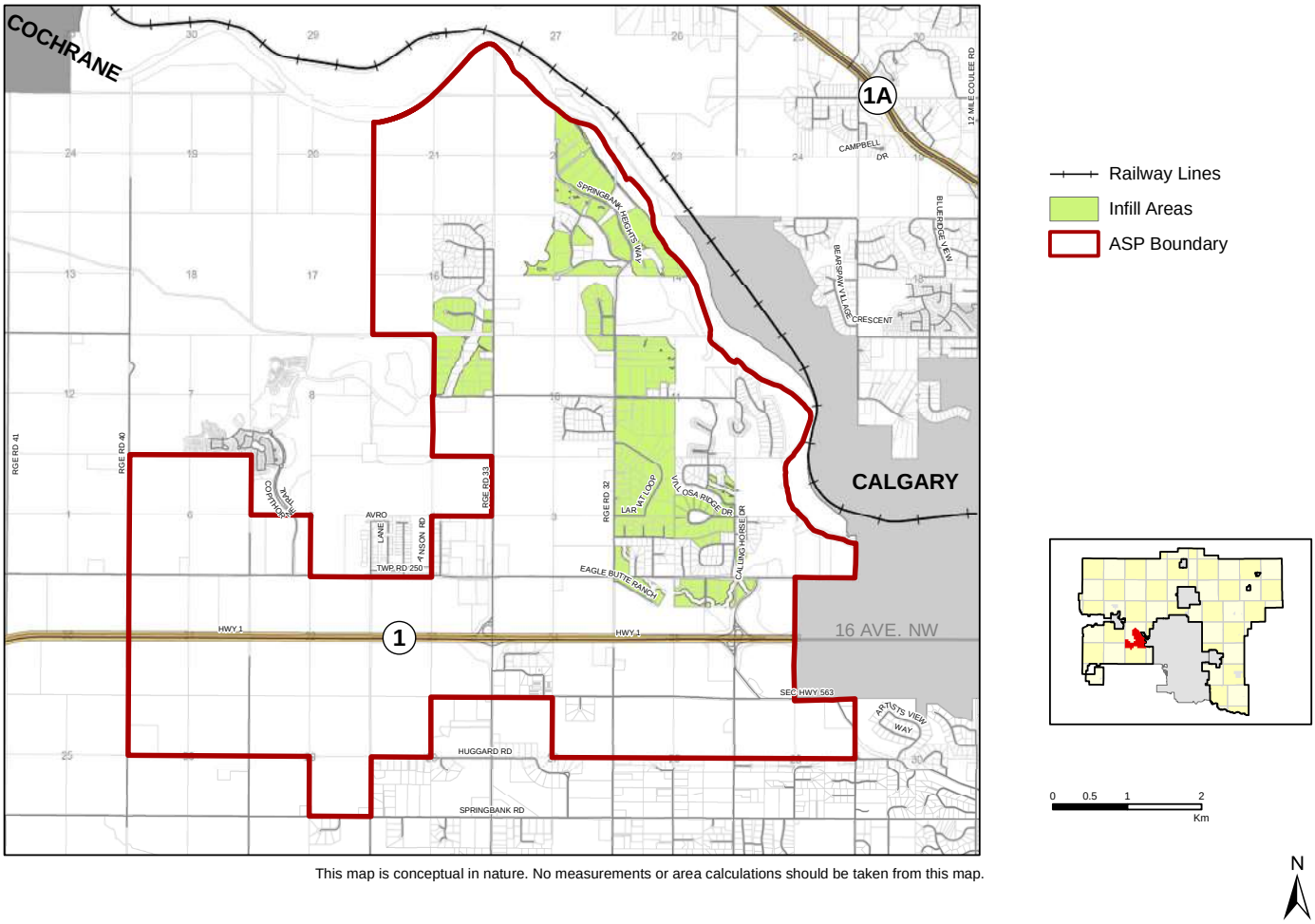
7.14 Notwithstanding Policy 7.14, applications for redesignation and subdivision of larger infill parcels, as identified on Map 05A, should be supported by submission of a conceptual scheme meeting the requirements of Appendix B of this Plan.

7.15 For larger infill parcels referred to within Policy 7.15 and on Map 05A of this Plan, parcel sizes below 0.80 hectares (1.98 acres), and to a minimum of 0.40 (1.00 acres), may be supported subject to:

a) the availability of satisfactory communal or regional potable water and waste water servicing, in accordance with municipal servicing standards.

b) the provision of open space and/or active transportation routes, as required by the County.

c) management of the interface with existing country residential development, addressing the policies and requirements of Section 12 (Transitions) of this Plan.



This map is conceptual in nature. No measurements or area calculations should be taken from this map.

Map 05A: Infill Residential

RESIDENTIAL INFILL DEVELOPMENT PLANS:

Non-statutory plans that accompany a land use redesignation application and are used to comprehensively address a limited set of specific planning issues. They address the practical difficulty of multiple parcel ownership, and the burden of plan preparation falling on a single owner of a limited amount of land. Residential infill development plans require consultation with owners within the Plan area and will be retained by the County to guide future subdivision approval.

7.16 Within Infill Residential Areas, the redesignation and subdivision of residential lots or agricultural parcels to facilitate new residential lots may be supported if the following criteria are met:

a) A residential infill development plan is provided that:

i) plans for an area determined by the County at the time of redesignation application. The plan shall include, at a minimum, all residential or small agricultural acreages that are adjacent to the application, excluding built-out areas;

ii) includes design measures to minimize adverse impacts on existing agriculture operations;

iii) identifies potential impact from airport operations and mitigation measures, if applicable;

iv) demonstrates conformity with the Springbank Master Drainage Plan;

v) demonstrates consideration of the opportunities and constraints identified in Appendix D; and

vi) demonstrates potential connectivity to residential or small agricultural acreages outside of the Plan area.

b) A technical assessment of the proposed design is provided to demonstrate that the infill development Plan area is capable of supporting increased residential development. The assessment shall address:

i) the internal road network, water supply, sewage treatment, and storm water management; and

ii) any other assessment required by unique area conditions.

c) a technical assessment of the impact on off-site infrastructure, roads, and storm water systems is provided;

d) an assessment is undertaken of the municipal reserve status for the infill development area and adjacent lands, as appropriate, to identify alignments and opportunities to implement the Active Transportation Plan: South County.

e) a report is provided that documents the consultation process undertaken to involve affected landowners within the Plan area in the preparation and/or review of the infill development plan.

f) the application area has the appropriate land use designation.

g) the conditions of subdivision implement the residential infill development plan.

7.17 In preparing a residential infill development plan in an Infill Residential Area, the Applicant should work co-operatively, collaboratively, and equitably with landowners in the Infill Residential Area to:

a) ensure an effective road network, active transportation network, servicing, and storm water management system; and

b) maximize lot yields that create an efficient development pattern.

Cluster Residential

The areas identified as **Cluster Residential** are largely intact quarter sections with potential for connectivity and different forms of development. These areas are generally cultivated with some pasturelands.

Cluster Residential design sensitively integrates housing with the natural features and topography of a site by grouping homes on smaller lots, while permanently preserving a significant amount of open space for conservation, recreation, or small-scale agriculture uses. Principles of cluster development suggest half or more of the buildable land area is designated as permanent open space. Servicing efficiencies are achieved through reduced footprints and reduced infrastructure runs. In addition, increased opportunities for on-site storage and treatment of storm water and waste water treatment systems improve viability of development. Further residential development will safeguard Springbank's precious natural environment and will prioritize sensitive watershed, wildlife, and natural habitat management.

Land use redesignations within these areas will require the prior approval of a local plan in accordance with Section 27 and Appendix B. Comprehensive subdivision design, open space dedication, internal access, and access to County roads will all be determined through the local plan process. Servicing efficiencies will be achieved through connection to County, communal, or regional servicing systems, and coordinated access will be provided to County roads.

Objectives

- Support Cluster Residential development as a form of residential development in order to achieve servicing efficiencies and minimize impacts on environmental features.
- Promote Cluster Residential development as a means of providing increased open space and an interconnected, publicly accessible active transportation network.

CLUSTER RESIDENTIAL DEVELOPMENT HAS THE FOLLOWING FEATURES:

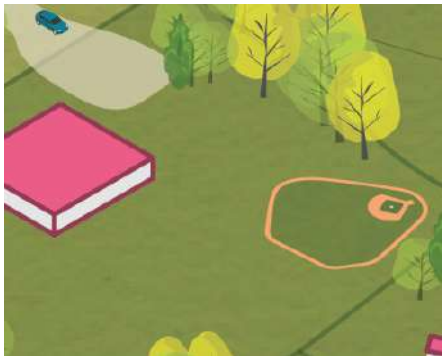
- permanent retention of a significant amount of open land;
- no reduction in dwelling units within the overall project area;
- may provide for a range of housing types and lot sizes;
- reduced development footprint;
- reduced infrastructure costs by shortening road and utility runs;
- increased opportunities to treat and store storm water;
- opportunity for on-site waste water treatment systems; and
- retention of rural character.

OPEN SPACE:

All land and water areas, either publicly or privately owned, that provide a community, natural, or other such amenity. Open space may include current and future parks, environmentally significant areas and other natural areas, pathways and trails, greenways, land for schools and recreation facilities, utility corridors including storm water infrastructure, golf courses, parking areas, small agricultural pursuits, and cemeteries.

Cluster Residential, Standard Density

Sensitive integration of housing with natural topography through grouping homes on smaller lots and preserving open space.



- Range of lot sizes and areas for community gathering and recreation.

- Retention of rural character.

- Conservation of natural landscape.

Characteristics

- Natural and environmental areas are identified and preserved as shared open space.
- Dwellings on smaller parcel sizes than County Residential, with comparable density.
- 30% open space.
- Up to 144 units.
- Centralized servicing opportunities.

Policies

General

7.18 Cluster Residential shall be supported on those lands identified as such on Map 05: Land Use Strategy.

7.19 Areas of environmental significance, as shown on Map 06: Environmental Areas, shall be protected within Cluster Residential development.

7.20 Open space within Cluster Residential developments (communal and publicly accessible) shall be permanently maintained through appropriate land use designations, conservation or private easement, common lands (bareland condominium), or a combination thereof.

7.21 Open space systems within the Cluster Residential development shall incorporate linked linear systems of trails and pathways, which shall connect to existing or proposed active transportation networks.

7.22 Trails, pathways, and other gathering spaces should, where possible, be located away from identified wildlife corridors and be separated by appropriate visual barriers such as vegetation and other natural features.

7.23 Municipal reserve should be provided through dedication of land; cash-in-lieu of reserve should only be taken in the Cluster Residential area where necessary to contribute to the improvement of public open space systems or recreation facilities.

7.24 In developments where municipal reserve may be dedicated, municipal reserve lands should be used to provide connectivity within the development and with adjacent lands.

7.25 Where new landscaping is contemplated, proponents should use vegetation suited the area's climate and geography.

7.26 Appropriate agricultural uses, such as Contemporary Agriculture and equine uses, may be provided as open space use in the context of cluster developments where it can be demonstrated, to the satisfaction of the County, that:

a) the proposed or existing agricultural use is compatible with residential uses and local road systems;

b) the site can sustain the type, scale, size, and function of the proposed or existing agricultural use;

Cluster developments are designed in accordance with the following process:

- identification of significant natural systems, environmentally sensitive lands, wildlife habitat, and opportunities for the protection of open space;
- determination of the average density in accordance with the Cluster Residential policies;
- analysis of environmental matters such as wind and sunlight conditions, storm water management, artificial light generation, and impacts on significant natural systems, environmentally sensitive lands, and wildlife habitat;
- analysis of open space and recreational needs and opportunities;
- analysis of available centralized or decentralized servicing options;
- analysis of the transportation networks;
- analysis of the existing and compulsory active transportation network components;
- analysis of visual impacts from within and outside of the proposed development; and
- achievement of design that facilitates environmental sustainability, interconnected

c) there is minimal impact on the natural environment, including air quality, natural vegetation, wildlife movement, and surface and groundwater hydrology; and

d) the agricultural development will follow best management practices for storm water runoff.

7.27 Local plans shall include provisions for an Open Space Management Plan to ensure effective management, which includes:

a) identification of open spaces and associated improvements;

b) relationships between open spaces, municipal and environmental reserves;

c) phasing of development;

d) construction obligations;

e) operation and maintenance responsibilities;

f) mechanism for permanent conservation; and

g) any other relevant matters.

7.28 Cluster Residential development shall provide:

a) a reduction in the overall development footprint through a permanent retention of a portion of developable land as open space;

b) a significant portion of open space that is publicly accessible and used for greenways, regional pathways, and/or trails;

c) an efficient, compact, walkable development area;

d) servicing and transportation efficiencies with minimized operational costs;

e) minimal impacts on adjacent agricultural operations; and

f) environmental best practices, interconnected open space, efficient development, and retention of rural character.

7.29 Cluster Residential development shall ensure that development supports the character of Springbank, is well designed, and conforms to current technical servicing

CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED):

A multi-disciplinary approach for reducing crime through urban and environmental design and the management of the built environments. The four basic strategies in CPTED include:

1. Access Control;
2. Surveillance;
3. Territorial reinforcement; and
4. Maintenance.

requirements and master servicing plans and policies.

7.30 Cluster Residential development shall provide for well-designed public gathering places such as parks, open spaces, and community facilities. Gathering places should:

a) be safe, accessible, and attractive, with consideration for Crime Prevention Through Environmental Design (CPTED) principles:

i) be centrally located;

ii) respect and enhance community identity and character;

iii) encourage social interaction; and

iv) address the needs of residents of all ages and abilities.

7.31 Where appropriate and required to address the integration of the proposed development with adjacent lands, local plans may encompass lands that are outside of the development area.

7.32 Residential clusters should be arranged to minimize impacts to adjacent uses, such as agricultural operations, and to minimize disturbance to woodlands, wetlands, grasslands, and mature trees. Clusters should be designed to protect scenic views of open land from adjacent roads. Visual impact should be minimized through use of landscaping or other features.

7.33 New development should incorporate mitigation measures such as landscaping, berming, or other buffering to ensure compatibility with adjacent land uses in accordance with the Interface policies in Sections 11 and 12

7.34 Homeowner Associations, Community Associations, or similar organizations shall be established in order to assume responsibility for common amenities and to enforce agreements including, but not limited to, registered architectural guidelines.

7.35 In order to ensure aesthetically coordinated development, design guidelines and architectural controls shall be implemented by the Association (or similar entity) within each local plan.

7.36 Where residential development is proposed adjacent to business areas, transportation or utility infrastructure, open space and passive recreation areas should be strategically placed to mitigate potential land use conflicts.

7.37 Home-based businesses may be pursued in accordance with the provisions of the Land Use Bylaw.

7.38 Open space shall constitute a minimum of 30% of gross acreage, not including municipal or school reserve dedications or infrastructure dedications such as roads, utilities, etc. When identifying open space to be preserved:

a) of the minimum 30% open space required, a minimum of 50% shall be suitable to support passive and active recreation;

b) priority should be given to existing agricultural operations, intact natural areas, habitat for rare and endangered species, wildlife corridors, natural and restored prairies, significant historic and archaeological properties, and steep slopes;

c) water bodies and slopes greater than 25% should not constitute more than 50% of the identified open space; and

d) open spaces designed to provide plant and animal habitat shall be kept as intact as possible, and trails shall be designed to avoid fragmenting such habitat.

7.39 The average residential density within the Cluster Residential area shall be a maximum of 1.50 units per net acre of land that is subject to the local plan. The net developable land area shall be calculated to be the area after removal of:

a) municipal or school reserve dedication; and

b) open space provision.

7.40 The minimum lot size for the Cluster Residential areas shall be 0.50 acres.

7.41 Notwithstanding policies 7.36 and 7.37, higher residential densities with smaller lots may be achieved to a maximum of 2.0 units per acre through additional dedication of open space to a maximum of 40% of gross developable area as illustrated in Table 03: Density Options.

7.42 For the purposes of this plan, a unit is considered a lot for all density and composition calculations.

Table 03: Density Options

UPA	% OPEN SPACE
1.6	32
1.7	34
1.8	36
1.9	38
2.0	40+

Cluster Residential, Maximum Bonusing

Sensitive integration of housing with natural topography through grouping homes on smaller lots and preserving open space.

- Access to open space for recreation, and increased connectivity throughout the quarter-section.

- Permanent preservation of a significant amount of open space for conservation, recreation, or small-scale agriculture uses.
- Centralized servicing opportunities.

- Provides a range of housing types and lot sizes, including opportunity for villa condos and live-work.

Characteristics

- Natural and environmental areas are identified and preserved as shared open space.
- Dwellings on smaller parcel sizes than County Residential, and Standard Cluster Residential with slightly increased density.
- 40% open space.
- Up to 160 units.

Villa Condo Developments

For residents who have lived their entire lives in a rural setting, the idea of moving to the city of Calgary or a smaller urban community because of the increased need for support and lack of housing options can be stressful. A lack of suitable housing options, services, and health support for those who live in the country has forced many rural residents into the cities, ending their way of life and connection to rural Alberta. Many residents of Springbank identified that having more housing choices in the community, while preserving rural character, was important to them.

The Springbank ASP seeks to provide the residents of Springbank with an opportunity to stay within the community as they age, to offer a variety of housing choices, and to situate accessible, low-maintenance housing in areas near local shops and services as they develop.

Objectives

- Support the provision of limited Villa Condo residential development within compatible development areas to support accessible and low-maintenance living options for groups such as retirees and those with mobility impairments.

Policies

General

7.43 Where determined to be compatible and appropriate, Villa Condo developments may be considered in the following areas shown on Map 05: Land Use Strategy.

a) Cluster Residential;

b) Cluster Live-Work;

c) Institutional and Community Services; and

d) Commercial.

7.44 Villa Condo developments should be grouped within specific areas of the subject lands in order to maximize open space uses and development efficiency.

7.45 Villa Condo developments may be located within the community core, where access to local amenities such as shops, services, community/recreational opportunities, and the active transportation network can be maximized.

VILLA CONDO DEVELOPMENTS

Villa Condo Developments can suit a range of groups, including retirees and those with mobility impairments. The key characteristic of Villa Condo developments is that they provide an accessible and low-maintenance housing option. Units are typically single storey and are surrounded by common land that is maintained by a home-owners' association or other private entity. They also usually have a resident gathering space such as a community centre or place of worship. This ASP is supportive of Villa Condo proposals, provided that the development is sensitive to the rural identity of the community and is located within appropriate development areas near to local shops and community services.

7.46 Villa Condo developments within the Plan area should:

a) have an approved local plan meeting the requirements of Section 28 and Appendix B of this Plan;

b) predominantly be stairless, single-storey bungalows or attached units (two units);

c) contain common lands;

d) provide open space opportunities including pathways, garden plots, a park system, visual open space, and other visual and physical connections to open space;

e) be located within walking distance to community meeting places or joint use facilities; and

f) be compatible with adjacent uses;

Density and Composition

7.47 The maximum density for Villa Condo developments shall be 4.0 units per acre, calculated on the gross development area identified for the Villa Condo.

7.48 Villa Condo developments shall account for a maximum of 10% of the gross developable area of the proposed local plan, except when it forms part of a Commercial or Institutional and Community Service development where it shall account for a maximum of 25% of the gross developable area of the proposed local plan.

7.49 The minimum gross area proposed for a Villa Condo development shall be 5.0 acres.

7.50 To ensure a balanced development form in Cluster Residential/Live-Work areas, the phasing of a Villa Condo development shall be managed through local plans and subdivision approvals, with the following criteria applied:

a) 75% of the Villa Condo units proposed within a local plan shall not receive subdivision approval until 50% of the proposed Cluster Residential/Live-Work units have been constructed;

b) 25% of the Villa Condo units proposed within a local plan shall not receive subdivision approval until 75% of the proposed Cluster Residential/Live-Work units have been constructed.

7.51 To ensure a balanced development form in Commercial areas, the phasing of a Villa Condo development shall be managed through local plans and subdivision approvals, with the following criteria applied:

a) 75% of the Villa Condo units proposed within a local plan shall not receive subdivision approval until 50% of the Commercial uses identified within the local plan area have been constructed;

b) 25% of the Villa Condo units proposed within a local plan shall not receive subdivision approval until 75% of the Commercial uses identified within the local plan area have been constructed.

c) If Villa Condo units are proposed within Commercial areas, the Commercial area shall, at least in part, propose commercial uses that provide services complementary to the residential component of the development.

Action

1. The uses allowed and general regulations applied to Cluster Residential development, Villa Condo development, and Live-Work development areas shall be specified through amendments to the County's Land Use Bylaw, initiated either by the County or a submitted redesignation application.

8 CLUSTER LIVE-WORK DEVELOPMENT

The Cluster Live-Work development areas, identified on Map 05: Land Use Strategy, are envisioned as small-scale commercial uses that provide local services and employment opportunities within Springbank. They are intended to integrate and blend with surrounding residential, commercial and public uses through high-quality design and open space connections. Residential uses are permitted to develop in this area in the form of single family, Villa Condo and Live-Work units.

Objectives

- Facilitate Live-Work development that provides local services and employment opportunities, and complements existing and proposed surrounding land uses.
- Support development of attractive Live-Work areas that utilize the active transportation and open space connections.

Policies

General

8.1 Cluster Live-Work development shall be supported in the areas identified on Map 05: Land Use Strategy.

8.2 The Cluster Live-Work area should comprise the following uses:

a) Live-Work units;

b) Single Family Residential units;

c) Open space uses; and

d) Where appropriate, Villa Condo units.

8.3 Live-Work and Single Family Residential units should be grouped within specific areas of the development in order to maximize open space and efficiency.

8.4 Cluster Live-Work development should have the following characteristics:

a) Local and small-scale business commercial uses;

b) Outside storage shall be excluded as a principal use, and shall be limited as an ancillary business use:

i) In consideration of proposals for outdoor storage or display areas, they shall exhibit a high-quality visual appearance with respect to siting, building design, and landscaping.

c) Industrial uses shall be excluded;

d) Live-Work units shall be centred on access and open space nodes, rather than being dispersed amongst single family residential units;

e) Buildings on Live-Work lots shall be a maximum of two storeys;

f) Developments shall emphasize active transportation routes and open space connections with surrounding lands uses;

g) Open space and Single Family Residential Units shall be planned to provide a transition from Live-Work units to surrounding residential uses;

LIVE-WORK UNITS:

For the purpose of this ASP, Live-Work units are considered to be single buildings that comprise a commercial and residential component and that are occupied by the same residents. The Live-Work units shall be the primary dwelling of the occupying residents and may include such uses as dentists, doctors, art studios, hair salons, lawyers' offices, or other uses considered to be similar in character.

h) Architectural design guidelines shall ensure developments have an attractive, coherent appearance that is reflective of Springbank's rural character; and

i) Open space and active transportation routes shall be planned to maximize public use of the identified Live-Work areas.

8.5 Cluster Residential development may be considered in areas identified as Live-Work where the Live-Work development form is identified as not achievable due to servicing, transportation, or environmental considerations if:

a) a rationale is submitted detailing the aspects limiting Live-Work development form;

b) a servicing proposal is provided in accordance with the County Servicing Standards;

c) storm water and drainage proposals are consistent with the Springbank Master Drainage Plan;

d) active transportation networks are proposed in accordance with the Active Transportation Plan: South County; and

e) the proposal complies with the interface policies identified in Section 12.

Density and Composition

8.6 Live-Work units shall comprise a minimum of 50% of all units within each Cluster Live-Work development area.

8.7 The average combined density for both Live-Work units and Single Family Residential units shall be two units per acre.

8.8 The minimum lot size for Single Family Residential development shall be 0.5 acres.

8.9 Open space uses shall comprise a minimum of 30% of the overall development.

a) Municipal reserve dedication shall not form part of the calculation of the open space contribution.

8.10 To ensure a balanced development form, the phasing of a Cluster Live-Work development shall be controlled through subdivision approvals, with the following criteria applied:

a) 75% of the Single Family Residential development proposed within a local plan shall not receive subdivision approval until 50% of the proposed Live-Work units have been constructed.

b) 25% of the Single Family Residential development proposed within a local plan shall not receive subdivision approval until 75% of the proposed Live-Work units have been constructed.

8.11 Villa Condo units may be supported within the Cluster Live-Work areas, subject to meeting the policies relating to such development within Section 7 of this Plan.

Local Plans

8.12 All redesignation and subdivision applications on lands identified for Live-Work development shall be supported by a local plan in accordance with the requirements of Section 27 and Appendix B.

Action

1. Uses and general regulations applied to Cluster Live-Work development areas shall be specified through amendments to the County's Land Use Bylaw, initiated either by the County or a submitted redesignation application.

9 BUSINESS

Business areas provide a wide range of services to County residents and the region, while contributing to the fiscal sustainability of the County. Over time, the County is expected to capture an increased share of the region's business development due to a growing market and labour force, competitive land values, and strong connections to regional mobility corridors.

The Plan area has potential to develop high-quality business areas, supplementing existing developments already established within the Highway 1 corridor and around the Springbank Airport. This ASP will look to plan around these existing business areas identified within the County Plan, encouraging continued sustainable growth according to market need and servicing availability. Commercial and Industrial developments will be directed to the areas as outlined on Map 05: Land Use Strategy.

Commercial

The North Springbank Area includes a mix of regional and local Commercial uses primarily located along the Highway 1 corridor. This area has been defined as a Highway Business Area within the County Plan. The purpose of a Highway Business Area is to contribute to the County's fiscal goals, provide destination commercial and business services, provide services to the traveling public, and offer local employment opportunities. Further commercial areas are identified within the Regional Business Centre around the Springbank Airport to supplement existing and proposed industrial uses.

Objectives

- Promote development of non-residential uses to provide local employment opportunities for residents and financial sustainability by increasing the County's business assessment base;
- Support the development of well-designed commercial areas;
- Provide for the growth of local and regional commercial development that celebrates and preserves the character and heritage of North Springbank.
- Establish standards and requirements for business uses within the Plan area.

Policies

General

9.1 Commercial development shall be located in the areas identified on Map 05: Land Use Strategy.

9.2 Development within Commercial areas should proceed in an orderly manner, supported by cost-effective improvements and upgrades to the County's infrastructure and transportation networks.

Land Use

9.3 Commercial areas shall be designed in such a way and situated in a location that ensures safe and efficient access and egress from adjacent roadways.

9.4 Commercial uses located adjacent to existing or future residential or agriculture areas shall address the Business-Residential Interface and/or Agriculture Interface policies (Section 12) of this Plan.

9.5 Acceptable commercial uses shall primarily be carried out within an enclosed building, where the operation does not generate any significant nuisance or environmental impact such as noise, appearance, or odour outside of the enclosed building.

9.6 Outdoor storage as a primary use shall not be permitted in the commercial areas of the Plan. Outdoor storage accessory to the primary use of the site shall be screened and located to the side or rear of the primary building.

9.7 Outside display areas are permitted provided they are limited to equipment, products, or items related to the site's primary use.

Design and Layout

9.8 Commercial development shall be attractively designed, fit with existing development, and address the Commercial, Office, and Industrial Design Guidelines in Rocky View County and the design requirements of Section 27 and Appendix B.

9.9 Commercial development shall provide for convenient, attractive, and efficient pedestrian and bicycle linkages between building entrances, sites, and, where applicable, adjacent areas.

9.10 All lighting, including security and parking area lighting, shall be designed to respect the County's 'dark sky' policies, conserve energy, reduce glare, and minimize light trespass onto surrounding properties.

9.11 Vehicle parking areas should be located to the side or rear of buildings and away from public frontages so as to be effectively screened.

9.12 The use of fencing should not be permitted, other than for screening of outside storage, garbage bins, or for security purposes, provided the security area is adjacent to the side or rear of the primary building.

Local Plans

9.13 All redesignation and subdivision applications proposing Commercial development shall be supported by a local plan in accordance with the requirements of Section 26 and Appendix B.

Action

1. Develop architectural and community design guidelines that promote consideration of rural character, views, and landscape in new development.

PUBLIC FRONTAGE:
The strip or extent of land that abuts a public road.

Industrial

New and existing industrial uses surrounding the Springbank Airport that benefit from close proximity to Highway 1 and the Airport will continue to be encouraged. Development will accommodate a combination of office and industrial activity where there may be some on-site nuisance factors. Outdoor storage may be accommodated, but must be effectively screened from adjacent properties and public areas.

Objectives

- Promote development of non-residential uses to provide local employment opportunities for residents and financial sustainability by increasing the County's business assessment base;
- Allow for uses compatible with the Springbank Airport.
- Exclude Heavy Industrial uses from the Plan area;
- Establish standards and requirements for business uses within the Plan area.

Policies

General

9.14 Industrial development shall be located in the areas identified as Industrial/ Commercial on Map 05: Land Use Strategy.

9.15 Development of Industrial uses should proceed in an orderly manner and be supported by cost effective, efficient, and environmentally sound improvements to the existing servicing infrastructure and transportation network within the Plan area.

9.16 Commercial uses may be considered in areas identified as Industrial uses where compatible. The interface and compatibility of proposed Commercial and Industrial uses should be considered within local plans.

9.17 Heavy Industrial uses shall not be supported in the Plan area.

9.18 Industrial uses shall be in compliance with the Springbank Airport Master Plan 2009-2029, as amended.

Layout and Design

9.19 Industrial development should be set back from Township Road 250 and Range Road 33, with preference given to Commercial uses and landscaping interfacing with public frontages.

9.20 Industrial development shall be attractively designed, complement existing development, and address the Commercial, Office, and Industrial Design Guidelines in Rocky View County and the design requirements of Section 26 and Appendix B.

HEAVY INDUSTRIAL:

Industrial developments that may have an effect on the safety, use, amenity, or enjoyment of adjacent or nearby sites due to appearance, noise, odour, emission of contaminants, fire or explosive hazards, or dangerous goods.

LIGHT INDUSTRIAL:

Industrial developments where activities and uses are primarily carried on within an enclosed building and no significant nuisance factor is created or apparent outside an enclosed building. Development where there is significant risk of interfering with the amenity of adjacent sites because of the nature of the site, materials or processes, shall not be considered Light Industrial.

9.21 Outdoor storage and outside display areas may be permitted and shall demonstrate conformity with policy Sections 12 (Transitions) and 19 (Scenic and Community Corridors).

9.22 Parking areas should be located to the side or rear of buildings and away from public frontages so as to be effectively screened.

9.23 Industrial development shall provide for convenient, attractive, and efficient pedestrian and bicycle linkages between building entrances, sites, and, where applicable, adjacent areas.

9.24 All lighting, including security and parking area lighting, shall be designed to respect the County's 'dark sky' policies, conserve energy, reduce glare, and minimize light trespass onto surrounding properties.

9.25 The use of fencing should not be permitted, other than for screening of outside storage, and/or garbage bins, or for security purposes, provided the security area is adjacent to the side or rear of the primary building.

Local plans

9.26 All redesignation and subdivision applications proposing Industrial development shall be supported by a local plan in accordance with the requirements of Section 26 and Appendix B.

Business-Transition

The Business Transition area comprises a small number of country residential lots located east of the Springbank Airport. The Business Transition areas are near or adjacent to future Industrial development areas. This Plan recognizes these existing residential areas, and will allow for their continuation until such time as transition to business uses is deemed appropriate.

Objectives

- Support the retention and protection of existing Country Residential lots identified in the Business Transition area until change to business development is initiated by the landowners.
- Provide a planning framework for the orderly temporal transition from Country Residential uses to Industrial/Commercial.

Policies

General

9.27 Redesignation of land within the Business-Transition area shown on Map 05: Land Use Strategy shall be restricted to only Business-Industrial/Commercial uses.

9.28 Proposals for Business-Commercial or Business-Industrial development within the Business-Transition area shall be considered in accordance with the Business-Commercial and Business-Industrial Policies of this Plan.

9.29 Until all lands within the Business-Transition area are developed for Business-Industrial/Commercial uses, land use and subdivision proposals shall ensure adequate mitigation and buffering around the existing Country Residential properties to minimize impacts upon residents.

9.30 Development proposals within the Business-Transition Area that do not adequately address the Transition policies set out within Section 12 of this Plan shall not be supported.

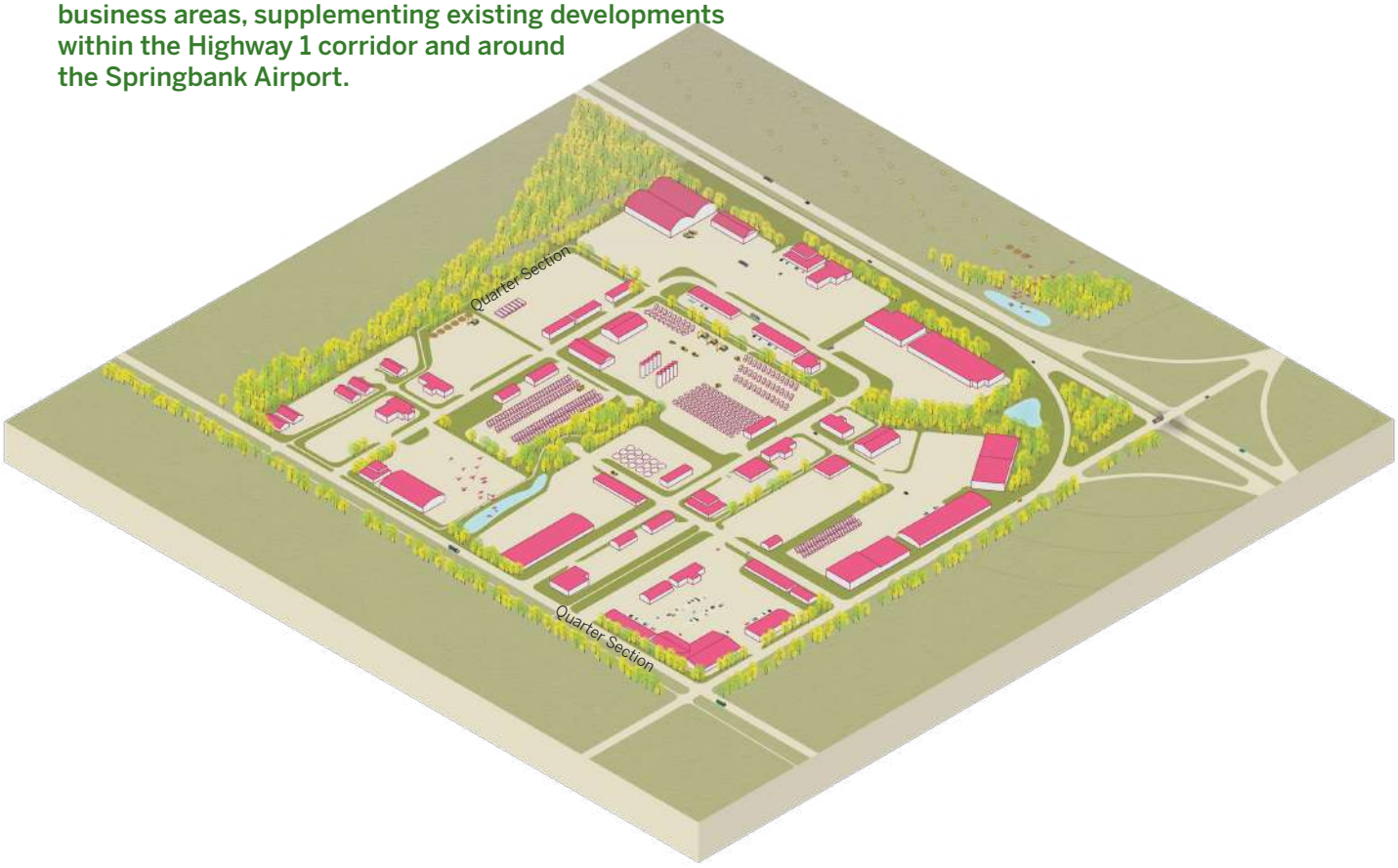
Local Plans

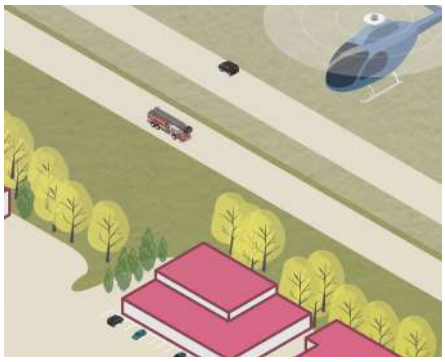
9.31 All redesignation and subdivision applications proposing Commercial or Industrial development within the Business-Transition area shall be supported by a local plan in accordance with the requirements of Section 26 and Appendix B.

9.32 The local plan area shall cover the entire Business-Transition area to provide comprehensive planning and coordination of the transition to Business uses.

Business Industrial Commercial

Business areas provide a wide range of services to Rocky View County residents and the region, while contributing to the fiscal sustainability of the County. The Plan area has potential to develop high quality business areas, supplementing existing developments within the Highway 1 corridor and around the Springbank Airport.





- Development near the Springbank Airport may have additional design considerations, such as height and NEF contours, to ensure compatibility with airport operations.

- Variety of uses, reducing fencing where possible.
- Parking and storage is placed behind the buildings, screened from view from all major roads.

- Access to active transportation network.
- High-quality design and amenity space.

Characteristics

- Outdoor storage incidental to primary use shall be screened and located to the side or rear of property.
- Outdoor display permitted.
- Pedestrian and bicycle linkages between building entrances, sites, and adjacent areas.
- Vehicle parking to side or rear of building, away from public frontages (screened).

10 FUTURE EXPANSION AREAS

To ensure that North Springbank grows in a sustainable manner and that the future transition from agricultural land use to business and residential land uses is orderly, this ASP has identified lands where expansion of the Plan area may occur. Map 05: Land Use Strategy identifies a Future Expansion Area adjacent to Highway 1 and the Springbank Airport that should be preserved until criteria is met for further development..

In the future, the lands straddling the Highway 1 corridor are considered to be appropriate principally for commercial uses and a natural expansion of the Regional Business Area defined around Springbank Airport within the County Plan.

Timelines for the planning and development of the Future Expansion Area will be dependent on several technical considerations and the ongoing development of higher-level municipal and regionallanning policy documents.

Objectives

- Support a level of Residential and/or Commercial development that is reflective of service availability and that aligns with the Regional Growth Plan and Regional Servicing Plan.
- Provide criteria for amendment of the Springbank ASP for development within the expansion areas to determine appropriate land uses, densities, and interface measures within the Future Expansion Area.

Policies

General

10.1 Local plans, land use designation, and new subdivision shall not be supported within the Future Expansion Areas shown on Map 05: Land Use Strategy, with the following exceptions:

a) creation of a single lot from an un-subdivided quarter section for the purposes of a first parcel out, or other agriculture development in accordance with the County Plan;

b) natural resource development;

c) renewable energy generation projects (see Section 25) that are temporary in nature and are compatible with existing adjacent land uses.

10.2 Notwithstanding the uses exempted under Policy 12.1, an amendment to this Plan is required to remove the Future Expansion Area designation and define appropriate land uses, development densities, and supporting servicing and infrastructure.

10.3 Prior to the County amending this Plan to allow for the development of new commercial and/or residential uses in the Future Expansion Areas identified on Map 05: Land Use Strategy:

a) a public engagement process involving area stakeholders shall be undertaken, and an overall Land Use Strategy and supporting policies for the Future Expansion Area(s) shall be developed;

b) an assessment of the potential impacts from airport operations and mitigation measures shall be developed, if applicable;

c) it shall be demonstrated that there is a satisfactory potable water and waste water servicing solution with the capacity to service the anticipated development form and densities in that area;

d) that 50% of all Cluster, Cluster Live-Work, Commercial and Industrial, Interface areas, and Institutional areas shall have adopted local plans;

e) the Springbank Master Drainage Plan shall be updated appropriately to consider the Future Expansion Area; and

f) appropriate interface and scenic corridor policies shall be established, consistent with Sections 11 and 12 of this Plan.

10.4 Amendments to this Plan proposed for Expansion Area 2 should consider participation in the Transfer of Development Credits Program (TDC's), as legislated in Division 5 of the Alberta Land Stewardship Act, in order to facilitate conservation of environmentally significant areas adjoining the Bow River.

11 URBAN AND HAMLET INTERFACE AREA

The area identified as Urban and Hamlet Interface lands are those that, by virtue of location, servicing potential, and adjacency to existing or planned developments, are expected to develop in the near future. These lands will generally be a mix of both residential and commercial, with detailed land use proposals, density, and form to be determined at the local plan stage. Consideration should be given to maximizing commercial potential and accessibility along Copithorne Trail and Highway 1. Residential density and form should be compatible with adjacent forms, creating transition areas to higher density where appropriate.

Urban Interface Area

11.1 To ensure a balanced development form, the proportions of Residential to Commercial development shall be managed through local plan approvals, with the following criteria applied:

a) Lands in the NW-36-24-03-W05M shall be developed for residential uses with pockets of commercial;

b) Lands in the SW-36-24-03-W05M shall be developed for commercial uses, with pockets of residential creating a buffer to adjacent lands.

c) Lands in the N-1/2-25-24-03-W05M shall be developed for residential uses, with pockets of commercial.

11.2 Density and composition shall apply as follows:

a) For lands in the NW-36-24-03-W05M, Residential densities shall be between 6.0 and 10.0 units per acre, calculated on the gross development area identified for Residential in the local plan.

i) Commercial development shall account for a maximum of 30% of the gross developable area of the proposed local plan.

b) For lands in the SW-36-24-03-W05M, Residential densities shall be between 6.0 and 10.0 units per acre, calculated on the gross development area identified for Residential in the local plan.

i) Commercial development shall account for a maximum of 80% of the gross developable area of the proposed local plan.

c) For lands in the N-1/2-25-24-03-W05M densities shall be between 6.0 and 10.0 units per acre, calculated on the gross development area identified for Residential in the local plan.

i) Commercial development shall account for a maximum of 30% of the gross developable area of the proposed local plan.

Hamlet Interface Area

11.3 To ensure a balanced development form, the proportions of Residential to Commercial development shall be managed through local plan approvals, with the following criteria applied:

a) Lands in the SW-05-25-03-W05M shall be developed for mix of commercial and

residential uses; commercial uses should straddle Copithorne Trail, with Residential only being located to the west of Copithorne Trail, as determined through local plan preparation.

11.4 Density and composition shall apply as follows:

a) For lands in the SW-05-25-03-W05M, Residential densities shall be between 4.0 and 6.0 units per acre, calculated on the gross development area identified for Residential in the local plan

Local Plan Requirements

11.5 Prior to adoption of a local plan for development of new Commercial and/or Residential uses for lands identified as Urban and Hamlet Interface Areas on Map 05: Land Use Strategy:

a) a public engagement process involving area stakeholders shall be undertaken, and an overall Land Use Strategy and supporting policies for the lands shall be developed;

b) mechanisms to implement the construction of the transportation network shall be identified;

c) it shall be demonstrated that there is a satisfactory potable water and waste water servicing solution with the capacity to service the anticipated development form and densities in that area; and

d) appropriate interface and scenic corridor policies shall be established, consistent with Sections 12 and 19 of this Plan.

12 TRANSITIONS

The North Springbank ASP provides for a rich variety of business, residential, and institutional uses that respect the existing development forms found within the community. It is important to ensure that different land uses are compatible, and that they promote positive interactions through careful design and management of interface areas.

There are three principal areas where the development interface should be managed in North Springbank:

1. the interaction between business and residential land uses;
2. the interaction between different residential development forms, for example different residential densities or housing types; and
3. the interaction between agriculture and other land uses.

The short-term growth of business uses within Springbank is limited to defined areas around transport interchanges and the Springbank Airport. However, where these areas interface with existing and proposed residential areas, careful mitigation is required through measures such as setbacks, lot and building design, and landscaping.

Although Springbank will continue to develop principally as a country residential community, this Plan anticipates new forms of housing, including Cluster Residential, Cluster Live-Work and Villa Condo development. It is important to ensure that these new residential forms are compatible, both within new developments and with existing country residential subdivisions. Measures including the proposition of corresponding lot sizes within interface areas, adequate setbacks, open space buffering and landscaping may be effective approaches to accommodate differing residential development forms.

Agriculture is still a significant land use within and immediately outside of the Plan area and will continue until the envisioned development occurs. It is important that agricultural uses are allowed to continue unimpeded until the land transitions to an alternate land use.

Objectives

- Ensure the transition between business development and residential development is managed effectively by supporting complementary land use types and densities in interface areas.
- Provide for an appropriate transition between residential areas comprising different housing forms.
- In accordance with the County's Agricultural Boundary Design Guidelines, ensure an appropriate interface between non-agricultural uses and agricultural land or operations, in order to avoid negative impacts on agricultural operations.

THE BUSINESS–RESIDENTIAL INTERFACE AREA;

Is intended to provide a compatible interface between business and residential development. The Business-Residential Interface area contains the land designated for industrial, commercial, or other business uses adjacent to the residential interface. A compatible interface is achieved by providing for the appropriate land use, building setbacks, lot and building design, and landscaping within this area

Business-Residential Transition

The development of the North Springbank ASP area requires careful and sensitive integration of future business uses that are adjacent to existing and planned residential and agricultural areas. The goals and policies of this section are intended to achieve a compatible interface and to mitigate the impact of business uses.

Policies

General

12.1 Local plans for business uses adjacent to the residential land uses and the Business Transition areas shown on Map 05: Land Use Strategy shall include an interface strategy that addresses the policies of this section.

12.2 The local road network within the Business-Residential Interface area should be separated and/or buffered from adjacent residential area.

Business Uses

12.3 Business uses located adjacent to the residential areas shown on Map 05: Land Use Strategy shall comply with the following requirements:

a) Acceptable uses are those business activities primarily carried on within an enclosed building that generate no significant nuisance impact outside of the enclosed building. Business uses that interfere with the use and enjoyment of adjacent residential development because of the nature of the business use shall not be permitted, even where the business activities may be fully enclosed within a building.

b) Outside storage is not an acceptable use in the Business-Residential Interface area.

Setback Area

12.4 Spatial separation between business and residential uses is achieved by providing setbacks for the industrial or commercial buildings within the interface areas.

12.5 Where commercial or industrial buildings are on lands adjacent to a residential area, the commercial or industrial building shall be set back a minimum of 50 metres from the commercial or industrial property line.

12.6 Where a trail or pathway is located within or adjacent to a Business-Residential Interface area, the pathway and associated open space may be counted as part of the 50 metre building setback.

Setback Area Use and Landscaping

12.7 Uses within the setback area in a Business–Residential Interface area may include:

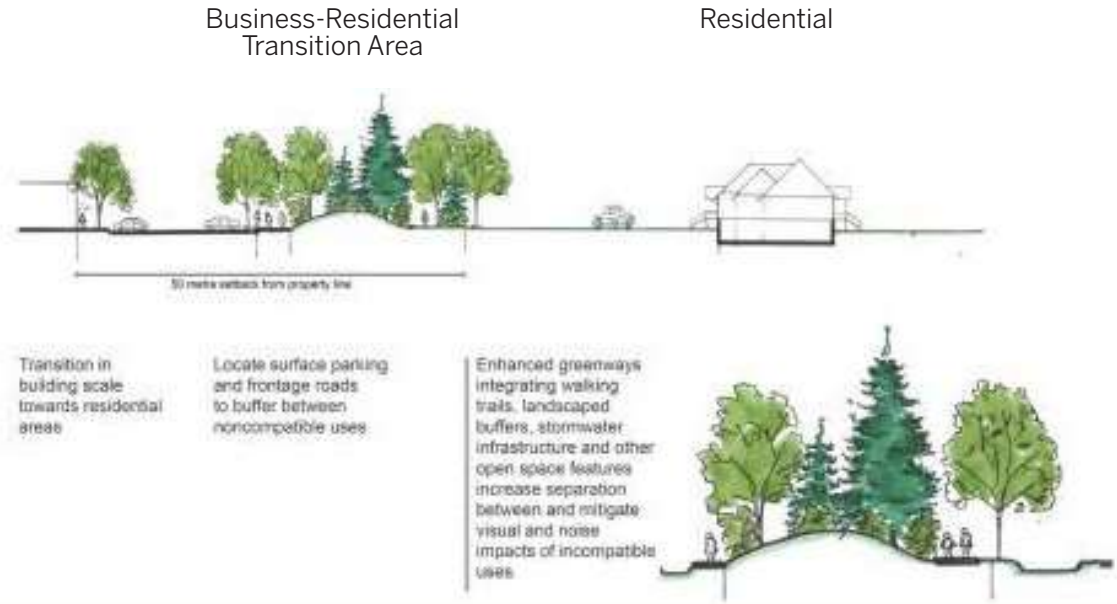
a) landscaping, berms, landscaped storm water ponds, natural wetlands, trails, and linear parks; and

b) surface parking where the parking is hidden from view by berms and/or landscaping.

12.8 High quality landscaping shall be emphasized in the setback area. A landscape plan shall be prepared for the setback area as part of a local plan that addresses the County's Land Use Bylaw, and Appendix B guidelines.

Business-Residential Transition Area

Includes building design, setbacks, landscaping, and use



12.9 Mass plantings and/or berms are required to minimize the visual impact of the commercial/industrial buildings within an interface area. These plantings and/or berms:

a) should incorporate natural contours and variations in height to achieve a natural landscaped appearance; and

b) may be located in the Business-Residential Interface area.

Building Quality and Appearance

12.10 High quality building appearance shall be emphasized where industrial/commercial buildings face residential areas. Building design shall address the requirements of Appendix B of this Plan.

12.11 The maximum height of buildings on lots adjacent to a residential area shall be 12.5 metres, or lower where required by the County's Land Use Bylaw.

12.12 Garbage storage, loading bays, loading doors, or other activities creating heavy truck movements shall not face the adjacent residential area.

Residential Form Transition

Policies

12.13 Proposals for residential developments adjacent to other residential development of a dissimilar density, form, or style located either within or outside of the Plan boundary shall incorporate buffering and design techniques to minimize negative impacts on existing developments.

12.14 Residential buffering techniques may include a combination of the following:

a) vegetated berms;

b) contemporary agricultural uses;

c) siting of storm water management facilities;

d) thoughtful lot configuration;

e) ecological/vegetative buffers;

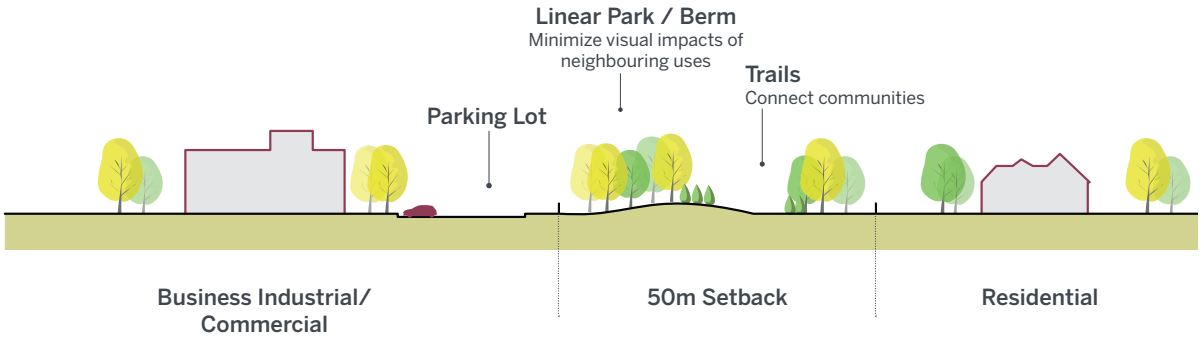
f) use of topographic barriers such as slopes, roads, watercourses or wetlands; and

g) increased setbacks for housing and other buildings.

12.15 Where achievable, new residential developments shall provide for placement of similar housing forms and densities adjacent to existing residential developments.

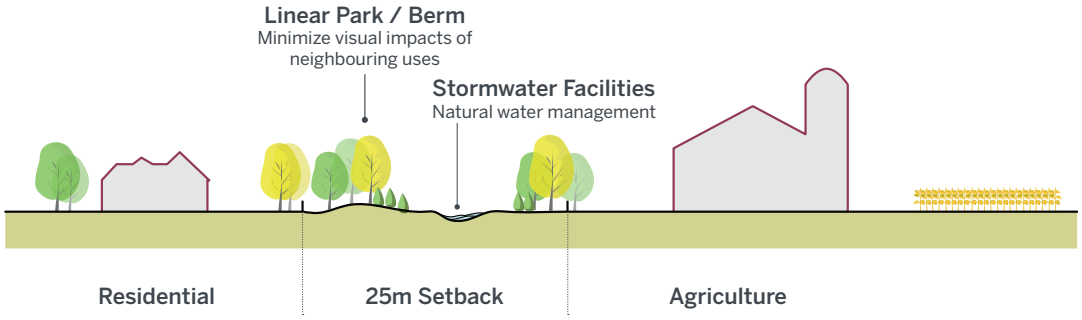
Transition Cross-Sections

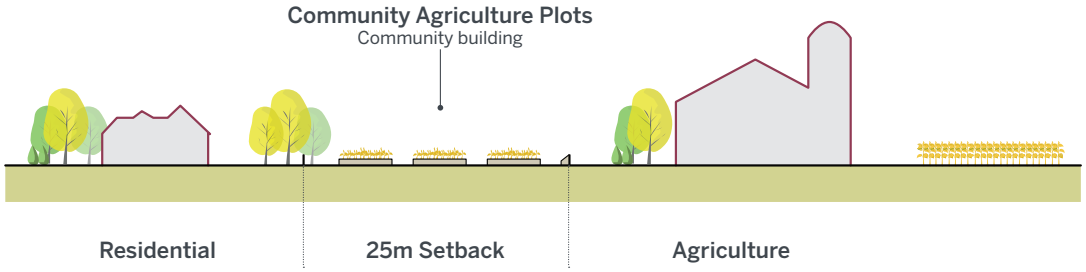
Business Industrial/Commercial to Residential



Transition Cross-Sections

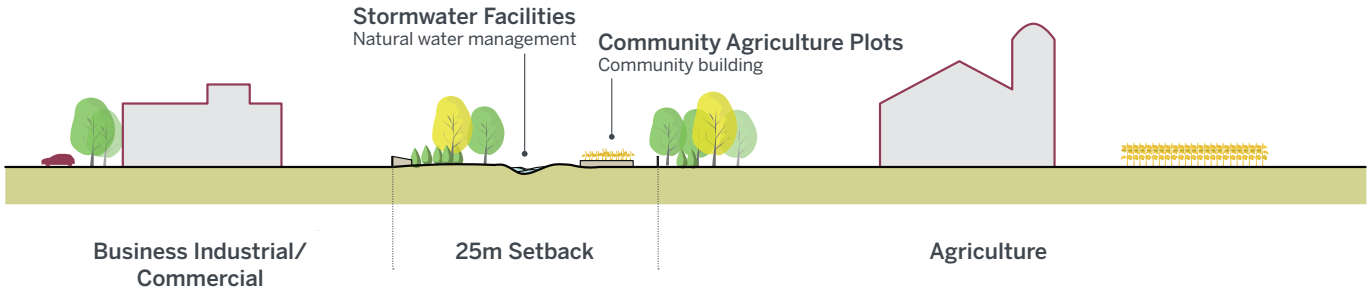
Residential to Agriculture

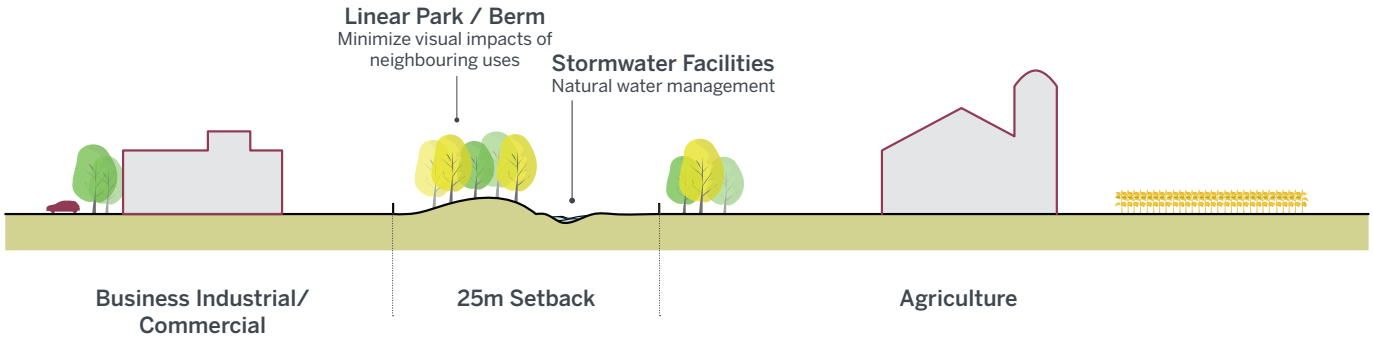




Transition Cross-Sections

Business Industrial/Commercial to Agriculture





Agricultural Transition

Policies

General

12.16 The Agricultural Boundary Design Guidelines should guide the design of developments bordering agricultural lands.

12.17 Proposals for non-agricultural development adjacent to agricultural lands located either within or outside of the Plan boundary shall incorporate buffering, siting, and design techniques to minimize negative impacts on agricultural lands.

12.18 Agricultural buffering techniques may include a combination of the following:

a) barrier fencing to prevent access;

b) vegetated berms;

c) community agriculture plots;

d) storm water management facilities;

e) ecological/vegetative buffers;

f) use of topographic barriers such as slopes, roads, watercourses or wetlands; and

g) increased setbacks for housing and other buildings.

12.19 Public access such as trails, pathways, and parks shall be discouraged adjacent to agricultural lands unless supported by Map 08: Open Space and Active Transportation Connections.

Setback Area

12.20 Spatial separation between agricultural and non-agricultural uses should be achieved by providing setbacks for the non-agricultural buildings within the interface areas:

a) Where non-agricultural buildings are on lands adjacent to the agricultural lands, the non-agricultural building should be set back a minimum of 25 metres from the non-agricultural property line;

Setback Area Use and Landscaping

12.21 Uses within the setback of an agricultural/non-agricultural interface area may include:

a) landscaping, berms, landscaped storm water ponds, natural wetlands, trails, and linear parks; and

b) surface parking of an appropriate design where the parking is hidden from view by berms and/or landscaping.

12.22 Any landscaping proposed within an agricultural/non-agricultural interface area shall be of appropriate species and design so as to not adversely affect agricultural operations. A landscape plan shall be prepared for the setback as part of a local plan that addresses the County's Land Use Bylaw and the Agricultural Boundary Design Guidelines.

13 AGRICULTURE

Agriculture was the driving force of settlement in the late 1800s and early 1900s, and the opportunity to own land drew homesteaders by the hundreds. Today in Springbank, the raising of livestock, mostly beef cattle and horses, hay and green fodder, and cereal crops are the predominant forms of agriculture. Active farmland is primarily found in large unsubdivided parcels that are owned by a limited number of long-time residents. Smaller agricultural parcels, such as equestrian facilities and horticultural operations, can also be seen on the landscape. Large segments of Springbank's farmland have experienced a transition from agriculture to residential uses over the past 50 years. Shifts in agricultural markets and the growth of residential and commercial developments have diminished opportunities to expand traditional agricultural operations and lessened the viability of traditional agricultural pursuits. However, the County has adopted policies supporting Right To Farm Legislation, which protects farming operations from nuisance lawsuits where producers are following land use bylaws, generally accepted agricultural practices, and any regulations that are established by the Minister. In addition, the Province administers the Agricultural Operations Practices Act, which further establishes a framework for farming in Alberta.

Given the residential development pressures in Springbank, an objective of this Plan is to ensure that residential development is respectful to existing agricultural operations, and to support opportunities for diversification of agricultural uses and the blending of agricultural practices with compatible non-residential uses.

The continued use of land for agriculture, until such time as the land is developed for other uses, is appropriate and desirable. The Springbank ASP policies support the retention and development of agricultural uses as described in the County Plan and the Agricultural Boundary Design Guidelines.

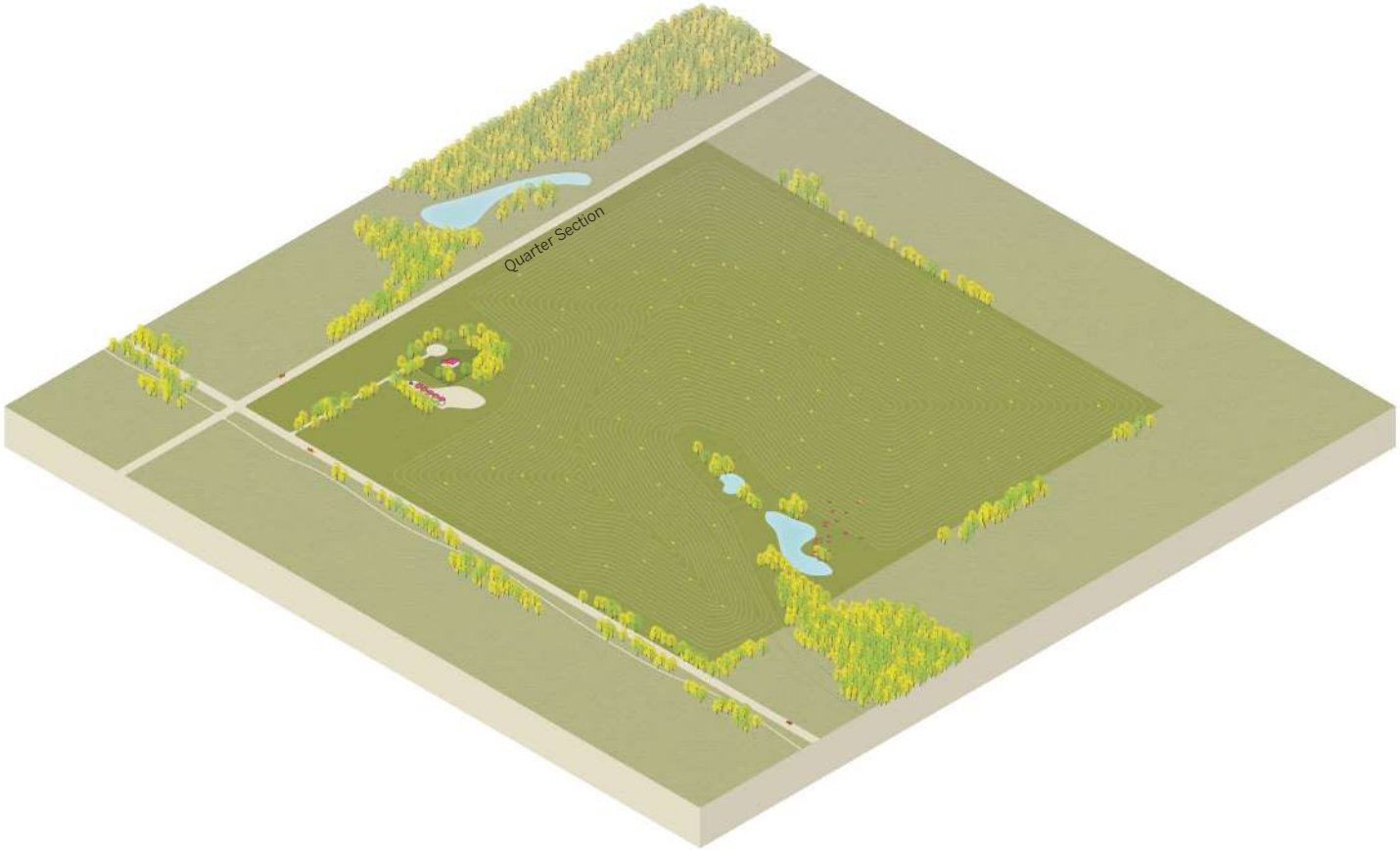
Objectives

- Support Agriculture Right to Farm Policy and the Agricultural Operations Practices Act through appropriate transition policies and measures set out within the Agricultural Boundary Design Guidelines.
- Support opportunities for diversification of agricultural uses and the blending of agricultural practices with compatible non-agricultural uses (community, residential, and commercial uses).
- Continue to support agricultural uses and agricultural subdivisions (including first parcels out, farmsteads, and new or distinct agricultural use) until alternative forms of development are determined to be appropriate.

The Agricultural Boundary Design Guidelines were developed to mitigate negative impacts to agricultural lands from the development of non-agricultural lands.

Agriculture

Respect and support existing agricultural operations and opportunities for diversification.



- Retain heritage and topographic assets.

- Sensitive transition between agriculture and other land uses.

- Maintain ecological integrity by preserving natural wetlands.

Characteristics

- Typically larger Ranch and Farm parcels.
- Smaller agricultural parcels such as equestrian facilities and horticultural operations.
- Ensure that residential development is respectful to existing agricultural operations.
- Support opportunities for diversification of agricultural uses and the blending of agricultural practices with compatible non-residential uses.

Policies

13.1 In support of Agriculture Right to Farm Policy and the Agricultural Operations Practices Act, local plans should acknowledge and strive for compatibility with adjacent agricultural lands and operations.

13.2 Agricultural land uses should:

a) Incorporate and implement best management practices for all agricultural operations; and

b) Participate with Provincial and Municipal initiatives to improve and implement methods of best management practices.

13.3 Agricultural heritage buildings and cultural landscapes should be integrated wherever possible into future land use and development changes.

13.4 The introduction or practice of contemporary agricultural uses in the community shall be supported provided:

a) It is compatible with the character of the area;

b) The site can sustain the proposal as it relates to the type, scale, size, and function;

c) A rationale has been provided;

d) There is minimal impact on adjacent lands;

e) There is minimal impact on County infrastructure, such as the road network and storm water management; and

f) There is minimal impact on the environment, including air quality, and surface and groundwater hydrology.

13.5 All existing or proposed contemporary agricultural development shall follow best management practices for storm water run-off.

13.6 Where development shares a boundary with agriculture operations, it shall address the County's Agricultural Boundary Design Guidelines within any local plan, redesignation, subdivision, or development application.

13.7 Existing agricultural operations within the Plan area should continue to be supported until such time as development of those lands to another use occurs, in accordance with the policies of this Plan.

13.8 Agricultural subdivision, other than First Parcel Out proposals or those that provide for a new agricultural use as per County Plan policy, should not be supported.

13.9 Applications for Confined Feeding Operations shall not be supported.

Actions

1. Develop a Cluster Residential open space district within the County's Land Use Bylaw that provides for contemporary agriculture.

PLAN POLICIES: OPEN SPACE & RECREATION

14 NATURAL AND HISTORIC ENVIRONMENT

The natural and historic features of the Springbank area are valuable assets to many in the community. Therefore, as lands in the Plan area develop, it is important to acknowledge and preserve these assets wherever possible. The policies within this section seek to minimize disturbance to notable topographical, biophysical and heritage features in the Springbank landscape, and to sensitively manage impacts on the water environment within the Bow and Elbow watersheds.

Objectives

- Ensure that development considers identified biophysical and heritage assets within the Plan area.
- Minimize the disturbance caused by development to the topography, landscape features, wildlife habitat and water resources of the Plan area through sensitive design that adapts to the natural environment.
- Support development that preserves wetlands, watercourses and riparian areas within the Plan area.

Policies

Natural Environment

Wildlife Corridors / Habitat

14.1 Applications for new domestic animal and livestock uses should be limited in wildlife corridors/habitat areas, as identified on Map 06: Environmental Areas and Map 07: Wildlife Corridors, to avoid conflict with the passage of wildlife.

14.2 Where development proposes trails and pathways within identified wildlife corridors/habitat, these should be located on one side of an identified wildlife corridor, rather than being positioned in the centre of the corridor/habitat, to minimize human conflict with wildlife.

a) Vegetation and other natural materials should be incorporated into developments to visually separate human use areas from wildlife areas and to provide overhead cover.

14.3 Local plans should identify policies on the strategic use of fencing within development proposals to reduce obstructions to wildlife movement, but to also limit road collisions.

WETLAND:
Land saturated with water long enough to promote wetland aquatic processes, as indicated by poorly drained soils, hydrophytic vegetation, and various kinds of biological activity that are adapted to a wet environment.

WETLAND COMPLEX:
Two or more permanent or intermittent wetlands, connected by natural vegetation and drainage. Riparian areas surround wetlands with a distinct vegetative community that is a result of increased soil moisture and different soil types. Wetlands and riparian areas connect ground water to surface water, provide important wildlife and waterfowl habitat, clean and purify water, and provide recreational opportunities.

14.4 Local plans should identify policies to minimize removal of vegetation within wildlife corridors and, where removal is necessary, to provide replacement planting of equal or greater ecological value elsewhere within the site.

14.5 Permanent vehicular access should be minimized within wildlife corridor/habitat areas identified on Map 06: Environmental Areas and Map 07: Wildlife Corridors.

a) Where temporary or permanent access is required, its design and alignment should seek to minimize disturbance to the integrity of the wildlife corridor/habitat.

14.6 All local plans within wildlife corridors/habitat identified on Map 06: Environmental Areas and Map 07: Wildlife Corridors should be supported by a Biophysical Impact Assessment and incorporate the recommendations of the assessment into the development proposal.

a) Applications not requiring a local plan, or applications outside of the identified areas, shall accord with the requirements of the County Servicing Standards, or any replacement County standard, policy, or bylaw.

14.7 The design and location of on-site lighting within development proposals should not form a barrier to wildlife and/or cause unnecessary light pollution.

Wetlands

14.8 Wetland protection shall be guided by County, regional, and provincial policy.

14.9 Local plans shall identify wetlands within the local plan area using the Alberta Wetland Classification System to determine wetland classification and relative wetland value.

14.10 Local plans shall determine, through consultation with the Government of Alberta, whether wetlands are Crown owned land.

14.11 Wetlands not claimed by the Crown that have a high relative value, as per the Alberta Wetland Classification System, should be dedicated as environmental reserve or environmental reserve easement.

14.12 Where wetlands are not retained, appropriate compensation shall be required, in accordance with provincial policy.

Riparian Areas

14.13 Building and development in the riparian protection area shall be in accordance with the County's Land Use Bylaw and the

RIPARIAN LAND:

The vegetated (green zone) area adjacent to rivers, creeks, lakes, and wetlands. These areas have a distinct vegetative community that is a result of increased soil moisture and different soil types. Wetlands and riparian areas connect ground water to surface water, provide important wildlife and waterfowl habitat, clean and purify water, and provide recreational opportunities. County riparian setback areas are based on the Province's 'Stepping Back from the Waters: A Beneficial Management Practices Guide For New Development Near Water Bodies in Alberta's Settled Region' and are considered to be undevelopable land.

WETLAND VALUE :

Is based on the function of the wetland (e.g. abundance and biodiversity) and the benefits it provides to society (e.g. water quality improvement and flood protection).

County's Riparian Land Conservation and Management Policy.

14.14 The riparian protection area may be publicly or privately owned.

14.15 A local plan shall provide a detailed riparian assessment based on the Province's Stepping Back from the Water guide. The assessment should determine the applicable mitigation requirements to protect the riparian area.

14.16 The riparian protection area should remain in its natural state. Development proponents should maintain the natural riparian function through the use of native plant species. Riparian protection area uses may include: linear infrastructure, parks, pathways, and trails when designed to minimize impact on the riparian area.

14.17 Public roads and private access roads may be allowed in the riparian protection area. All roads shall be located, designed, and constructed so as to minimize disturbance to the riparian area.

Historic Resources

14.18 In preparation of a local plan, applicants shall consult the Alberta Government's Listing of Historic Resources to identify the potential for historic resources within the development area.

14.19 Provincial guidelines should be followed to determine whether any Historical Resources Application is required under the Historic Resources Act:

a) Any required avoidance or mitigation measures shall be incorporated within the development proposal and detailed within the local plan.

14.20 Until a Cultural Heritage Landscape Assessment of the Plan area is completed, local plans should identify the impact of the proposal on any heritage or landscape features either within the local plan area, or upon adjacent lands:

a) where necessary, measures to preserve and enhance these features should also be detailed.

14.21 Applicants are encouraged to incorporate heritage and landscape features into the layout and design of development proposals. Approaches may include:

a) sensitive restoration or relocation of heritage buildings;

b) complementary architectural design of adjacent new buildings;

c) preservation of views or buffering around the feature;

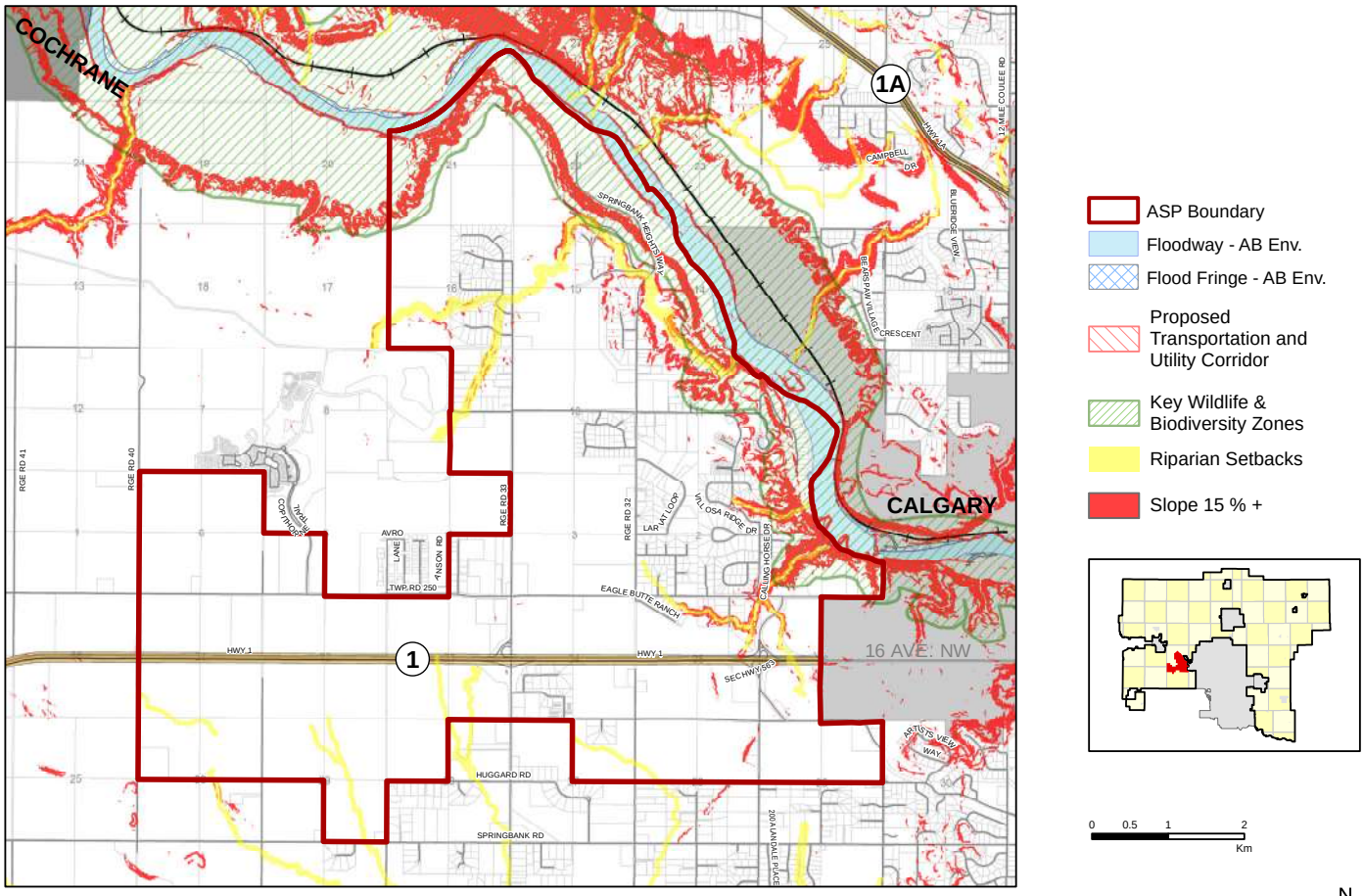
d) preservation of road alignments and boundary treatments; and

e) use of interpretive signage denoting features.

14.22 Names of new developments and/or roads should incorporate the names of local settlement families, historical events, topographical features or locations.

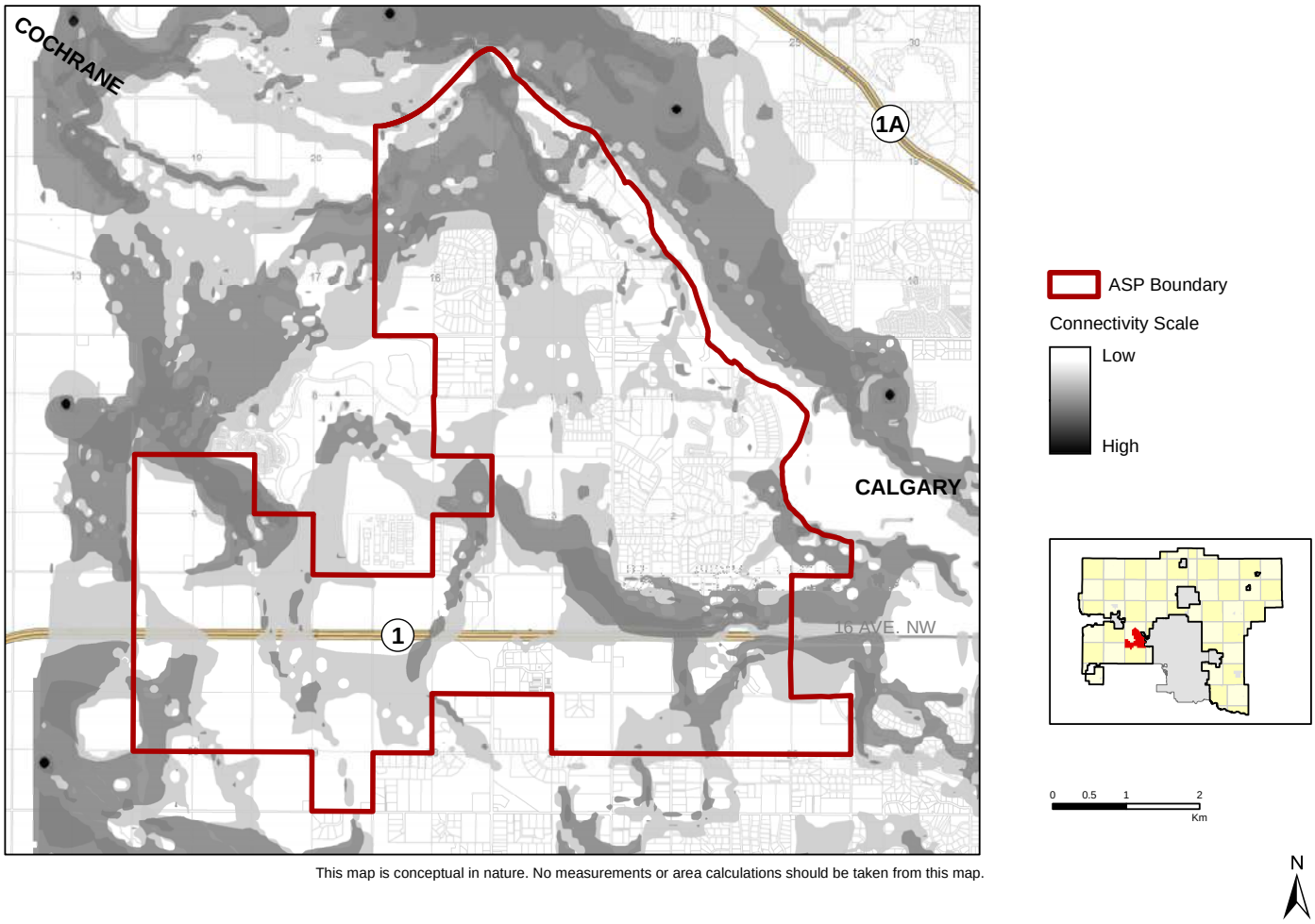
Actions

1. A Cultural Heritage Landscape Assessment shall be undertaken of the Plan area to identify locally significant cultural heritage resources and landscape features. The assessment shall be developed in consultation with the Springbank community and should utilize previous inventory work completed by the Springbank Historical Society.



This map is conceptual in nature. No measurements or area calculations should be taken from this map.

Map 06: Environmental Areas



This map is conceptual in nature. No measurements or area calculations should be taken from this map.

Map 07: Wildlife Corridors

15 RESERVES

Reserves and environmental reserves are lands dedicated to the County as public land during the subdivision process. Reserves enhance the community by providing land for parks, schools, and recreational amenities. Environmental reserves protect the natural environment by preventing development in hazardous areas such as ravines and floodways.

Objectives

- Provide for the dedication of reserves to meet the documented educational, recreational, cultural, social, and other community service needs of the community.
- Provide for the taking of money in place of land for municipal reserve (MR), school reserve (SR) municipal school reserve (MSR) and/or community services reserve (CSR), in accordance with the Municipal Government Act and based on the recommendations of the County and relevant school board.
- Provide for the identification and protection of environmentally significant land or hazard land through the dedication of environmental reserve (ER) or environmental reserve easements.
- Provide direction on the timing of reserve dedication.

RESERVES:

Lands dedicated to the County by the developer through the subdivision process, as defined in the Municipal Government Act. They include:

- environmental reserve;
- municipal reserve;
- community services reserve;
- school and municipal reserve; and
- school reserve.

Instead of a land dedication, the County may accept the equivalent value of the land as money. The use and provision of cash-in-lieu funds is directed by the MGA.

ENVIRONMENTAL RESERVES:

Are defined in the Municipal Government Act as lands dedicated to prevent development in unsuitable areas (e.g. floodways or escarpments), reduce water pollution, and provide access to lakes and rivers. Environmental reserves are dedicated as public land.

Policies

15.1 Reserves owing on a parcel of land shall be provided as:

a) municipal reserve, school reserve, or municipal and school reserve;

b) money in place of reserve land; or

c) a combination of land and money.

15.2 Municipal reserve, school reserve, or municipal and school reserve shall be provided through the subdivision process to the maximum amount allowed by the Municipal Government Act.

15.3 Prior to the disposition of municipal or school reserve land declared surplus by the school board, the County shall determine if the land is required for community services reserve land as provided for in the Municipal Government Act.

15.4 Voluntary dedication of reserve land beyond the maximum amount allowed by the Municipal Government Act may be considered if it is demonstrated that the additional reserve will benefit the community and result in no additional acquisition costs to the County.

15.5 All, or a portion of, reserve land requirements may be deferred by registering a deferred reserve caveat if it is determined that the reserve could be provided through future subdivision as defined through an adopted local plan.

15.6 The acquisition, deferral, and disposal of reserve land, and the use of money in place of reserve land, shall adhere to County policy, agreements with local school boards, and the requirements of the Municipal Government Act.

15.7 Provision and allocation of reserves shall be determined in the adopted local plan, where required, and implemented at subdivision stage by the Subdivision Authority.

15.8 The dedication of reserves should meet the present or future needs of the Plan area by considering the recommendations of this ASP, the Parks and Open Space Master Plan, the Active Transportation Plan: South County, the local plan, and/or the school boards.

15.9 The amount, type, location, and shape of reserve land shall be suitable for public use and readily accessible to the public.

15.10 Where an identified active transportation network (Map 08: Open Space and Active Transportation Connections) or land for recreational or cultural amenities cannot be provided through the dedication of municipal reserves or private easement, consideration should be given to acquiring land through the use of:

a) money in place of reserve land as per the MGA;

b) money from the sale of surplus reserve land; or

c) other sources of identified funding.

15.11 Lands that qualify as environmental reserve should be dedicated as environmental reserve or environmental reserve easement through the subdivision process, as per the Municipal Government Act.

15.12 Other lands determined to be of environmental significance, but do not qualify as environmental reserve, should be protected in their natural state through alternative means as determined by the County.

15.13 Environmental reserves should be determined by conducting:

a) a biophysical impact analysis report;

b) a geotechnical analysis; and/or

c) other assessments acceptable to the County.

Reserve Analysis

15.14 A reserve analysis shall be required with the preparation of a local plan to determine the amount, type, and use of reserves owing within the local plan area.

15.15 The reserve analysis shall include a determination of:

a) the total gross area of the local plan;

b) the type and use of reserves to be provided within the local plan area;

c) other reserves owing on an ownership basis;

d) the location of the reserve types and amounts in relation to the local plan area's identified active transportation network and overall parks and open

16 ACTIVE TRANSPORTATION, PARKS AND OPEN SPACE

Open space in North Springbank is a common resource that binds the community. The landscape, the land, the magnificent views, and access to natural areas are components of 'open space', and their maintenance is a high priority in the Plan area.

Open space can be enjoyed and appreciated through physical and visual access. Current and future parks, environmentally significant areas, and other natural areas, greenways, trails, and land for schools and recreation facilities, are some of the opportunities that provide physical open space. Communities need to have a wide range of accessible, connected, inviting open spaces. Pathways that connect to neighbouring municipalities are also important to provide for regional connections and opportunities.

Objectives

Active Transportation

- Provide an integrated regional and local active transportation network offering connections to parks (Parks and Open Space Master Plan), open space, and community focal points throughout the Plan area in accordance with the primary network identified in the County's adopted Active Transportation Plan: South County.
- Recognize and accommodate development of secondary and tertiary active transportation network alignments that provide connectivity to additional community focal points through the use of suitable bicycle facilities identified within the Active Transportation Plan: South County.
- Through the local plan process, ensure the design of subdivisions accommodates an integrated system of active transportation network connections utilizing road rights-of-way, open space, parks, or other means deemed acceptable by the County.
- Provide opportunities for passive recreation and alternative transportation nodes within industrial and commercial areas.
- Promote the principles of 'Crime Prevention Through Environmental Design' (CPTED) in the development of an active transportation network within parks and open space.

Open Space and Parks

- Ensure that open space and parks have an ecological, social, cultural, recreational, and/or aesthetic function that operates in a safe and sustainable manner.
- Promote, conserve, and enhance an interconnected open space system, one that is geared to the needs of the identified business areas.
- Provide suitable open space and parks to accommodate development of an interconnected regional and local active transportation network.
- Promote the principles of 'Crime Prevention Through Environmental Design' (CPTED) in the development of open space and parks.

ACTIVE TRANSPORTATION:
Any form of transportation that is human powered. Typically, walking and cycling are the most common types of active transportation enjoyed in Rocky View County. These activities are performed within an active transportation network inclusive of facilities such as bicycle facilities located within a road right-of-way, sidewalks, pathways, and trails.

Policies

General

16.1 Future development shall provide for an interconnected system of open space and parks in general accordance with Map 08: Open Space and Active Transportation Connections.

16.2 Open space shall be provided through such means as:

a) the dedication of reserve lands and public utility lots;

b) the provision for environmental reserve easements, conservation easements, or other easements and rights-of-way;

c) government lands for public use;

d) privately owned land that is accessible to the public;

e) publicly owned storm water conveyance systems;

f) land purchases, endowment funds, land swaps, and donations; and/or

g) other mechanisms as approved by the County.

16.3 Open space and parks shall provide an ecological, social, cultural, recreational, and/or aesthetic function for the community that encourages safe, responsible use and is sustainable.

16.4 Multi-purpose and joint use sites for schools, parks, and recreation facilities should be encouraged, where appropriate.

16.5 The overall active transportation network of on-road bicycle facilities, pathways, trails, and sidewalks should promote cycling and walking, and provide connections between residential, commercial, open space, and public service areas.

16.6 Where an identified active transportation network cannot be located within an open space or park, co-location within a road right-of-way in accordance with applicable County standards and applicable road design requirements may be considered.

16.7 The design and construction of active transportation networks, parks, open space and associated amenities shall be of high quality, and shall adhere to construction and design standards, including but not limited to:

a) Geometric Design Guide for Canadian Roads;

b) the County Servicing Standards; and

c) the Parks and Pathways: Planning, Development, and Operational Guidelines.

Local Plans

16.8 Local plan preparation shall provide for an active transportation network connection that generally aligns with the primary network shown on Map 08, and should:

a) provide connections within, and external to, the local plan area;

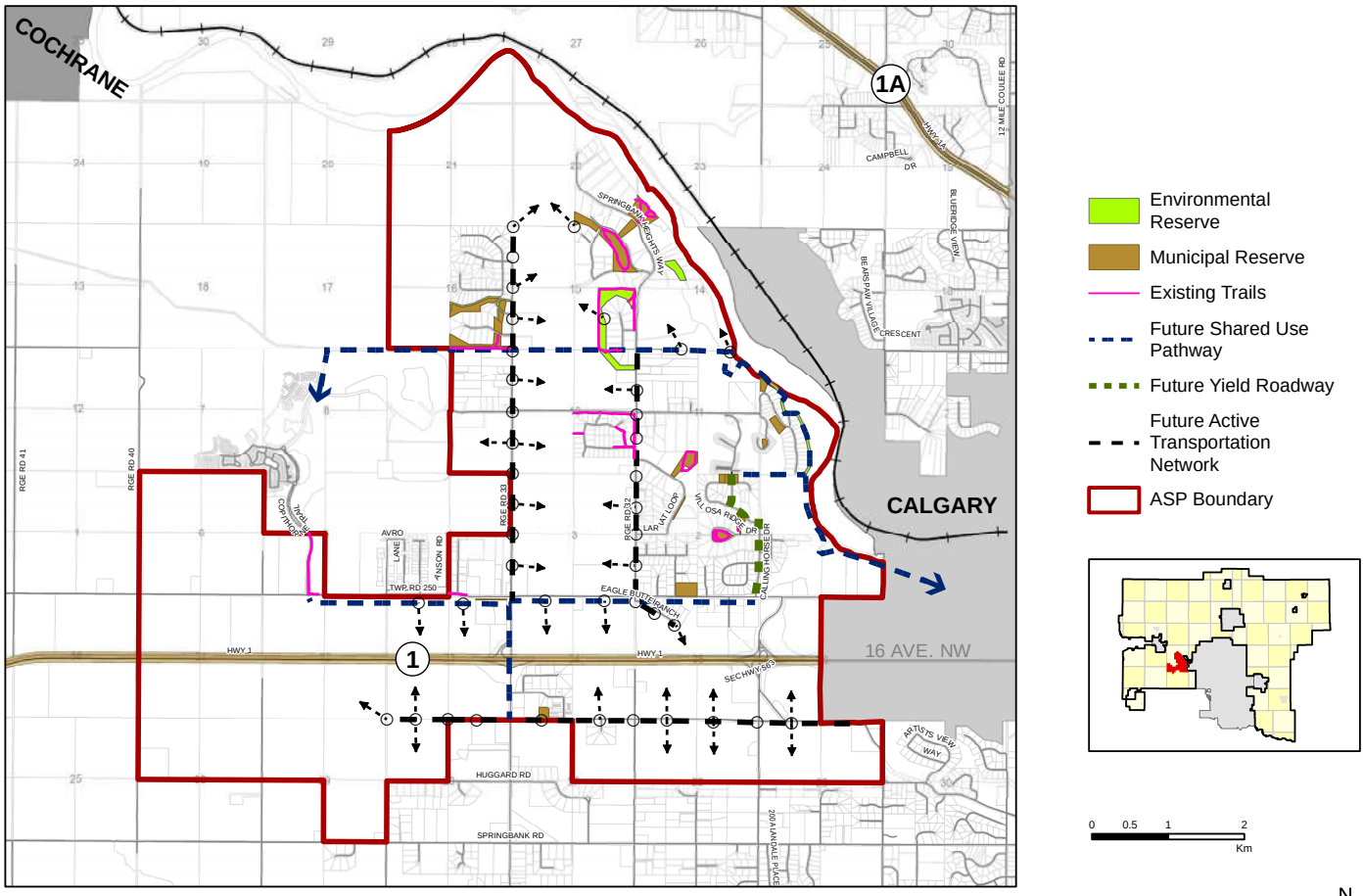
b) address and accommodate inclusion within identified parks and open spaces during all stages of development;

c) wherever possible, be located within or align with a park or natural area, or align with a wetland, storm water conveyance system, natural water course, or riparian area;

d) incorporate crime prevention through environmental design (CPTED) features;

e) provide for secondary and tertiary network alignments in accordance to bicycle facility design guidelines as identified in the Active Transportation Plan: South County;

f) contribute to the overall regional active transportation network.



This map is conceptual in nature. No measurements or area calculations should be taken from this map.

Map 08: Open Space and Active Transportation Connections

17 RECREATION, CULTURAL, AND COMMUNITY SERVICES

Community space and facilities for recreation, culture, and community uses are an important component of Springbank. Once the spaces are created, the recreational, cultural, institutional, and social programs can be supported through a variety of mechanisms. The Springbank area has a number of community groups and organizations that have identified their future recreation facility needs. Future planning to secure recreation lands is something that will have to be a collaborative effort between the County, school boards, community groups, and private landowners.

Objectives

- Provide public and private space for recreation, culture, and community uses that foster the quality of life, health, and social well-being of residents.
- Support recreational, cultural, institutional, and community uses in accordance with the recommendations of the County Plan.
- Provide support in future planning to secure recreation lands for community facilities (e.g. meeting space, ball diamond, youth centre).
- Provide recreation amenities for people of all ages in the Springbank area (youth, young families, singles, and seniors).

Policies

General

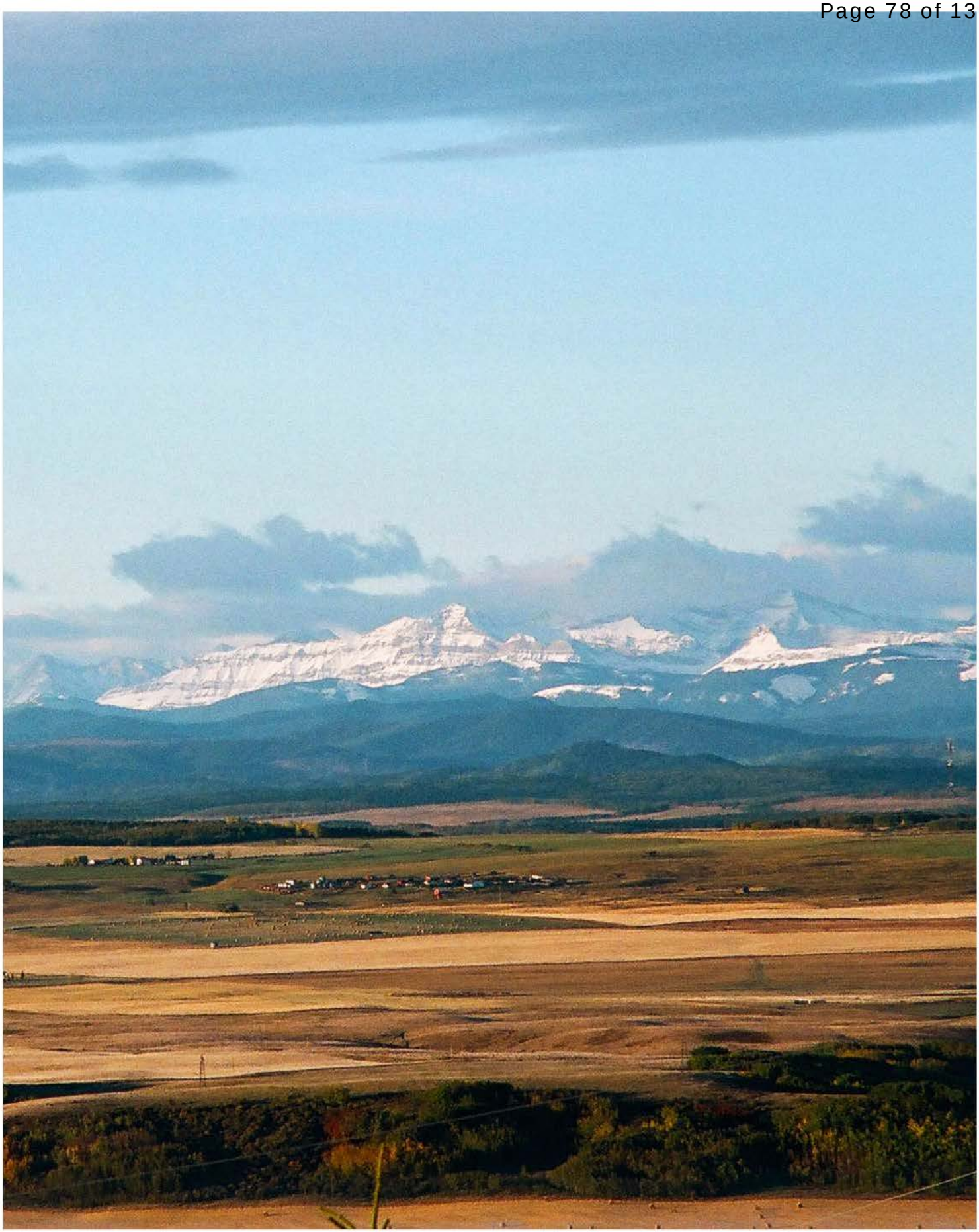
17.1 Local plans shall consider the appropriate type, size, and scale of recreational, cultural, and community services.

17.2 Local plans shall consider and, where required, provide for the location of lands for recreational, cultural, and community uses.

17.3 The County shall support the development of recreation, cultural, and community facilities and amenities through grant funding programs/appropriate funding mechanisms.

17.4 The County should encourage both public and private partnerships to provide recreational, cultural, and community services.

17.5 The County should work collaboratively with the school boards and the Plan area's community groups in order to plan for an appropriate amount of land for future recreation needs.



PLAN POLICIES: TRANSPORTATION, UTILITIES & SERVICES

18 TRANSPORTATION

The transportation network must develop in a manner that is safe, functional, and efficient. The network should minimize impacts on major wetlands and natural features, integrate development within the Springbank area, and provide regional opportunities for walking, cycling, and public transportation. Map 09: Transportation Network shows the provincial, regional, and some local transportation networks in the Springbank area, and provides information on road classifications, special study areas, highway interchanges, and fly-overs.

Objectives

- Provide for an internal road network that contributes to a high-quality built environment, and efficiently and safely aligns to the regional road network.
- Provide for an internal road network within the residential areas that facilitates connectivity with community focal points and, where appropriate, accommodates the inclusion of an active transportation network within the road right-of-way.
- Support the implementation and protection of identified transportation routes through the Plan area.
- Ensure ongoing dialogue with The City of Calgary and the Province on transportation requirements.

Policies

General

18.1 The transportation network should be developed in accordance with Map 09: Transportation Network and the Springbank Network Analysis (January 24, 2019 as amended). The classification of the County road network may be refined through further transportation analysis and/or at the local plan stage.

18.2 A traffic impact assessment shall be required as part of the local plan preparation and/or subdivision application process in accordance with the County Servicing Standards.

18.3 All subordinate transportation analyses must respect and conform to the Springbank Network Analysis.

18.4 Where identified in the Long Range Transportation Network Plan or other functional planning documents, road dedication shall be provided at the time of subdivision.

Regional Transportation Network

18.5 The regional transportation system shall be developed in general accordance with Map 09: Transportation Network.

18.6 No new direct access shall be approved from the Plan area to Stoney Trail or Highway 1 unless otherwise determined to be necessary by the Province and County.

18.7 The County shall collaborate with The City of Calgary and Alberta Transportation to identify future east/west collectors (corridors) through the Plan area (both north and south of Highway 1).

18.8 The County encourages and supports opportunities to connect to a regional public/private transportation system when deemed feasible based on growth of the Plan area. Development of such a system shall consider design standards, costs associated with upgrading the road network, and long-term operation and maintenance requirements.

18.9 Where required, local plans shall:

a) Be designed to accommodate existing and/or potential changes in access to the provincial transportation network, as identified on Map 09, and identify the land required for future highway interchanges.

Local Transportation Network – General

18.10 The design and construction of roadways within the local transportation network shall use sound access management principles and shall be in accordance with the County Servicing Standards.

18.11 The designation and design of local roads within the transportation network, including classification, street sizing, and intersection/access spacing, shall be determined at the time of local plan preparation. Local roads shall be designed in accordance with the urban or rural cross section requirements established by the County.

18.12 Modified road standards that incorporate Low Impact Development (LID) techniques may be supported by the County for local plans that are comprehensive in nature, integrate cohesively into the surroundings, and provide a storm water management plan that incorporates LID techniques.

Local Roads – Industrial and Commercial

18.13 The type of road cross section (urban or rural) within industrial areas shall be determined at the time of local plan preparation.

18.14 All roads within commercial areas should be designed to an urban road standard.

18.15 Commercial development shall provide for safe and efficient pedestrian and bicycle circulation between buildings, sites, and, where applicable, adjacent areas.

Local Roads – Residential

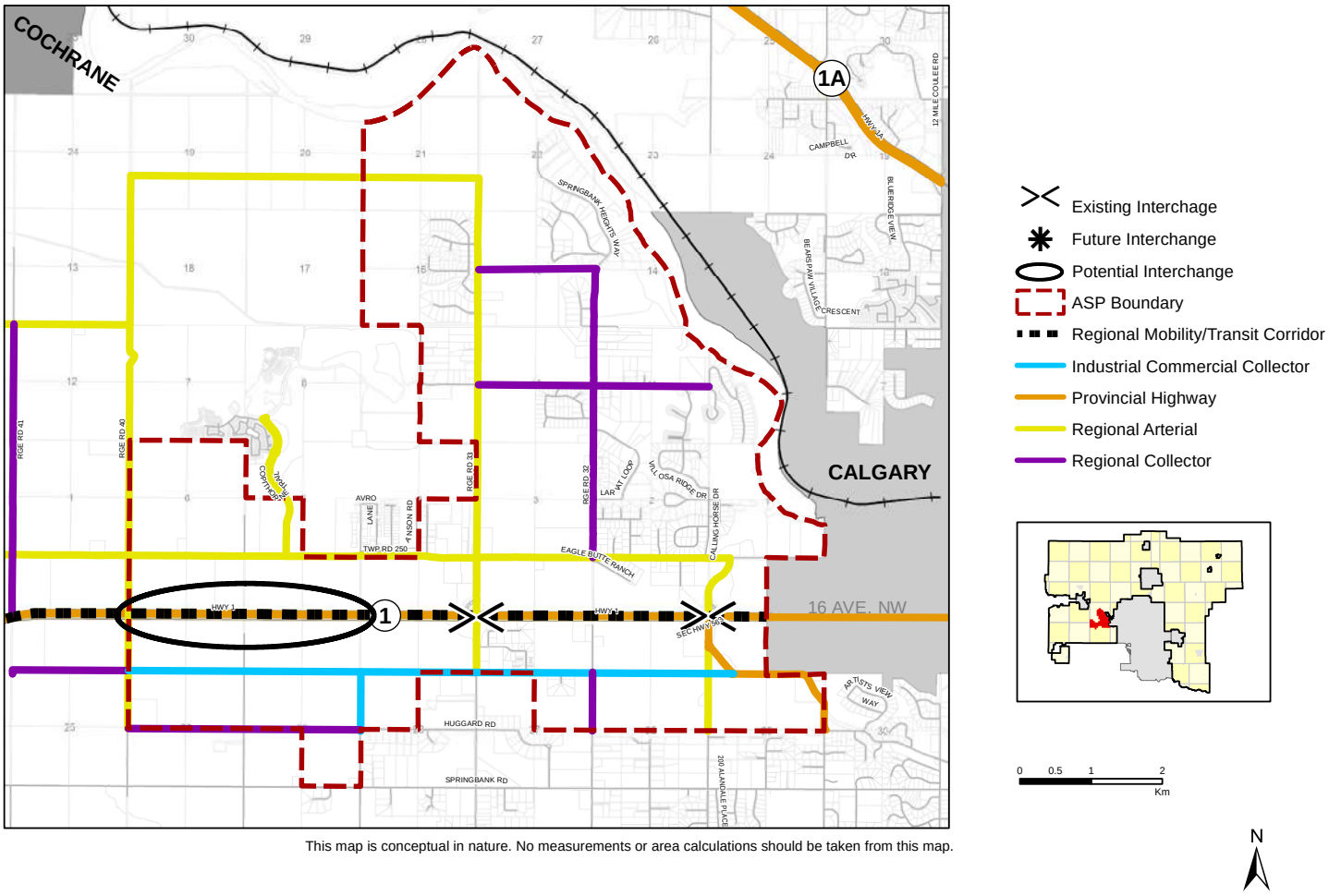
18.16 The road network in residential areas shall be designed to support an interconnected road and pedestrian system.

18.17 Road acquisitions that take into consideration future network connections shall be supported.

18.18 The type of road cross section (urban or rural) for country residential development shall be determined at the time of local plan preparation.

18.19 Local plans for country residential development shall provide for emergency and secondary access, pathway, trail, or sidewalk linkages within, and external to, the local plan area.

18.20 Local plans shall incorporate emergency and secondary access in accordance with municipal and fire access standards.



This map is conceptual in nature. No measurements or area calculations should be taken from this map.

Map 09: Transportation Network

19 SCENIC AND COMMUNITY CORRIDORS

Scenic and community corridors are important entrances, along major roads, entering and exiting a municipality and a community. They create a lasting first impression and an important sense of place for people either visiting or simply traveling through a community. Therefore, it is important that North Springbank's Scenic and community corridors, identified on Map 10: Scenic and Community Corridors, are visually attractive and maintain the open rural character of Springbank.

Springbank's Scenic and community corridors are principally defined by the regional transportation corridors that traverse and border the Plan area. The Highway 1 corridor is important as a gateway between Rocky View County and the city of Calgary, and its section immediately adjoining the municipal boundary is identified within the Rocky View / Calgary Intermunicipal Development Plan (IDP) as a key focus area, requiring particular attention and coordination on development interfaces. The Highway's interchanges at Range Road 31 and Range Road 33 also provide key vehicular access into the Springbank community; consequently, development around these interchanges also requires sensitive management to ensure the Springbank retains its attractive appearance.

Objectives

- Promote consideration of rural character, views, and landscape in new development through architectural and community design guidelines.
- Create attractive, orderly, and well maintained scenic and community corridors for residents and visitors, with high-quality development adjacent to the Highway 1 corridor.
- Ensure development adjacent to the Highway 1 corridor is consistent with intermunicipal and regional growth policies and plans.

Policies

General

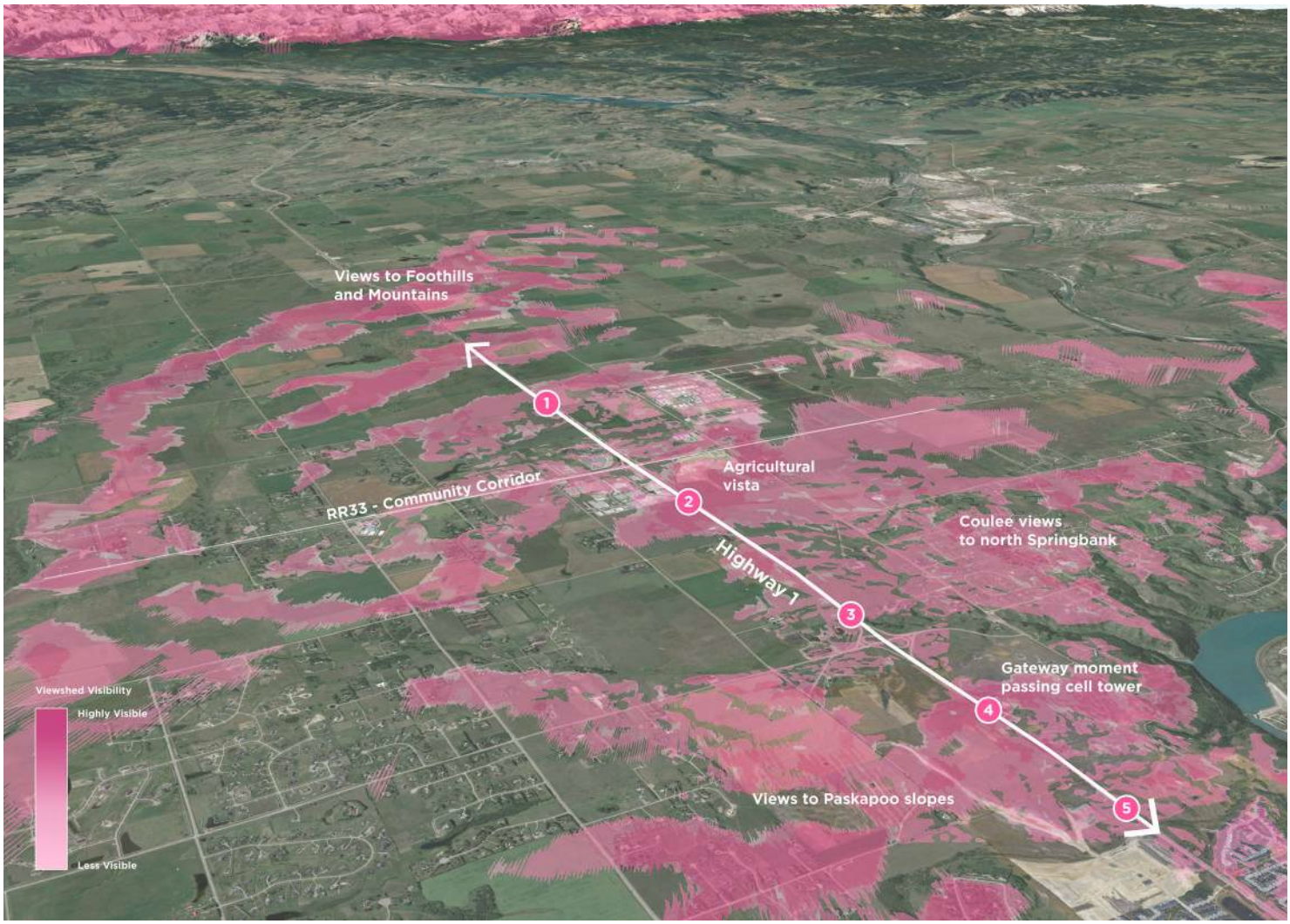
19.1 Development proposals within the scenic corridor areas identified on Map 10: Scenic and Community Corridors, shall be subject to the scenic corridor policies of this Plan.

19.2 Non-residential scenic and community corridors should be developed in accordance with the County's Commercial, Office, and Industrial Design Guidelines.

19.3 Proposals within scenic corridor areas identified on Map 10: Scenic and Community Corridors that do not exhibit a high-quality visual appearance with respect to siting, building design, and landscaping should not be supported (for example, outside storage).

19.4 Outside storage shall not be considered to be appropriate as a principal use along scenic corridor areas identified on Map 10: Scenic and Community Corridors. Limited outside storage or outdoor displays that are ancillary to a designated principal use may be considered acceptable subject to appropriate screening and siting away from the public interface.

Scenic Corridor Views



EXPERIENCING SPRINGBANK FROM HIGHWAY 1

- Create Gateways
- Prioritize views
- Respect rural character
- Honour the natural landscape

19.5 Rocky View County shall collaborate with Alberta Transportation and The City of Calgary to identify opportunities to create attractive scenic and community corridors, including a scenic corridor along Highway 1.

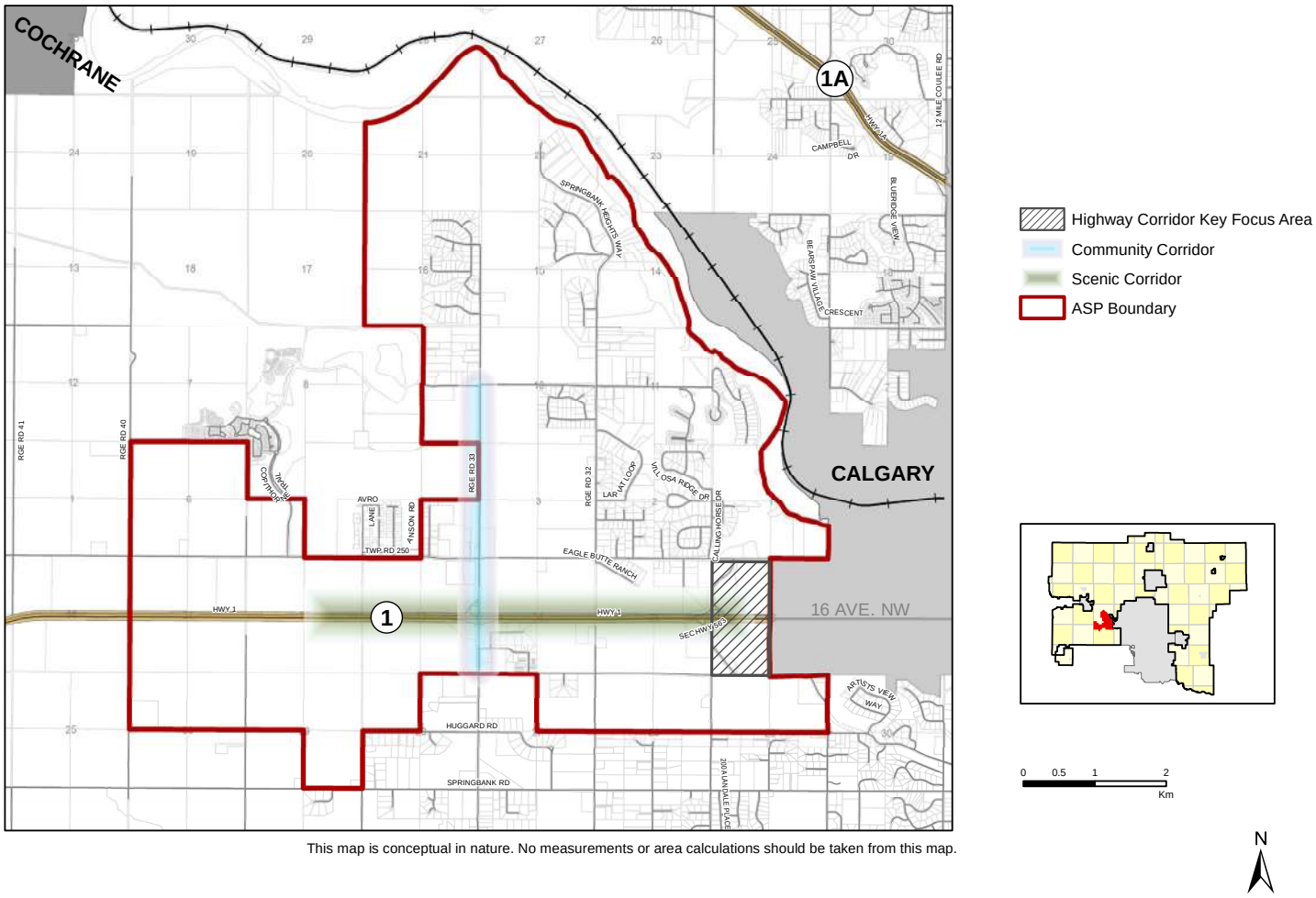
19.6 Planning and development within the Highway 1 West Corridor Key Focus Area (see Map 10: Scenic and Community Corridors) shall be subject to the policies of the Rocky View County/City of Calgary Intermunicipal Development Plan.

Local Plans

19.7 All local plan applications proposing development within a scenic corridor area identified on Map 10: Scenic and Community Corridors shall meet the applicable scenic corridor policies set out within this section and the requirements of Section 26 and Appendix B.

Action

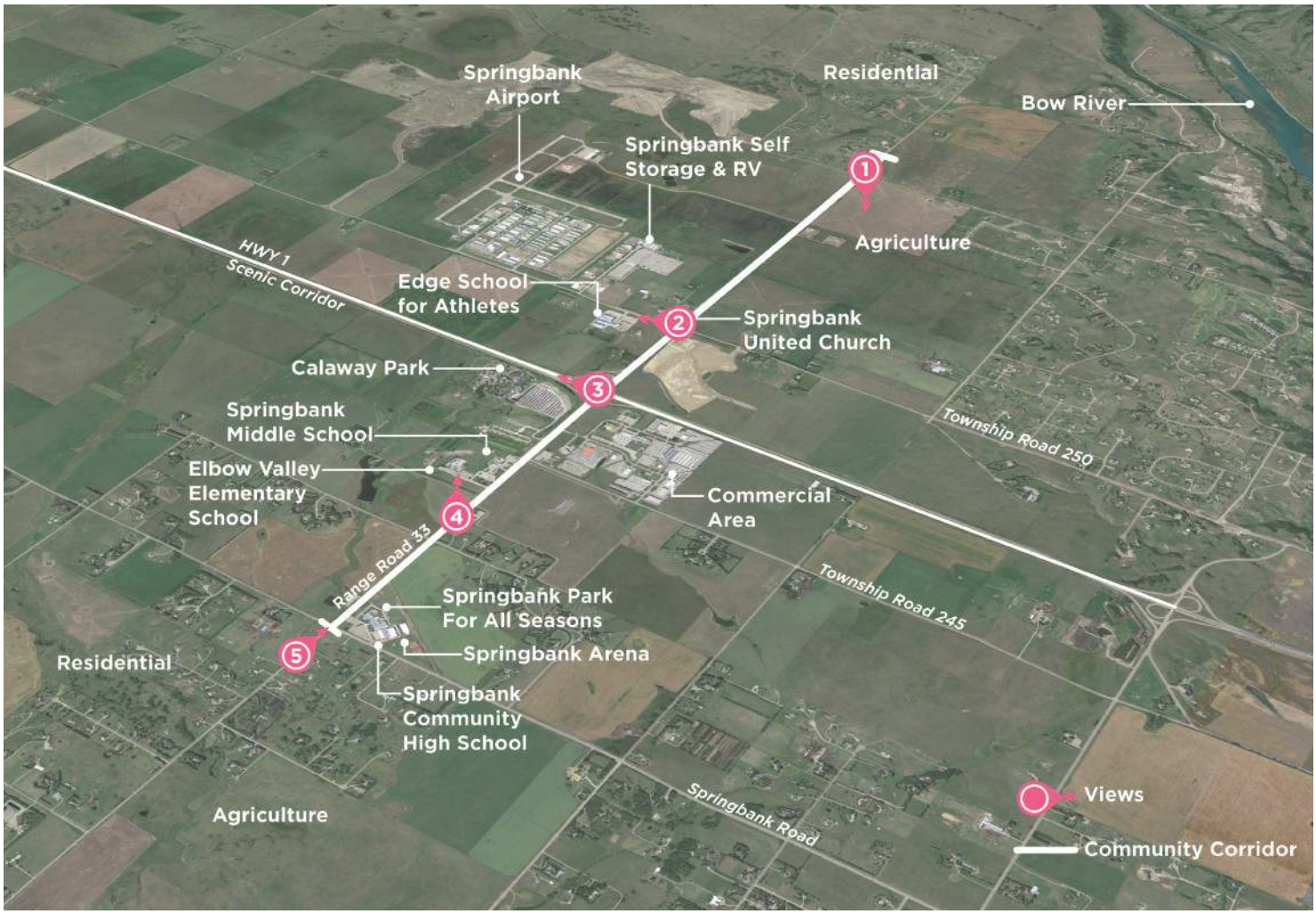
1. Develop design guidelines for the development of Range Road 33, promoting high-quality development that encourages community interaction and accommodates pedestrians through publicly and privately owned gathering spaces.
2. In consultation with Alberta Transportation and The City of Calgary, develop design and appearance criteria for development adjacent to Highway 1, managing interjurisdictional constraints and opportunities, and promoting a high-quality development form for those traveling through or visiting Springbank.



This map is conceptual in nature. No measurements or area calculations should be taken from this map.

Map 10: Scenic and Community Corridors

Community Corridor Views



A COMMUNITY EXPERIENCE ON RANGE ROAD 33

- Create Gateways
- Prioritize views
- Respect rural character
- Honour the natural landscape

20 UTILITY SERVICES

Well-designed and effective utility services are the foundation of a well-planned community and competitive business area. Development in the North Springbank area has historically relied on stand-alone utilities such as groundwater wells, private water cooperatives, and septic fields.

In light of the development pressures and anticipated population for the North Springbank area, the long-term sustainability and health of the area and its residents necessitates a new approach to water and waste water servicing; specifically, a shift in focus from private sewage disposal systems to decentralized or regional disposal systems is envisioned within the Plan area. This will limit the impact of private disposal systems on the carrying capacity of the lands and the compromising of the health of the watersheds or North Springbank residents.

Objectives

- Support servicing options that minimize environmental impact.
- Provide a land use pattern that is compatible with the servicing capabilities and objectives for North Springbank.
- Ensure potable water and waste water systems are provided to the Plan area in a safe, cost effective, and fiscally sustainable manner, and that development connects to piped utility networks when available.
- Support the provision of shallow private utility systems within new development.
- Identify and protect utility service routes.
- Ensure fire suppression and water supply infrastructure is provided to deliver the appropriate level of fire protection within the Plan area.
- Local plans will address fire suppression requirements and ensure water supply and associated infrastructure is available as required for all development. The fire suppression plan may rely on regional or decentralized infrastructure to support the local plan.

Policies

In support of the North Springbank Area Structure Plan, a technical assessment of water and waste water servicing options was completed. The key objective of the assessment was to determine if a cost effective servicing system(s) that provides efficient, economic, and sustainable municipal services to residents is feasible for the Plan area. The "Springbank ASP Servicing Strategy" evaluated multiple servicing solutions and determined there are cost effective and sustainable options. Map 11: Water Servicing and Map 12: Waste Water Servicing depict the most feasible utility system at the time of Plan writing. The final utility system will be determined as part of the local plan preparation.

General

20.1 Utility service development should support an orderly, logical, and sequential pattern of development.

20.2 The location and size of utility rights-of-way and easements, and related line assignments, should be determined at the local plan stage to the mutual satisfaction of the County, the developer, and the utility companies.

20.3 Utility rights-of-way and easements shall be provided to accommodate shallow utilities at the subdivision or Development Permit stage as deemed necessary by the utility provider.

20.4 Costs associated with utility service improvements shall be the developer's responsibility.

20.5 Connection to decentralized utilities for water and waste water is the preferred method of potable water and waste water service delivery.

20.6 Limited servicing solutions that rely on water cisterns and sewage holding tanks may be permitted for commercial/industrial sites on an interim basis until such time as piped servicing is available.

Water

20.7 To maintain an acceptable quantity and quality of groundwater in the aquifers, any future applications for water wells must be in accordance with the Water Act.

20.8 Business or Institutional land use will require Provincial approval for any groundwater use.

20.9 The use of water saving devices is encouraged in future residential development and should be addressed in local plans in accordance with County policies and standards.

20.10 The reuse of storm water for the purposes of residential irrigation is encouraged over using water suitable for domestic purposes and should be addressed in local plans.

20.11 All industrial and commercial buildings are required to provide fire suppression systems and shall be in compliance with the County's Fire Suppression bylaw.

20.12 All water systems serving developments within the Springbank Plan area shall be designed to provide adequate water pressure to combat fires.

Waste Water

The waste water utility system must ensure that there are no negative impacts to the water supply for The City of Calgary. All waste water utility systems must meet the regulatory requirements of the Government of Alberta.

20.13 Residential lots less than 1.98 acres in size shall be serviced through a decentralized or regional waste water treatment system.

20.14 Where a regional waste water treatment system is not available, interim methods of sewage disposal may be allowed provided there is no discharge into either the Bow or Elbow Rivers, regardless of the amount of treatment.

20.15 Future subdivision in the Infill Residential areas may require both a PSTS and the identification of future sewer rights-of-way in combination with a deferred services agreement.

20.16 At the time of local plan preparation, a cost feasibility analysis to evaluate connection to a regional waste water system should be performed. Where a regional waste water system is not available or feasible as determined by the cost feasibility analysis, the feasibility of tie-in to an existing, or creation of a new, decentralized waste water treatment system shall be investigated.

20.17 Future decentralized systems shall be designed and operated to meet immediate needs and to anticipate future cumulative requirements of a broader area. The systems shall be designed to be expandable, and this shall be taken into consideration when determining the location of effluent disposal areas and protection of future rights-of-way.

20.18 Future decentralized systems shall be the responsibility of the developer to construct, and their ownership and operation should be transferred to the County at the economic break-even point.

20.19 The operation of a collection system should ensure that the disposal and treatment of waste water does not create any negative

environmental impacts within the sub-basin.

20.20 Methods of waste water effluent discharge must meet a quality that is acceptable to the Province and the County.

20.21 The Municipality reserves the right to provide or assist with the provision of a waste water collection, treatment, and disposal system within the Central Springbank area.

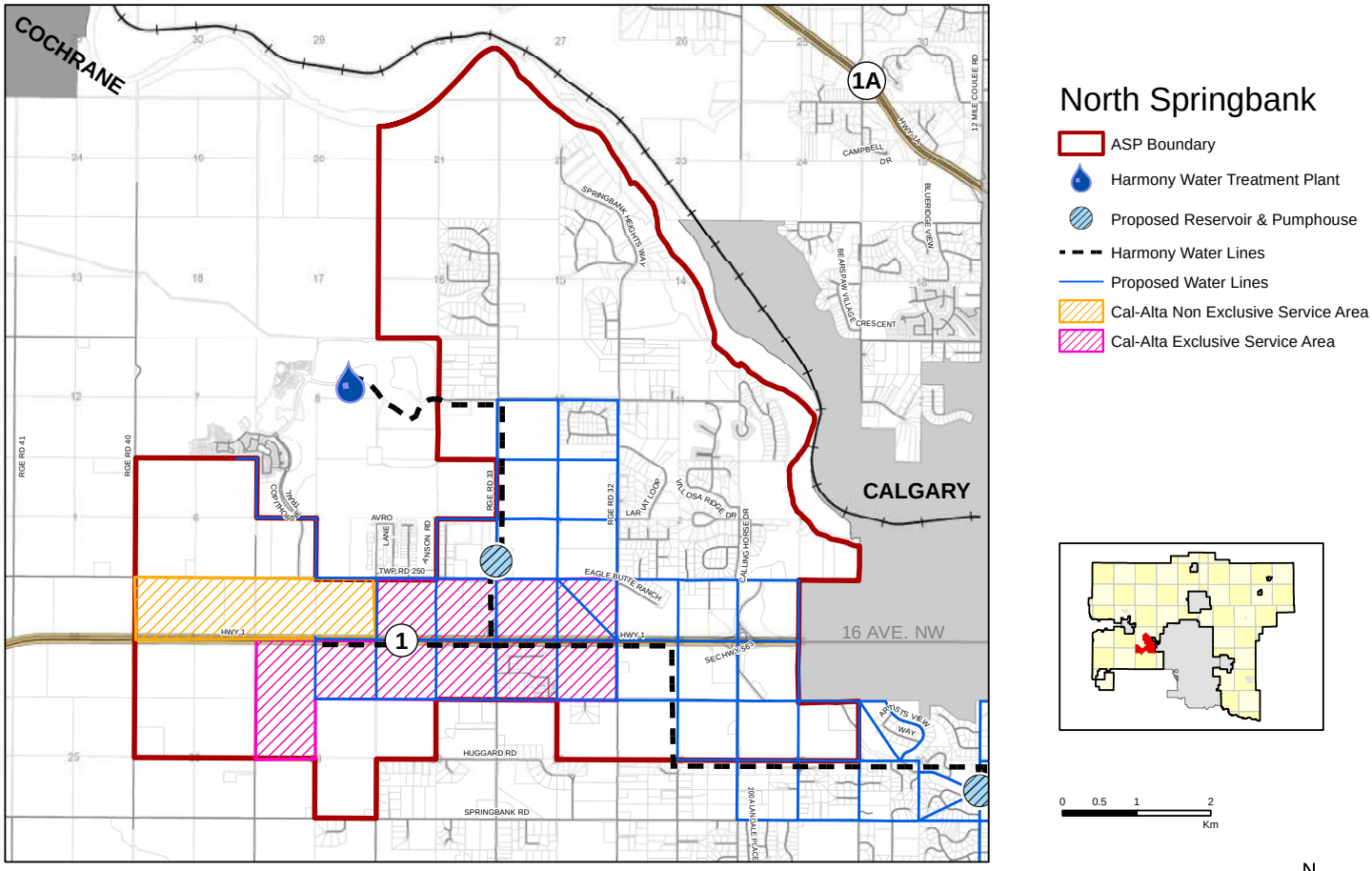
Shallow Utilities

20.22 Shallow utilities should be located in common locations in order to maximize the developability or functionality of lands and to reduce any off-site impacts.

20.23 Wherever possible, utility easements should be utilized in subdivisions and development to ensure the location, identification, and maintenance of multiple utilities can be made with ease and without service disruptions.

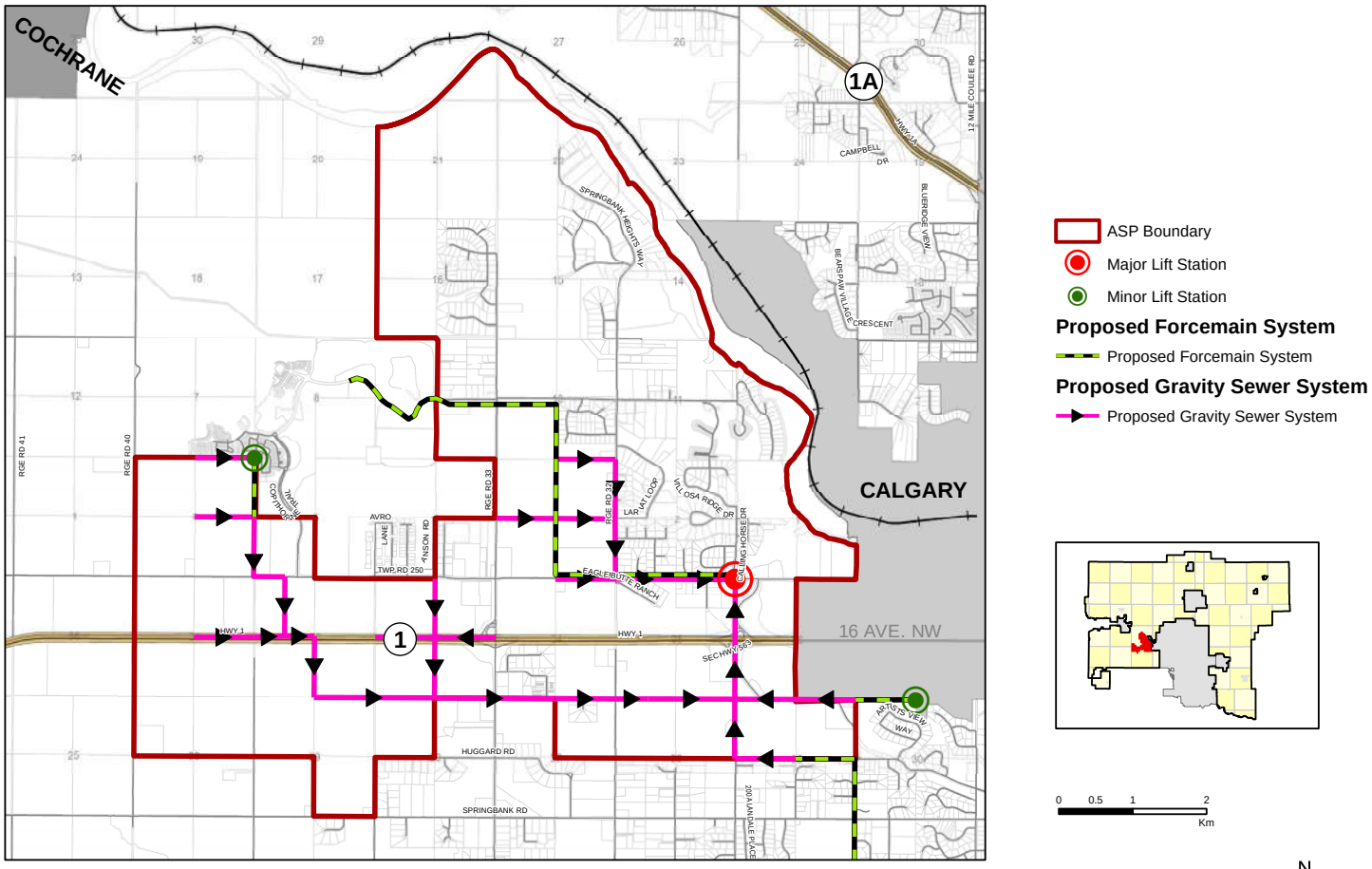
20.24 Utilities in the road rights-of way should be avoided unless sufficient right-of-way expansion is available for transportation needs.

20.25 All new residential and non-residential development shall be serviced with shallow utilities at the expense of the developer.



This map is conceptual in nature. No measurements or area calculations should be taken from this map.

Map 11: Water Servicing



This map is conceptual in nature. No measurements or area calculations should be taken from this map.

Map 12: Waste Water Servicing

21 STORM WATER

The Springbank area is made up of several storm water catchment areas, with four flowing north to the Bow River and five flowing south towards the Elbow River. Both the Elbow and Bow Rivers are important water courses that support many uses, including irrigation for crops and golf courses, stock watering, terrestrial wildlife, native flora and aquatic ecosystems, resource extraction, recreational activities, as well as one of the most significant raw water supplies for the city of Calgary via the Glenmore Reservoir, and Rocky View County and the City of Calgary via the Bearspaw reservoir. The protection of these two important natural resources is imperative for the sustainable growth and development of not only Springbank, but all downstream municipalities.

The Springbank Master Drainage Plan was prepared to provide guidance for future development within the Plan area.

Map 13: Storm Water Drainage Catchments shows the main drainage catchments in the Plan area.

THE SPRINGBANK MASTER DRAINAGE PLAN;

Provides policy and implementation strategies to ensure storm water from future development is properly managed. It establishes the rate and volume control requirements of storm water flow from new development, and provides recommendation for effective LIDs and BMPs in the region. The Master Drainage Plan also provides inventory and assessment of the wetlands in the area. The Plan was based on topographic Lidar data and covers the entire catchment areas to the Bow and Elbow Rivers.

LOW IMPACT DEVELOPMENT (LID):

A comprehensive land planning and engineering design approach with a goal of maintaining and enhancing the pre-development hydrologic regime of urban and developing watersheds.

BEST MANAGEMENT PRACTICES (BMPS):

Minimize the impact of increased runoff volumes and improve water quality. The types of key storm water BMPs that can be employed in future land development areas include the following:

- Minimize generation of runoff;
- Retain runoff on-site through evapotranspiration, infiltration and/or reuse;
- Capture, hold, and use runoff within a development or municipal area for reuse (green space irrigation).

Objectives

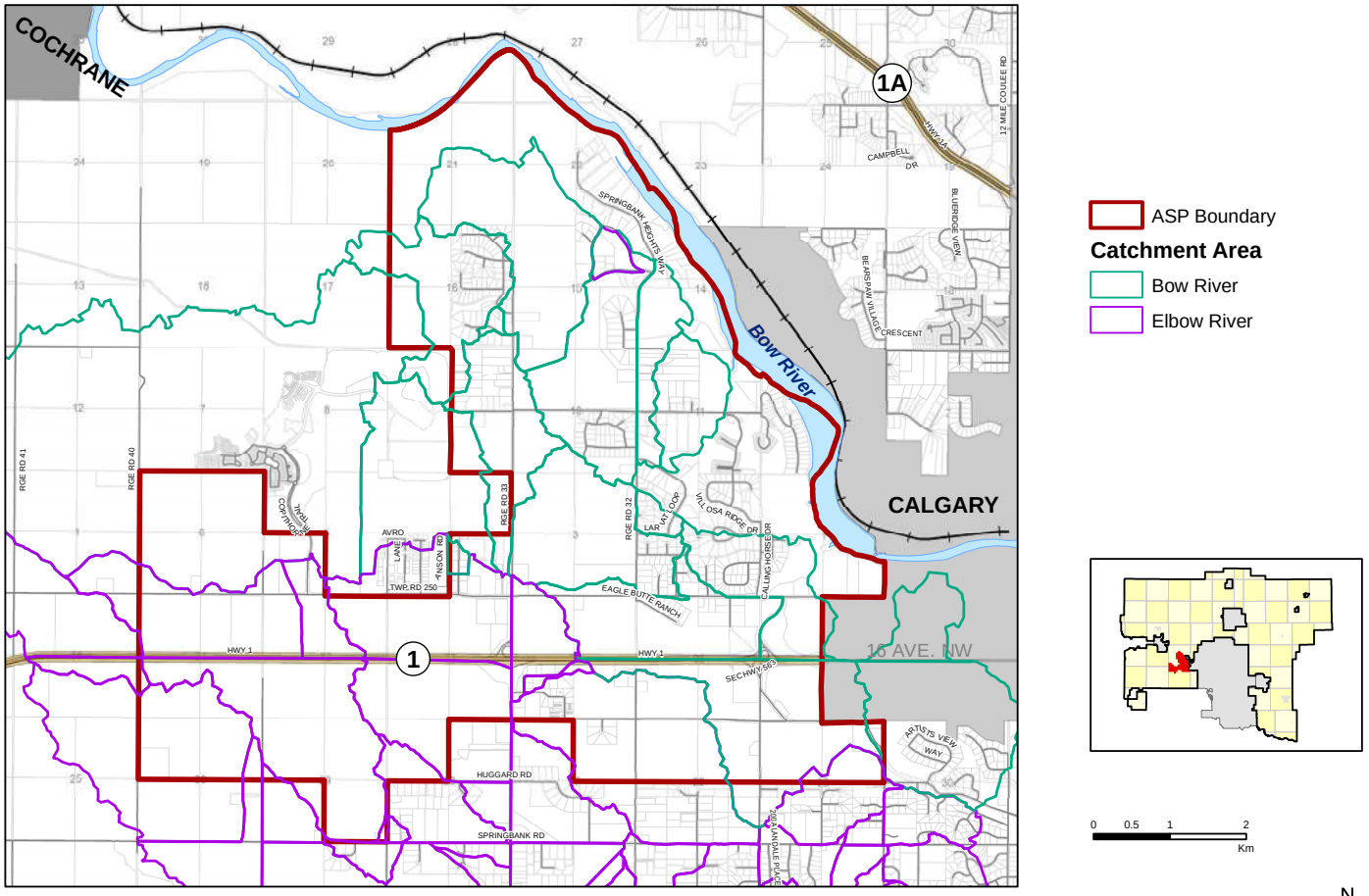
- To ensure development incorporates the policies and best practices contained within the Master Drainage Plan and sub-basin plans for effective storm water management.
- Ensure effective, sustainable, and responsible storm water infrastructure to the Plan area.
- Maximize the use of natural storm water drainage conveyance systems.
- Support innovative conservation methods and best management practices with respect to storm water management, including storm water reuse and recycling opportunities.
- Preserve high value wetlands within the Plan area.

Policies

Master Drainage Plan

21.1 As part of a local plan preparation process, the Applicant shall submit a sub-catchment master drainage plan or a storm water management report that is consistent with the approved Springbank ASP Master Drainage Plan, any existing sub-catchment Master Drainage Plans for the area, and the policies of this Plan.

21.2 A sub-catchment master drainage plan or storm water management plan for a local plan area shall comply with any new storm water plans, management policies, and interim servicing policies that may be introduced after the adoption of this Plan.



This map is conceptual in nature. No measurements or area calculations should be taken from this map.

Map 13: Storm Water Drainage Catchments

21.3 The location of the storm water conveyance systems shall be protected as part of the development process, in general accordance with Map 13: Storm Water Drainage Catchments.

21.4 All development shall conform to the recommendations outlined in the Springbank Master Drainage Plan regarding release rates, volume control targets, and assessment of downstream drainage constraints.

21.5 Storm water management systems, including re-use or irrigation, should be designed at a scale that services the local plan area. The County discourages the use of storm water ponds or volume control measures designed for individual lots.

21.6 Storm water shall be conveyed in a manner that protects downstream properties and preserves the water quality of receiving water courses.

21.7 Storm water conveyance systems shall be designed to accommodate upstream storm water flows, to the satisfaction of the County.

Storm Water Ponds, Constructed Wetlands, and Wetlands

21.8 Proposed storm water ponds should be enhanced with bio-engineering techniques, wherever possible, to promote volume control and water quality within the Plan area.

21.9 Natural wetlands and/or natural drainage courses that are retained should receive treated storm water through direct or indirect flow in order to maintain the integrity of the wetland and the drainage course.

21.10 As part of the preparation of a local plan and any supporting sub-catchment or master drainage plans, best management practices and alternative solutions for the improvement of storm water quality and reduction of quantity shall be required. Solutions may include:

a) design of storm water facilities that incorporate source controls in order to reduce the amount of water moving downstream and the need for end of pipe treatment facilities;

b) use of LID methods, such as bio-swales, rain gardens, constructed wetlands, green roofs and permeable pavements;

c) reduction of impervious surfaces;

d) the re-use of storm water; and

e) consideration of storm water ponds at the sub-regional level to support the reuse of storm water.

STORM WATER POND:

An artificial pond that is designed to collect and treat storm water to an acceptable provincial standard. The storm water pond disposes of storm water through controlled release, absorption into the ground and / or evaporation.

CONSTRUCTED WETLAND:

An artificial wetland created as a new or restored habitat for native vegetation and wildlife; it provides the same function as a storm water pond.

WETLAND:

Land saturated with water long enough to promote wetland aquatic processes as indicated by poorly drained soils, hydrophytic vegetation, and various kinds of biological activity that are adapted to a wet environment.

21.11 Storm water ponds servicing more than one lot should be located on Public Utility Lots.

Reduce, Recycle, and Reuse

21.12 The County shall support lot-level best management practices that reduce impervious surfaces, clean or filter runoff, and allow for reuse of storm water for non-potable purposes.

21.13 The County will support proposals for storm water re-use through purple pipe system in accordance with provincial requirements.

Standards and Design

21.14 The storm water management system should be designed to:

a) operate on a gravity basis; and

b) accommodate storm water flows from the adjacent road network.

LOW IMPACT DEVELOPMENT (LID):

An approach to land development that works with nature to manage storm water runoff where it falls. LID preserves and recreates natural landscape features and minimizes hard surfaces to create functional and appealing site drainage. LID treats storm water as a resource, rather than a waste product. LID includes a variety of landscaping and design practices that slow water down, spread it out, and allow it to soak in. These practices ultimately improve the quality and decrease the volume of storm water entering our waterways.

22 SOLID WASTE AND RECYCLING

This section addresses the management of solid waste through all stages of development, from construction and demolition to full build-out. The policies emphasize the reduction and diversion of waste through the recycling and reuse of materials. Each development stage has different solid waste requirements; the policies below provide guidance to developers and residents on managing solid waste effectively.

Objectives

- Ensure conceptual schemes and master site development plans address solid waste management during all stages of development in accordance with the County's Solid Waste Master Plan.
- Offer innovative solid waste management practices that encourage, promote, and maximize landfill diversion and minimize waste material hauling.
- Provide for the necessary infrastructure to support solid waste and recycling management in public spaces.
- Promote best practices for managing solid waste materials generated during construction activities.

Policies

General

22.1 The developer shall be responsible for the management and disposal of solid waste generated through all stages of construction and development.

22.2 Waste minimization and waste diversion practices are to be encouraged in the Plan area.

Industrial / Commercial

22.3 Industrial / Commercial business owners shall be responsible for providing their own solid waste services and shall include waste minimization and waste diversion practices.

22.4 Industrial/Commercial developments may be required to provide justification for the amount of space allotted for waste management based on the volumes and types of material generation anticipated, the type of diversion infrastructure planned for, and the overall systems proposed for managing waste.

Residential Areas

22.5 Solid waste management will be the responsibility of property owners and/or lot owner associations within Springbank until such time as a County-sponsored waste management program is available in the area.

23 EMERGENCY SERVICES

Emergency services within the Plan area are focused on fire and protective service needs. The area is currently served by a fire station located near the Springbank Airport.

Objectives

- Ensure an appropriate and efficient level of fire and protective services is made available for current and future residents in order to provide for a safe and liveable community.
- Ensure development is designed and constructed to optimize the delivery of fire and protective services.

Policies

General

23.1 In association with Rocky View County Fire Services, the RCMP, and other emergency service providers, an adequate level of service shall be provided to meet current needs, as well as future needs, based on projected population growth and demographic change in the Springbank Plan area.

23.2 Fire services in the Plan area shall be provided from existing County emergency service facilities, and where appropriate, by contract from adjacent municipalities.

23.3 Rocky View County and The City of Calgary shall explore partnerships for the delivery of emergency services, where appropriate.

23.4 Policing in the Plan area shall be provided by the Royal Canadian Mounted Police (RCMP) as per the Provincial Police Service Agreement, until such time as another policing solution is required or sought out.

23.5 All commercial buildings should provide fire suppression systems, which shall be in compliance with the approved standards set by the current edition of the Alberta Building Code, Alberta Fire Code, and/or other relevant Federal or Provincial legislation.

23.6 In preparing local plans, development proponents shall work with the County to identify any potential land requirements for fire and protective services.

23.7 Local plans shall address fire and protection response measures as well as on-site firefighting requirements through consideration of such factors as efficient road design, safe and efficient access for emergency service vehicles, and fire control measures.

23.8 Crime prevention through environmental design features should be considered and incorporated into the design and construction of all new development wherever possible.

23.9 New subdivisions and/or developments shall accommodate at least two points of access/egress where required by County Standards and the Alberta Building Code and Alberta Fire Code.

EMERGENCY SERVICES FACILITY:

An emergency services facility is a site and building(s) containing the staff, equipment, and other apparatus required to deliver fire and/or protective services within the County and may include facilities and space for other related services.

Actions

1. The County shall explore potential for joint municipal communications between developers and Councils to set expectations and increase understanding on service delivery.
2. In accordance with the requirements of the Regional Servicing Plan (once adopted), the County will collaborate with The City of Calgary to explore joint modeling and any shared service delivery opportunities.

24 FLOOD RISK MANAGEMENT

The Plan area has the benefit of bordering the Bow, but this also brings significant flood risk to those lands adjacent to the river. The policies in this section seek to maintain the function of flood areas and maximize their ecological and recreational services.

Objectives

- Prevent development from occurring within flood prone areas to safeguard property and limit safety risks.
- Direct more vulnerable development away from areas at a higher risk of flooding.
- Support the preservation of floodway and flood fringe areas in their continued role of providing ecological and recreational services, together with wider flood and erosion control benefits.

Policies

General

24.1 No development in the Plan area shall take place within the floodway or flood fringe of the Bow River, with the following exceptions:

a) essential roads and bridges that have to cross the flood risk area;

b) flood or erosion protection measures or devices;

c) pathways that are constructed level with the existing natural grades;

d) recreation facilities, provided there are no buildings, structures, or other obstructions to flow within the floodway; and

e) essential utility infrastructure that has to be located in the flood risk area for operational reasons.

24.2 Any exempt development allowed within the floodway or flood fringe shall be designed to limit impermeable surfaces, so as to not impede the groundwater storage capacity of these areas.

24.3 Local plans with lands partly affected by the floodway or flood fringe areas should include a flood hazard risk study, including hazard mapping where appropriate and prepared by a qualified professional. The study shall:

a) identify areas at a flood risk of 1:100 or greater, and those having a lesser flood risk between 1:100 and 1:1000.

b) demonstrate that there is sufficient developable area for the proposal after excluding flood way and flood fringe areas

c) provide recommendations on locating more vulnerable developments towards lower flood risk areas (greater than 1:1000, where possible) and on implementing other measures that would limit flood risk.

25 RENEWABLE RESOURCES

As Rocky View County expands, so do its energy requirements. Ensuring a secure and sustainable supply of energy will be important to the area's future prosperity. Across Canada, an increasing number of communities are engaged in the process of sustainable energy planning.

The Springbank area has a natural advantage for the development of renewable energy initiatives such as wind and solar, and this section aims to encourage the growth and use of these resources, where compatible with Springbank's rural character.

Objectives

- Support opportunities for renewable energy generations that reduce dependence on fossil fuel.
- Promote innovative technologies and processes to achieve environmental goals.
- Encourage the use of solar photovoltaic systems (PV) on rooftops and in agricultural settings.

Policies

General

25.1 Local plans should identify renewable and low-carbon energy opportunities available at the district or neighbourhood scale.

25.2 Developments are encouraged to assess the feasibility of solar energy equipment on new buildings through consideration of environmental and economic benefit.

25.3 Renewable energy generation projects should be supported in accordance with the intent of this plan, the applicable policies, bylaws, and standards, and applicable provincial regulations.

IMPLEMENTATION

26 IMPLEMENTATION

The North Springbank ASP outlines the vision for physical development and provides guidance with respect to infrastructure requirements, land use, subdivision, and development. The purpose of this section is to describe the implementation process, provide detail on the sequence of development, ensure adherence to the Springbank Area Structure Plan policies and strategies, and identify follow-up actions required for Plan success.

Objectives

- Implement the Land Use Strategy and policies of the Springbank Area Structure Plan.
- Provide criteria for the logical phasing of development, and ensure that the related cost of infrastructure development is identified and provided for.
- Implement key actions to facilitate development, and provide guidance on local plan requirements.
- Ensure local plans adhere to the vision, goals, objectives, and policies of the Plan.
- Provide for the review and amendment of the Plan as required.

Policies

Local Plan, Redesignation, and Subdivision Application Requirements

26.1 Applications for redesignation and subdivision shall require the concurrent or prior adoption of a local plan, unless otherwise directed by the policies of this Plan.

26.2 Local plans are to be prepared as per the policies of this Plan and, in order to be deemed complete, should include the applicable information set out within Appendix B of this Plan.

26.3 Subdivision applications shall address and adhere to the requirements of the local plan and the policies of this Plan.

26.4 Conceptual schemes should extend across the entire area of the proposed development, and where appropriate, all other adjacent lands with development potential. At a minimum, adjacent lands should be considered to be those directly adjoining parcels and those within the wider quarter section that have the potential to further subdivide. Council shall have the discretion to consider alternative local plan boundaries, with consideration to ensuring:

a) the alternate local plan area is comprehensive in nature;

b) the implications of development proceeding within an alternate local plan boundary have been examined; and

c) it has been demonstrated that any on-site or off-site planning issues have been resolved pursuant to the provisions of this Plan.

26.5 Where a local plan is not required, or is silent on a subject, the relevant policies of the North Springbank ASP and County Plan shall apply to redesignation and subdivision applications.

26.6 Applications for redesignation, subdivision, development, and local plans shall comply with the policies and requirements of the following master plans and servicing standards, as amended or replaced, unless otherwise directed by the policies of this Plan:

a) Springbank Master Drainage Plan;

b) Active Transportation Plan: South County;

c) Applicable recreation master plan;

d) Rocky View County Solid Waste Master Plan; and

e) Rocky View County Servicing Standards.

26.7 All conceptual schemes and master site development plans adopted by Council shall be appended, by bylaw, to this Area Structure Plan, with Table 09 (Appendix D) and Map 03 of this Plan updated accordingly.

Phasing

The Plan recognizes that development within the North Springbank Plan area should progress in a logical and efficient manner, recognizing future land requirements, and logical extensions of servicing. Section 633(2)(a)(i) of the Municipal Government Act states that an Area Structure Plan must describe the sequence of development proposed for the area.

26.8 The principal consideration in the phasing of all development within the Springbank ASP shall be the availability of efficient, cost effective, and environmentally responsible utilities.

26.9 Infill development within the existing country residential areas of the Plan area shall be developed on the basis of connection to on-site private waste water treatment systems, and availability of communal water co-op connections or private water wells.

26.10 Criteria established in Sections 11 and 10 of this Plan shall guide servicing for the Future Expansion Area.

Plan Review and Amendment

The future development outlined in the Springbank Area Structure Plan will principally be driven by market demand and availability of servicing. While the Area Structure Plan is sufficiently flexible to account for change, periodic review, and occasional amendment of the Area Structure Plan may be required. Under normal circumstances, the County will undertake an Area Structure Plan assessment every 10 years to determine if a full review is required, as per the County Plan. However, if the rate and extent of development were to change dramatically, the County may initiate a review earlier than 10 years.

26.11 The Springbank Area Structure Plan shall be subject to an assessment and possible full review every 10 years in accordance with the County Plan, County Policy, and the Municipal Government Act.

Actions

1. Actions are activities that need to be carried out by the County to achieve the goals, objectives, and policies of the Plan. The following are the recommended County actions to assist in the implementation of the Springbank Area Structure Plan.

Table 04: Implementation Actions

ACTION		SECTION
1	Develop architectural and community design guidelines that promote consideration of rural character, views, and landscape in new development.	9
2	The uses allowed and general regulations applied to Cluster Live-Work development areas shall be specified through amendments to the County's Land Use Bylaw, initiated either by the County or a submitted redesignation application.	8
3	Develop a Cluster Residential open space district within the County's Land Use Bylaw that provides for contemporary agriculture.	13
4	In consultation with Alberta Transportation and The City of Calgary, develop design and appearance criteria for development adjacent to Highway 1, managing interjurisdictional constraints and opportunities, and promoting a high-quality development form for those traveling through or visiting Springbank.	19
5	The County shall explore potential for joint municipal communications between developers and Councils to set expectations and increase understanding on service delivery.	23
6	Develop access management and road design requirements for 101st Street in collaboration with The City of Calgary.	18
7	Monitor and report on the Plan implementation as part of the yearly County Plan reporting.	26

27 INTERMUNICIPAL COORDINATION AND COOPERATION

The eastern boundary of the Springbank Area Structure Plan borders the city of Calgary. The ASP acknowledges the land use intent of the City and recognizes the need to plan for compatible land use transitions at the interface area. It is recognized that the Highway 1 corridor provides an important gateway into Springbank and Calgary; therefore, this Plan ensures that any growth of Springbank west within the identified Future Expansion Area, shall require engagement and coordination with The City.

The Plan contains a number of provisions relating to matters including storm water, utility service, transportation, and open-space that provide for compatible development and promote a coordinated and cooperative approach to planning.

In addition to the policies of this Plan, collaboration and the coordination of land use matters within Springbank shall be guided by the Rocky View County / City of Calgary Intermunicipal Development Plan. Throughout implementation of the Springbank ASP, the County will maintain open communication with The City, circulating relevant local plans and development applications, sharing technical information and identifying cross boundary issues and opportunities.

Objectives

- Encourage meaningful intermunicipal engagement and collaboration to achieve mutual goals and ensure adherence to the Interim Growth Plan and Regional Growth Plan (once adopted).

Policies

27.1 Any applications within the Plan area adjacent to the city of Calgary, together with all relevant supporting technical documents, shall be circulated to The City; collaboration on such applications shall begin at an early stage to allow sufficient time to identify and address potential impacts on the city.

27.2 Development proposals adjacent to the city of Calgary shall ensure that transition and interface tools are used in alignment with Sections 21 (Scenic and Community Corridors), 14 (Transitions); effective cross-boundary transition and interface shall be achieved through continued collaboration with The City.

Local Plans, Redesignation, and Subdivision

27.3 Rocky View County shall ensure that local plans and applications for redesignation and subdivision of lands in areas adjacent to Calgary address:

a) regional drainage and storm water quality;

b) alignment and connectivity of pathways and roadways with Calgary and regional mobility corridors, together with potential infrastructure improvements;

c) land use compatibility with adjacent municipal land uses;

d) gateway design elements; and

e) other appropriate policies of this Plan.

APPENDICES

APPENDIX A: DEFINITIONS

Active transportation means any form of transportation that is human powered. Typically, walking and cycling are the most common types of active transportation enjoyed in Rocky View County. These activities are performed within an active transportation network inclusive of facilities such as bicycle facilities located within a road right-of-way, sidewalks, pathways and trails.

Aggregate development relates to the extraction and/or processing of sand, gravel, clay, or marl that is excavated from the surface of a site, either in a processed or unprocessed form, but does not include such material that is expected to be unsuitable for sale.

Best management practices (BMPs) minimize the impact of increased runoff volumes and improve water quality. The types of key storm water BMPs that can be employed in future land development areas include the following:

- Minimize generation of runoff;
- Retain runoff on-site through evapotranspiration, infiltration and/or reuse;
- Capture, hold and use runoff within a development or municipal area for reuse (green space irrigation).

Compact residential development provides the benefit of preserving a larger area of open space for public and community use. It combines land that would otherwise have been within the private realm of landowners into a space that can serve a wider purpose including recreation, active transportation routes, habitat preservation, and small-scale agriculture uses. Due to the reduced residential development footprint, infrastructure can usually be provided more efficiently, and rural character can be preserved.

Community services reserves are defined in the Municipal Government Act as lands declared surplus by the school boards. Community services reserve land may be used for:

- a public library;
- a police station, a fire station, or an ambulance services facility;
- a non-profit day care facility, senior citizens' facility, or special needs facility;
- a municipal facility providing service directly to the public; and
- affordable housing.

Conceptual schemes are plans that are subordinate to an area structure plan. They may be adopted either by bylaw or by a resolution of Council. A conceptual scheme is prepared for a smaller area within an area structure plan boundary and must conform to the policies of the area structure plan. Conceptual schemes provide detailed land use direction, subdivision design, and development guidance to Council, Administration, and the public.

If a conceptual scheme area is of sufficient size that further detail is required for specific areas and phases, the conceptual scheme may identify smaller sub-areas and provide detailed guidance at that level. These smaller sub-areas are referred to as 'development cells'.

Constructed wetland is an artificial wetland created as a new or restored habitat for native vegetation and wildlife; it provides the same function as a storm water pond.

Contemporary agricultural means a variety of agricultural uses such as community gardens, equestrian uses, farm-to-table, markets, working farms and other such activities that are specifically designed to integrate into a residential community.

Environmental reserves are defined in the Municipal Government Act as lands dedicated to prevent development in unsuitable areas (e.g.

floodways or escarpments), reduce water pollution, and provide access to lakes and rivers. Environmental reserves are dedicated as public land.

Greenway is a linear open space established along a corridor, such as a river, stream, ridgeline, rail-trail, canal, or other route suitable for conservation and recreation purposes.

Heavy Industrial means those developments that may have an effect on the safety, use, amenity, or enjoyment of adjacent or nearby sites due to appearance, noise, odour, emission of contaminants, fire or explosive hazards, or dangerous goods.

Highway Business Areas are areas that provide both destination business commercial services and services to the traveling public. They take advantage of the provincial highway system and are of limited size, located in proximity to highway intersections and interchanges. Highway Business Areas contribute towards achieving the County's fiscal goals, and provide local employment opportunities.

Light Industrial means those developments where activities and uses are primarily carried on within an enclosed building and no significant nuisance factor is created or apparent outside an enclosed building. Development where there is significant risk of interfering with the amenity of adjacent sites because of the nature of the site, materials or processes, shall not be considered Light Industrial.

Low Impact Development (LID) is an approach to land development that works with nature to manage storm water runoff where it falls. LID preserves and recreates natural landscape features and minimizes hard surfaces to create functional and appealing site drainage. LID treats storm water as a resource, rather than a waste product. LID includes a variety of landscaping and design practices that slow water down, spread it out, and allow it to soak in. These practices ultimately improve the quality and decrease the volume of storm water entering our waterways.

Master site development plans (MSDP) accompany a land use redesignation application and provide design guidance for the development of a large area of land with little or no anticipated subdivision. An MSDP addresses building placement, landscaping, lighting, parking, and architectural treatment. The plan emphasis is on site design with the intent to provide Council and the public with a clear idea of the final appearance of the development.

Section 26 of this Plan requires that conceptual schemes and MSDPs are appended, by bylaw, to the ASP. This means that the municipality and landowners have a statutory obligation to adhere to the policies and requirements set out within conceptual schemes and MSDPs.

Neighbourhood-commercial means small-scale commercial development that is intended to serve the day-to-day needs of local residents.

Open space means all land and water areas, either publicly owned or offering public access that are not covered by structures. Open space may include current and future parks, environmentally significant areas, and other natural areas, pathways and trails, greenways, parks, land for schools and recreation facilities, utility corridors, golf courses, and cemeteries.

Outdoor Storage means the storing, stockpiling or accumulating of products, goods, equipment, vehicles, or material in an area that is open or exposed to the natural elements;

Outside Display Areas means outdoor areas used for the display of examples of equipment, vehicles, products, or items related to the business use located on the site containing the display area.

Petroleum facilities are plants, pipelines, and batteries used to process and transport oil and gas. Petroleum wells are producing, suspended, or abandoned oil and gas wells.

Public frontage means the strip or extent of land that abuts a public road.

Regional Business Centres are large areas of commercial and industrial development within the County. Their purpose is to provide regional and national business services, and local and regional employment opportunities. Regional business centres make a significant contribution in achieving the County's fiscal goals.

Regional Utilities means a communal system that collects sewage from large developed or developing areas and conveys the sewage to a regional treatment facility.

Reserves are lands dedicated to the County by the developer through the subdivision process, as defined in the Municipal Government Act. They include:

- environmental reserve;
- municipal reserve;
- community services reserve;
- school and municipal reserve; and
- school reserve.

Instead of a land dedication, the County may accept the equivalent value of the land as money. The use and provision of cash-in-lieu funds is directed by the MGA.

Residential Infill Development Plans are non-statutory plans that accompany a land use redesignation application and are used to comprehensively address a limited set of specific planning issues. They address the practical difficulty of multiple parcel ownership, and the burden of plan preparation falling on a single owner of a limited amount of land. Residential infill development plans require consultation with owners within the Plan area and will be retained by the County to guide future subdivision approval.

Storm water pond is an artificial pond that is designed to collect and treat storm water to an acceptable provincial standard. The storm water pond disposes of storm water through controlled release, absorption into the ground and/or evaporation.

Villa Condo developments can suit a range of groups, including retirees and those with mobility impairments. The key characteristic of Villa Condo developments is that they provide an accessible and low-maintenance housing option. Units are single storey and are surrounded by common land that is maintained by a homeowners' association or other private entity. They usually have a resident gathering space such as a community centre or place of worship.

Wetland is land saturated with water long enough to promote wetland aquatic processes as indicated by poorly drained soils, hydrophytic vegetation, and various kinds of biological activity that are adapted to a wet environment.

APPENDIX B: LOCAL PLAN REQUIREMENTS

Local Plan Requirements

Local plans should address the following items:

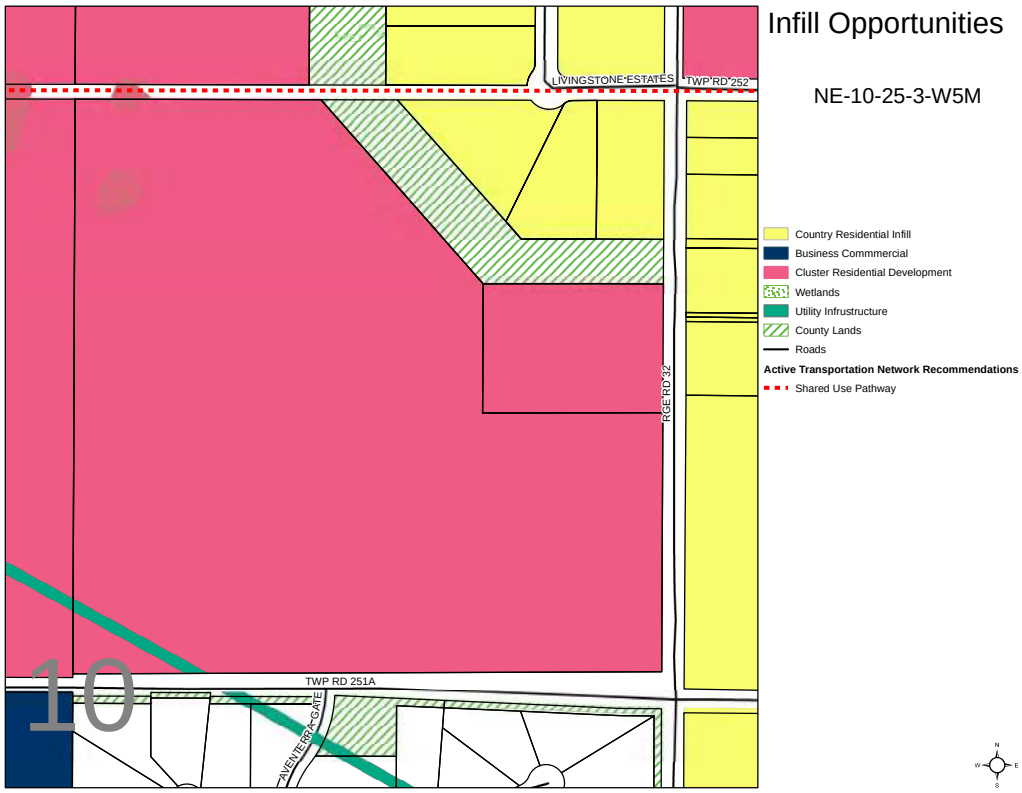
Table 05: Local Plan Requirements

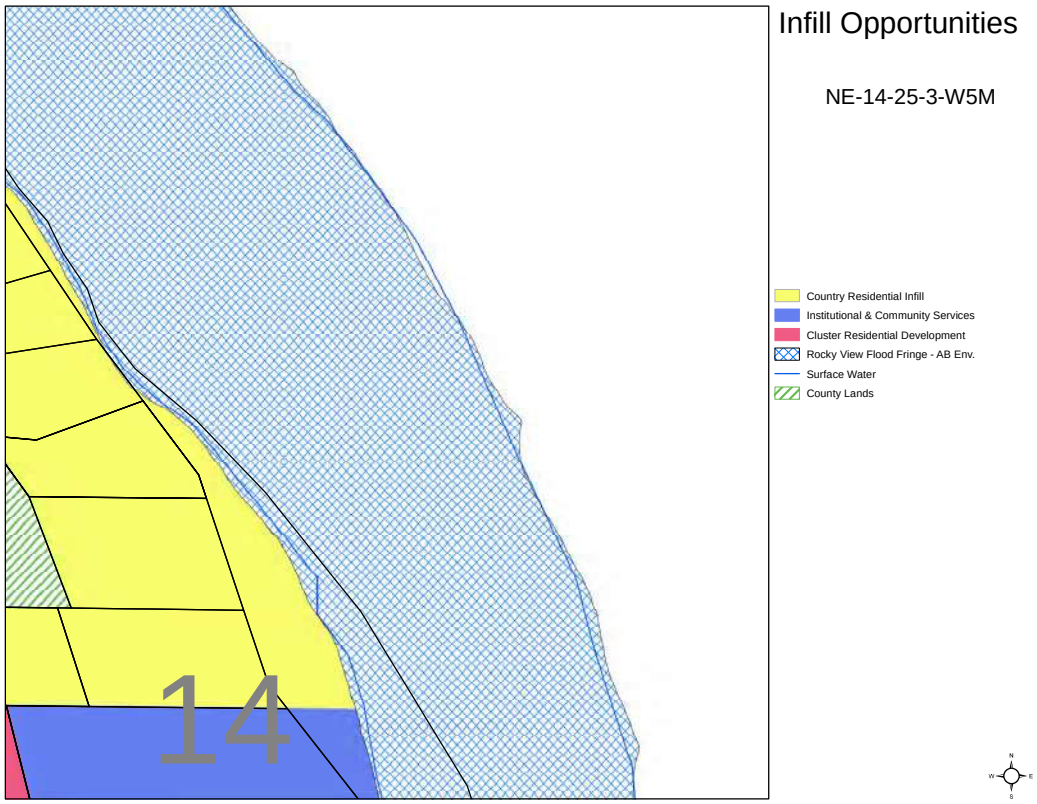
	ITEM	APPLICABLE DEVELOPMENT
1	A description and evaluation of the local plan area including: a. topography, soils, vegetation, geotechnical considerations; b. environmental sensitivity and significance; c. agricultural capability, natural resources; d. existing land use, ownership, development, and adjacent land uses; e. archaeological and historical considerations; and f. existing utilities and transportation routes.	**All.**
2	A land use concept including a. a vision for the proposal; b. lot design and configuration; c. lot sizes; and d. phasing of the development.	**All.**
3	A rationale for determining the boundary of the proposed local plan area.	**All.**
4	Proposed residential densities, including calculations of gross and net densities and minimum, average and maximum lot sizes.	**Residential and Cluster Live-Work.**
5	An assessment of how the application facilitates active transportation connections and details of any active transportation connections proposed within the local plan area.	**All development facilitating subdivision.**
6	An assessment of how the local plan aligns with policies of the Springbank ASP.	**All.**
7	Water and waste water servicing strategies, supported by applicable technical information required by the County. Such strategies should also include identification of any required rights-of-way to connect to regional or decentralized networks.	**All.**
8	Proposals for municipal reserve dedication, where reserves are outstanding.	**All developments facilitating subdivision.**
9	A summary of all community engagement and feedback received prior to submission of the local plan application, together with a description of how feedback has been incorporated into the local plan.	**All.**

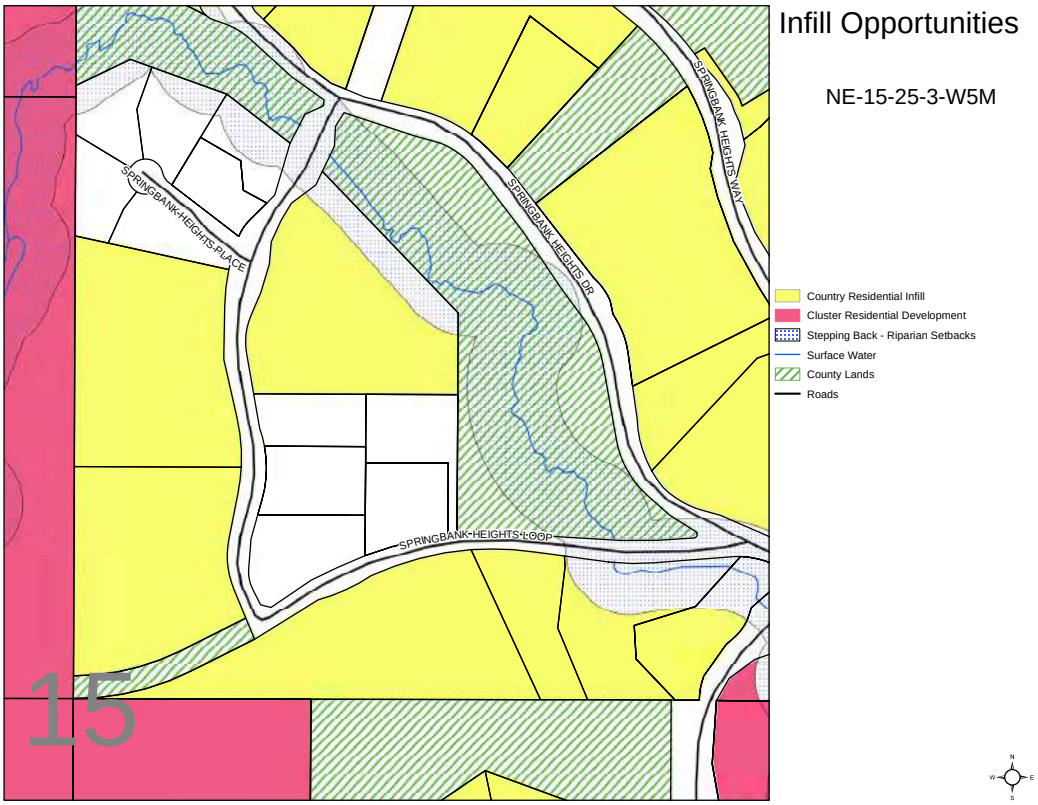
	ITEM	APPLICABLE DEVELOPMENT
10	Mitigation to minimize impacts on surrounding land uses through appropriate spatial transition and interface measures..	**All.**
11	An open space plan including: a. a rationale for designation of the chosen open space areas; b. details of the natural and physical attributes of the open space identifying developable and non-developable lands; c. a calculation of the open space area; d. proposals for how the open space will be implemented, managed and maintained for public use; e. proposals for ensuring connectivity with adjacent open space and active transportation connections, either existing or designated by this ASP; and f. a description of any recreational, community or other uses that are proposed to connect, or be sited within the open space.	**Cluster Residential and Cluster Live-Work.**
12	A landscaping plan that includes the following: a. site plans showing existing and a conceptual landscape design; b. an assessment of the existing landscape character; c. measures to screen any visually intrusive aspects of the development; d. proposals to retain important landscape features and boundary treatments; and e. maintenance proposals for existing and proposed landscaping.	**Business, Cluster Residential, Cluster Live-Work, and Villa Condo.**
13	Proposals for design criteria that reflect Springbank's unique character and rural setting and that covers: a. building placement and setbacks; b. building mass, height, and architectural appearance; c. location and screening of parking stalls and outside storage; d. use of appropriate landscaping and screening measures to soften the appearance of a site; e. the design of lighting installations to minimize sky glow, light trespass and impacts on wildlife; f. ensuring sensitivity to the development form and appearance of adjacent land uses; g. promoting a consistent development form and theme within the local plan area; h. maintenance of sight lines and open space, particularly for development adjacent to Highway 1; i. measures to ensure the unobstructed movement of wildlife across the local plan area; j. building design that promotes energy conservation and efficient use of land; and k. consideration of identified gateway areas and policies of the ASP.	**All.**
14	A storm water strategy supported by applicable technical information required by the County and in line with the Springbank Master Drainage Plan.	**All.**
15	A road plan and design strategy that: a. promotes efficient and safe access and internal road circulation. b. highlights how the development promotes connectivity with adjoining lands. c. is supported by applicable technical information required by the County including, where necessary, a Traffic Impact Assessment.	**All.**

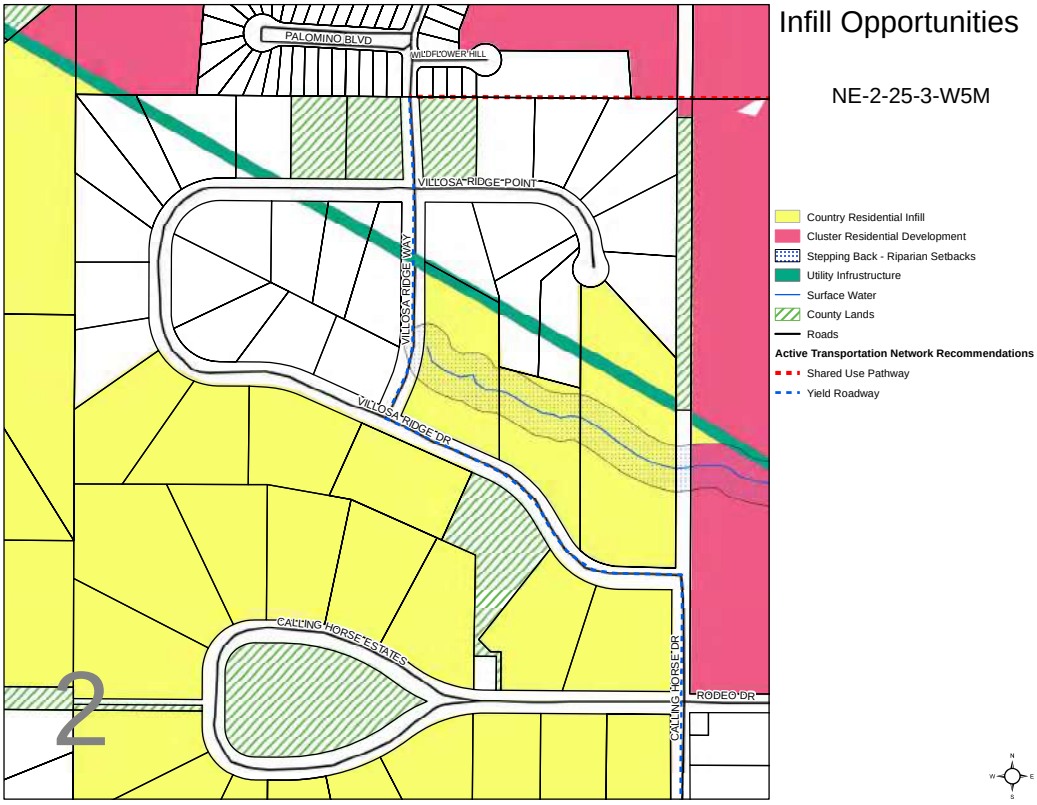
	ITEM	APPLICABLE DEVELOPMENT
16	An environmental strategy noting all environmentally sensitive areas within and adjacent to the local plan area and measures for avoiding or mitigating impact on these areas. The strategy shall be supported by applicable technical information required by the County.	**All**
17	An assessment of compatibility with operations at Springbank Airport and a description of any measures to address potential impacts on the Airport or development itself.	**All developments in proximity of Springbank Airport operations, including flight paths.**
18	A description of how the proposal will address potential impacts upon agricultural operations, together with any impacts of agricultural operations on the development itself.	**All developments adjacent to lands that are in agricultural use.**
19	A solid waste management plan that: a. addresses the responsibility for, and level of service of, solid waste management through all stages of development, including occupancy; b. provides for innovative solid waste management practices that encourage, promote, and maximize landfill diversion and minimize waste material hauling; c. includes the infrastructure required to support solid waste and recycling management in public spaces; d. identifies the appropriate waste transfer stations / sites and recycling depots that serve the local plan area; e. conforms to the policies of the County's Solid Waste Master Plan; and f. sets a solid waste diversion target for the construction stage and for the occupancy stage.	**All.**
20	Proposals for incorporating Springbank's heritage assets within the development, including the use of street and place naming reflecting local historic themes or physical features.	**All.**
21	Provide an assessment of how the County's Commercial, Office, and Industrial Design Guidelines have been incorporated into the development.	**Business development.**
22	A summary should be provided of the: a. development purpose and benefit to the public; b. proposed days and hours of operation c. anticipated numbers employed; d. anticipated users of the development; e. parking requirements and measures to reduce transportation impacts upon the surrounding road network and adjacent land uses.	**Business development and Cluster Live-Work development.**
23	All applicable technical assessments and reports required to support the development proposal as specified by municipal policies, plans and standards.	**All.**

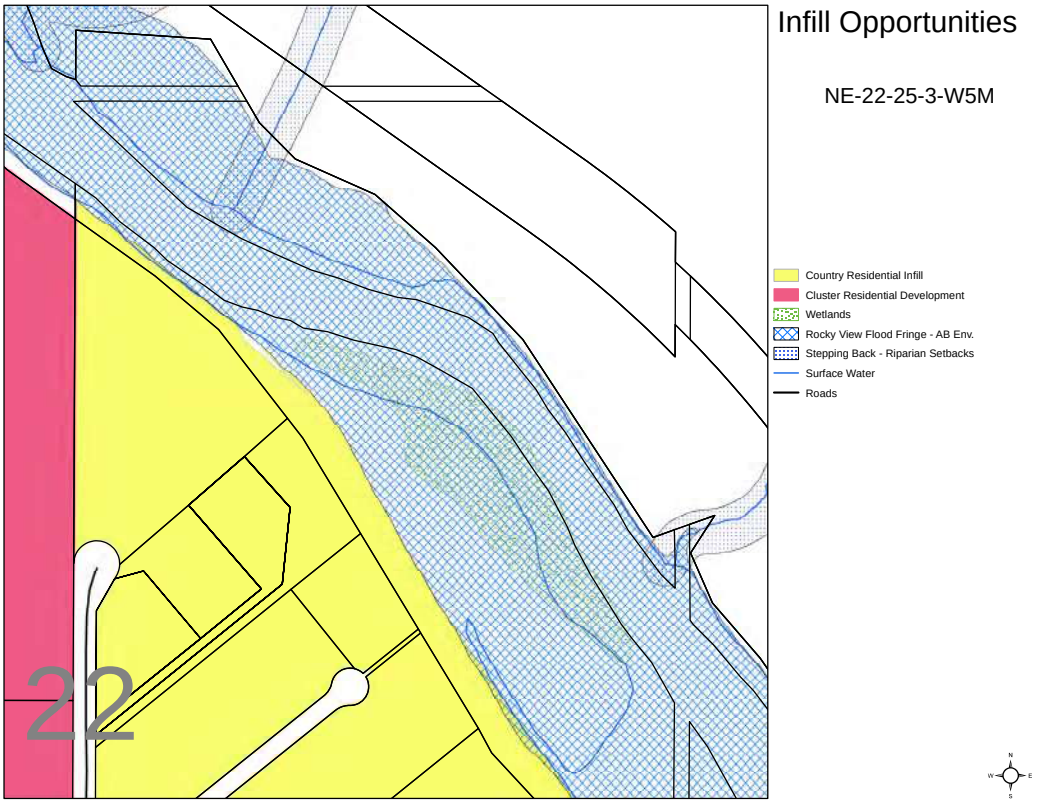
APPENDIX C: INFILL DEVELOPMENT CRITERIA

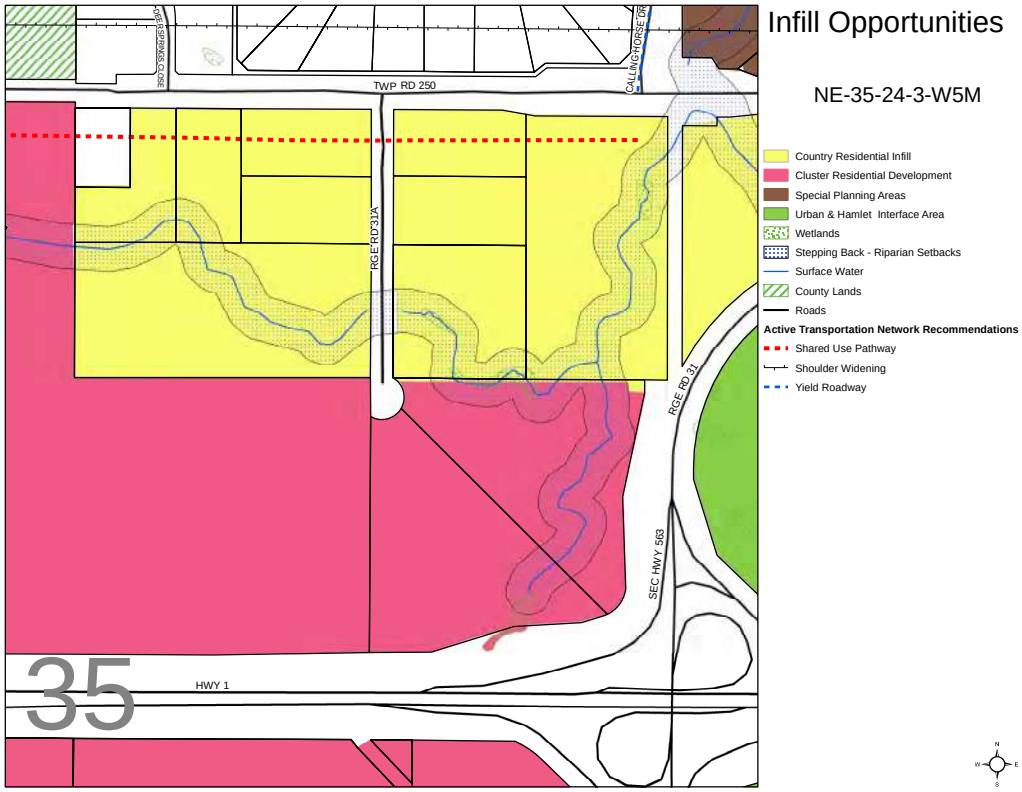


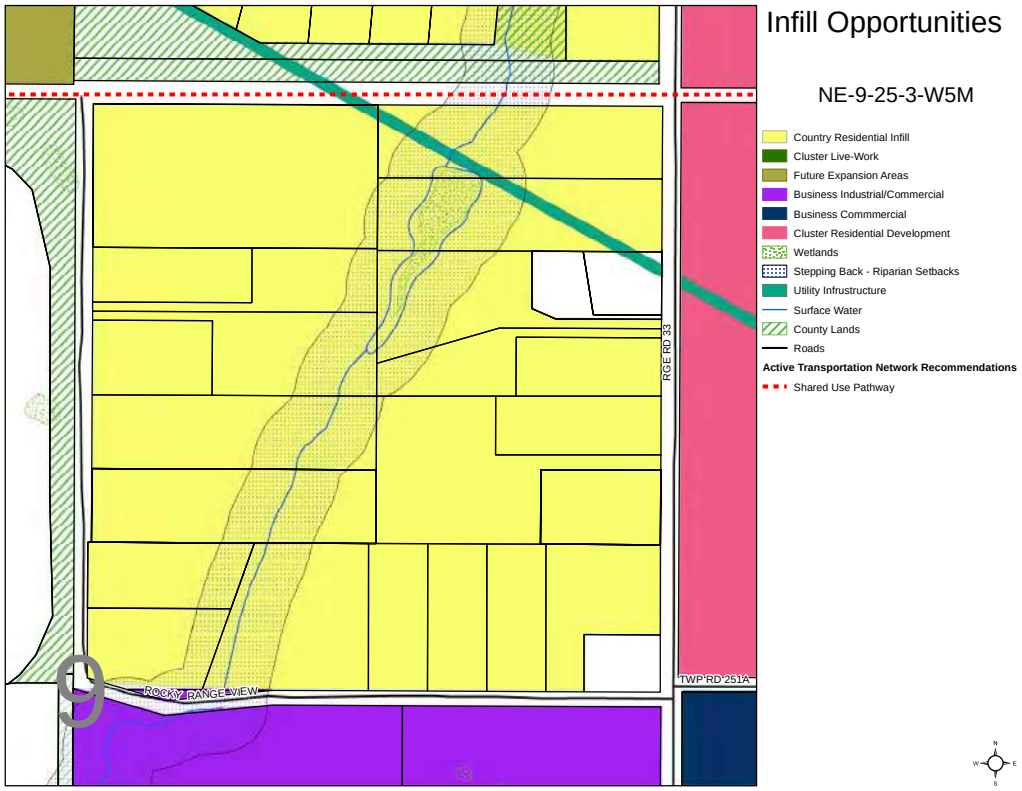

Infill Opportunities
NE-14-25-3-W5M
Country Residential Infill
Institutional & Community Services
Cluster Residential Development
Rocky View Flood Fringe - AB Env.
Surface Water
County Lands
14


Infill Opportunities
NE-15-25-3-W5M
SPRINGBANK HEIGHTS PLACE
SPRINGBANK HEIGHTS DR
SPRINGBANK HEIGHTS WAY
SPRINGBANK HEIGHTS LOOP
Country Residential Infill
Cluster Residential Development
Stepping Back - Riparian Setbacks
Surface Water
County Lands
Roads
15

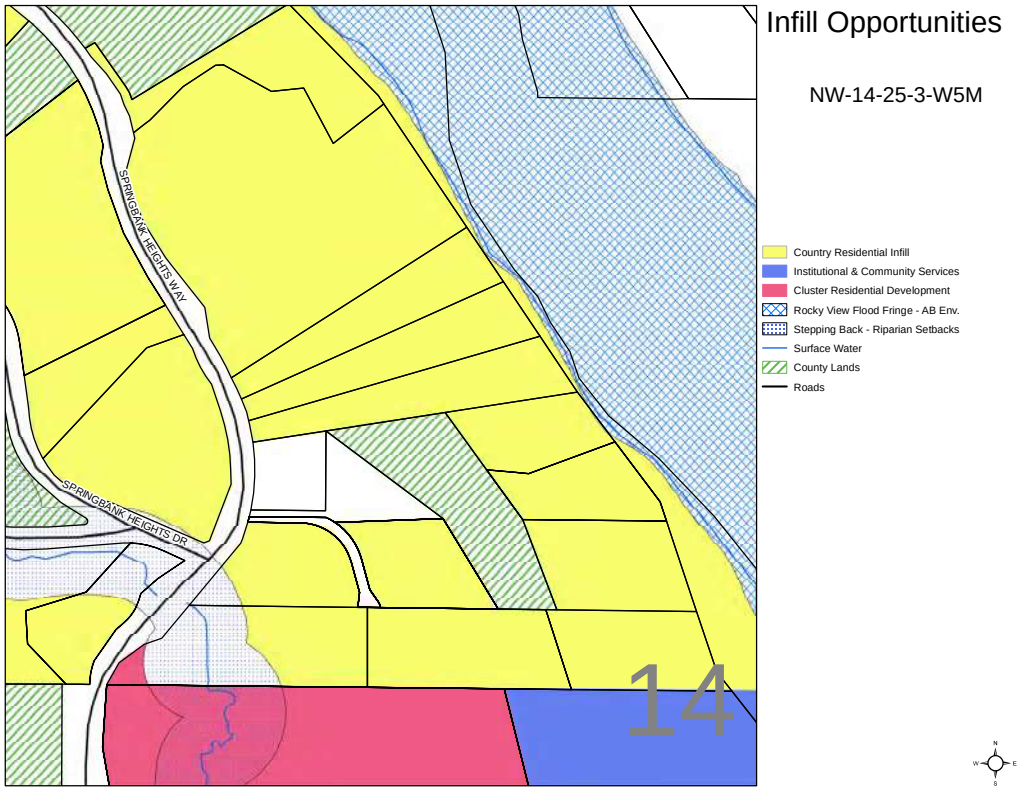

Infill Opportunities
NE-2-25-3-W5M
PALOMINO BLVD
WILDFLOWER HILL
VILLOSA RIDGE POINT
VILLOSA RIDGE WAY
VILLOSA RIDGE DR
CALLING HORSE ESTATES
CALLING HORSE DR
RODEO DR
2
Country Residential Infill
Cluster Residential Development
Stepping Back - Riparian Setbacks
Utility Infrustructure
Surface Water
County Lands
Roads
Active Transportation Network Recommendations
Shared Use Pathway
Yield Roadway

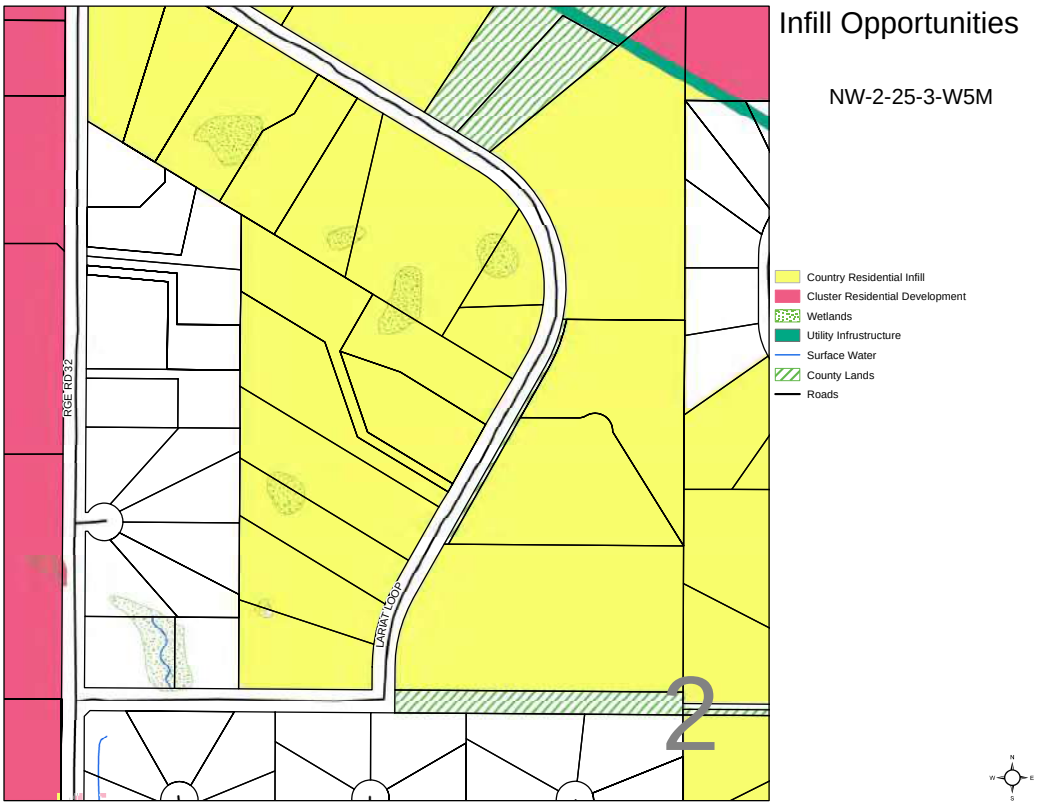

Infill Opportunities
NE-22-25-3-W5M
22
Country Residential Infill
Cluster Residential Development
Wetlands
Rocky View Flood Fringe - AB Env.
Stepping Back - Riparian Setbacks
Surface Water
Roads

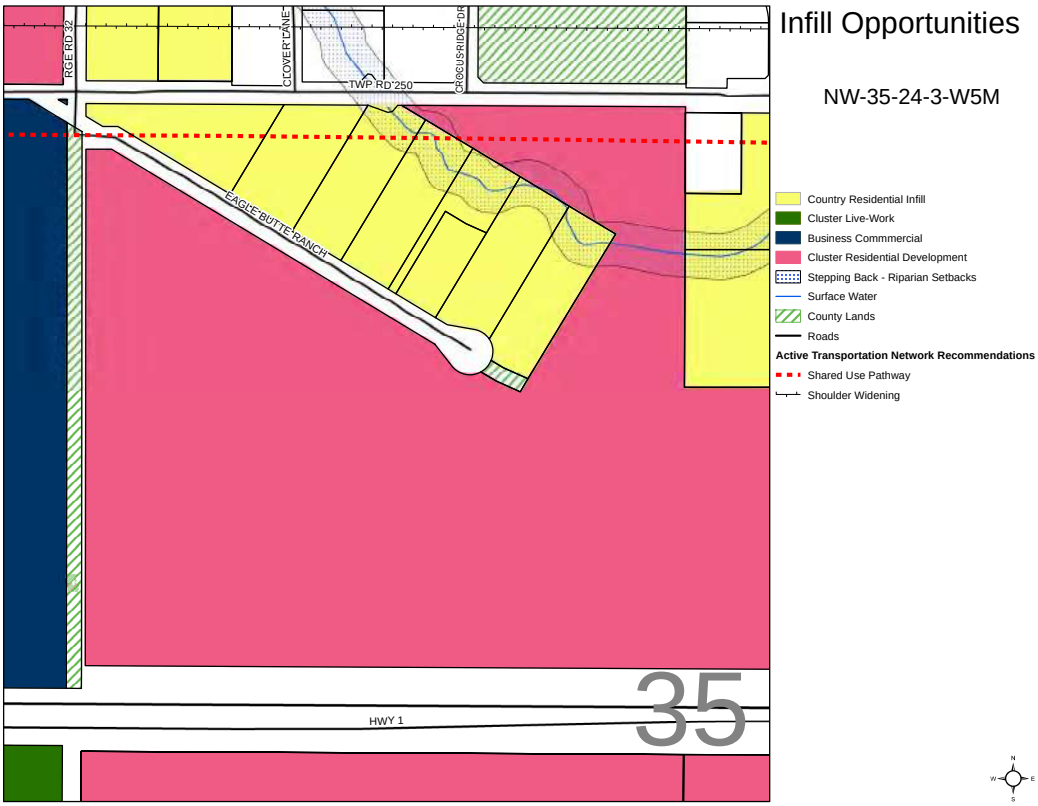

Infill Opportunities
NE-35-24-3-W5M
Country Residential Infill
Cluster Residential Development
Special Planning Areas
Urban & Hamlet Interface Area
Wetlands
Stepping Back - Riparian Setbacks
Surface Water
County Lands
Roads
Active Transportation Network Recommendations
Shared Use Pathway
Shoulder Widening
Yield Roadway
TWP RD 250
RGE RD 31A
RGE RD 31
SEC HWY 563
HWY 1
35


Infill Opportunities
NE-9-25-3-W5M
Country Residential Infill
Cluster Live-Work
Future Expansion Areas
Business Industrial/Commercial
Business Commmercial
Cluster Residential Development
Wetlands
Stepping Back - Riparian Setbacks
Utility Infrastructure
Surface Water
County Lands
Roads
Active Transportation Network Recommendations
Shared Use Pathway
RGE RD 33
TWP RD 251A
ROCKY RANGE VIEW
9

Infill Opportunities
NW-11-25-3-W5M
SPRINGBANK HEIGHTS WAY
TWP RD 252
RGE RD 32
TWP RD 251A
BOW SPRING LANE
11
Country Residential Infill
Institutional & Community Services
Cluster Residential Development
Stepping Back - Riparian Setbacks
Surface Water
County Lands
Roads
Active Transportation Network Recommendations
Shared Use Pathway


Infill Opportunities
NW-14-25-3-W5M
SPRINGBANK HEIGHTS WAY
SPRINGBANK HEIGHTS DR
14
Country Residential Infill
Institutional & Community Services
Cluster Residential Development
Rocky View Flood Fringe - AB Env.
Stepping Back - Riparian Setbacks
Surface Water
County Lands
Roads


Infill Opportunities
NW-2-25-3-W5M
Country Residential Infill
Cluster Residential Development
Wetlands
Utility Infrastructure
Surface Water
County Lands
Roads
RGE RD 32
LARIAT LOOP
2


Infill Opportunities
NW-35-24-3-W5M
Country Residential Infill
Cluster Live-Work
Business Commmercial
Cluster Residential Development
Stepping Back - Riparian Setbacks
Surface Water
County Lands
Roads
Active Transportation Network Recommendations
Shared Use Pathway
Shoulder Widening
RGE RD 32
CLOVER LANE
TWP RD 250
CROSS RIDGE DR
EAGLE BUTTE RANCH
HWY 1
35

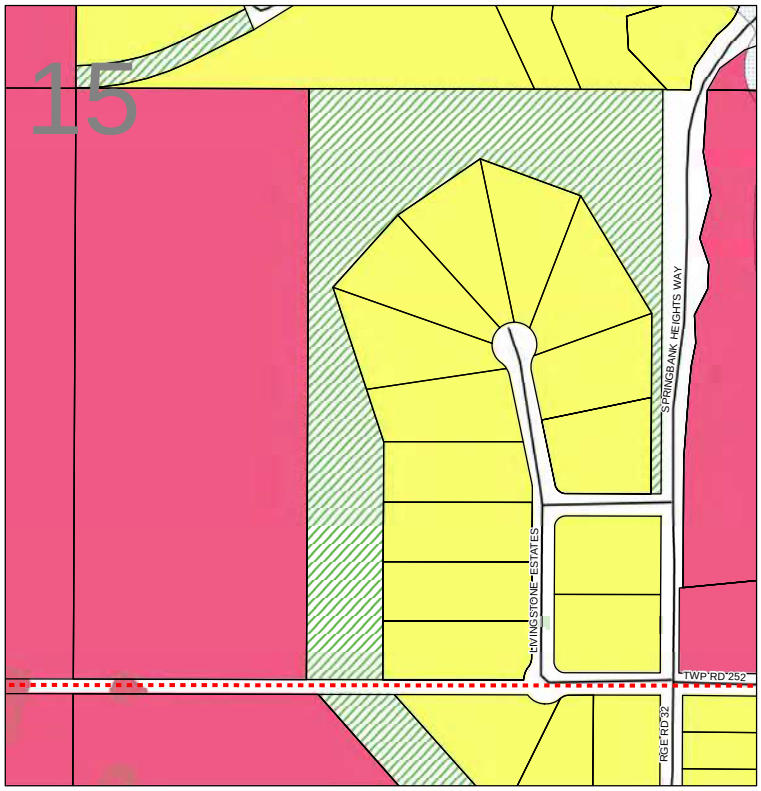
Infill Opportunities

NW-36-24-3-W5M

- Country Residential Infill
- Cluster Residential Development
- Special Planning Areas
- Urban & Hamlet Interface Area
- Wetlands
- Stepping Back - Riparian Setbacks
- Surface Water
- Roads

Active Transportation Network Recommendations

- Shared Use Pathway
- Shoulder Widening
- Yield Roadway



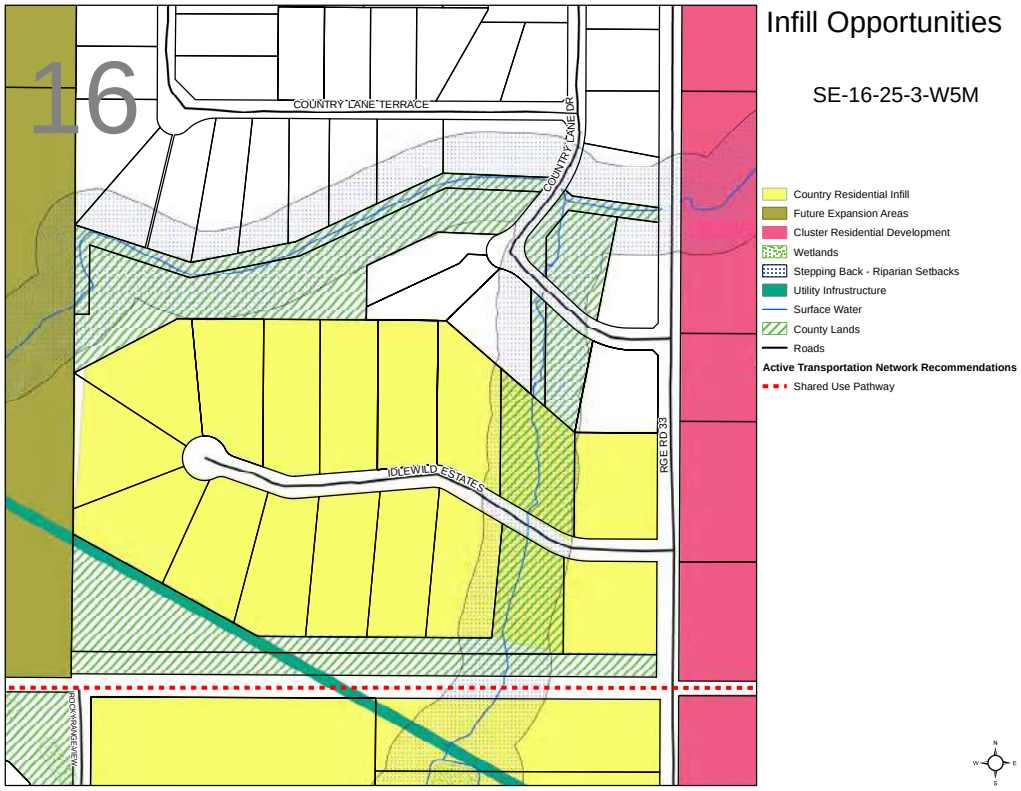
Infill Opportunities

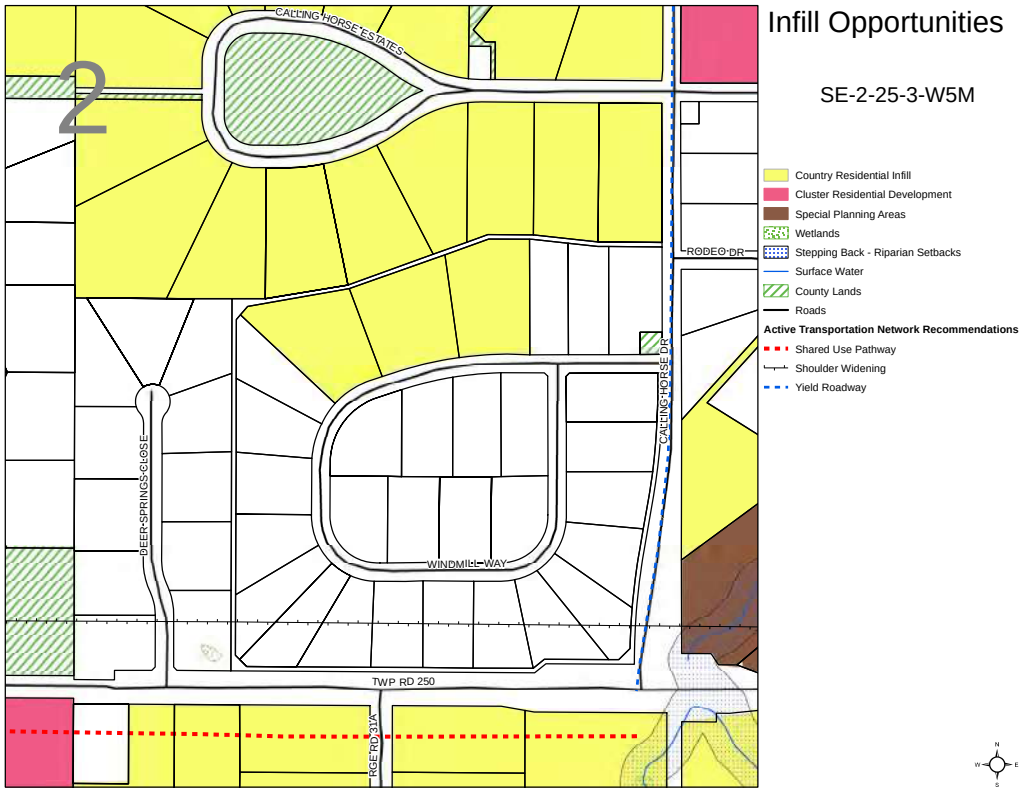
SE-15-25-3-W5M

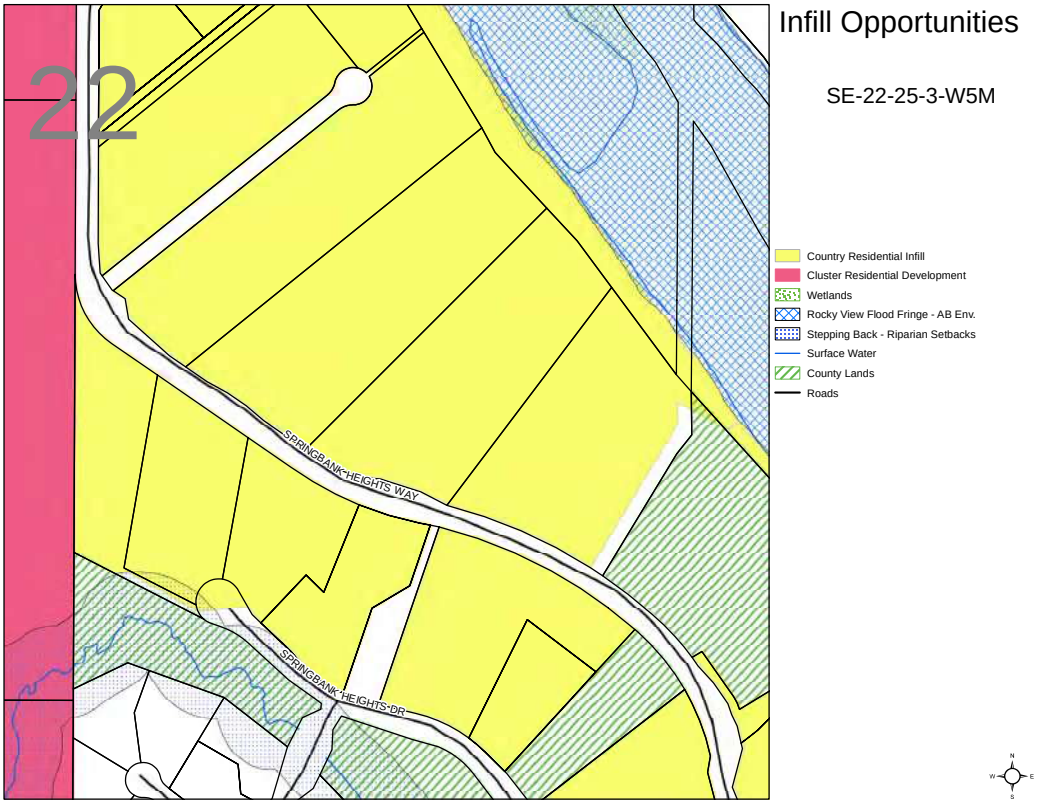
- Country Residential Infill
- Cluster Residential Development
- Wetlands
- Stepping Back - Riparian Setbacks
- County Lands
- Roads

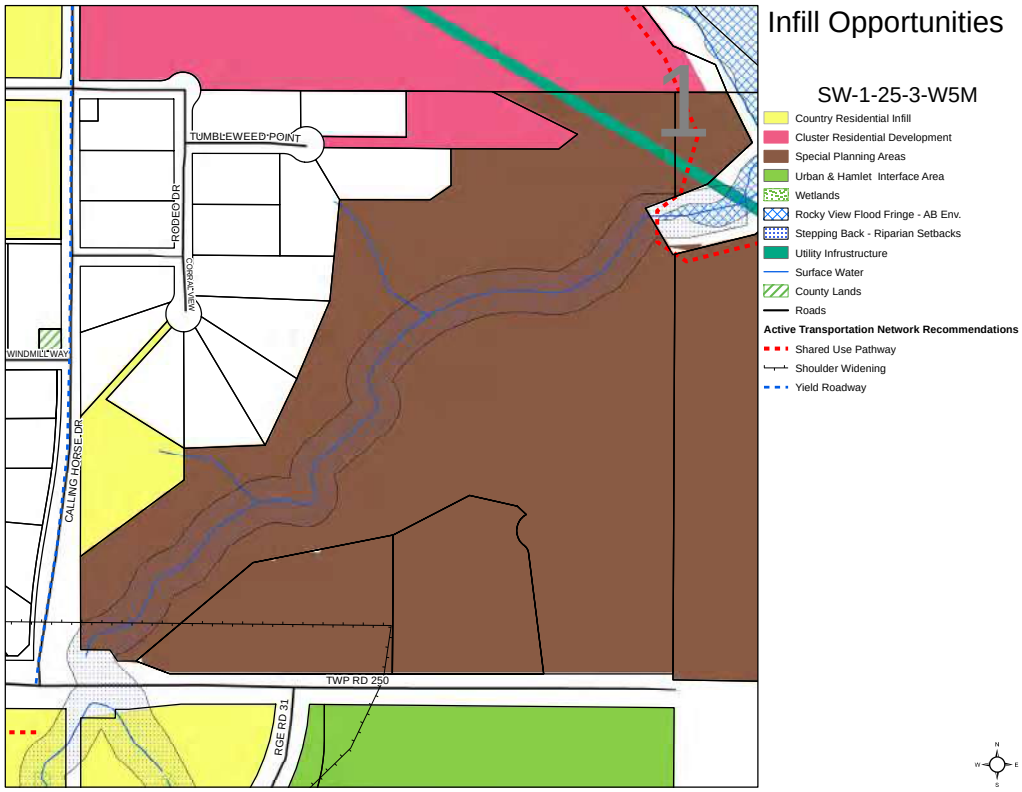
Active Transportation Network Recommendations

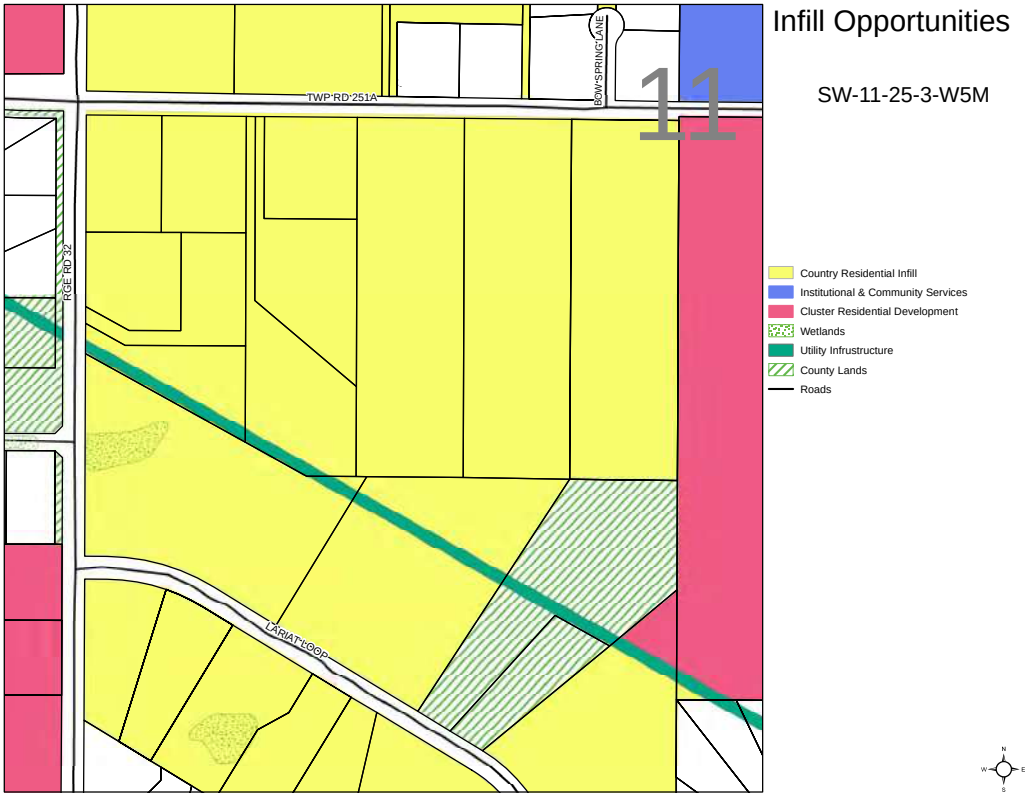
- Shared Use Pathway

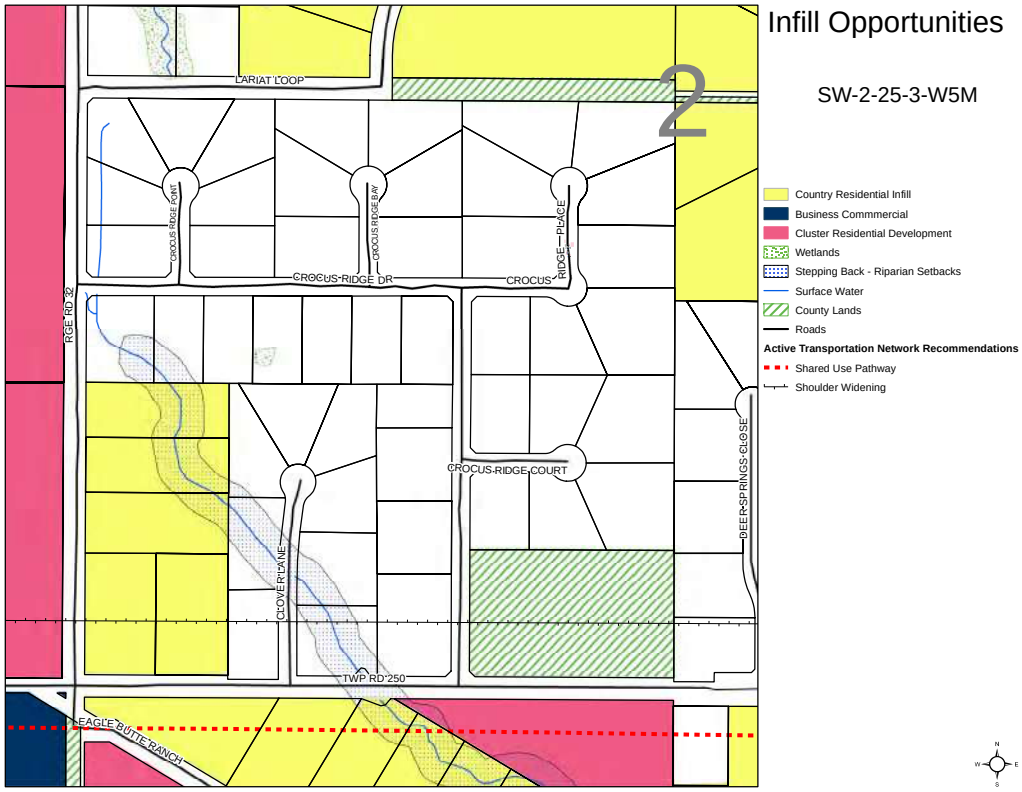

16
COUNTRY LANE TERRACE
COUNTRY LANE DR
IDLEWILD ESTATES
RGE RD 33
ROCKWANGE VIEW
Infill Opportunities
SE-16-25-3-W5M
Country Residential Infill
Future Expansion Areas
Cluster Residential Development
Wetlands
Stepping Back - Riparian Setbacks
Utility Infrastructure
Surface Water
County Lands
Roads
Active Transportation Network Recommendations
Shared Use Pathway

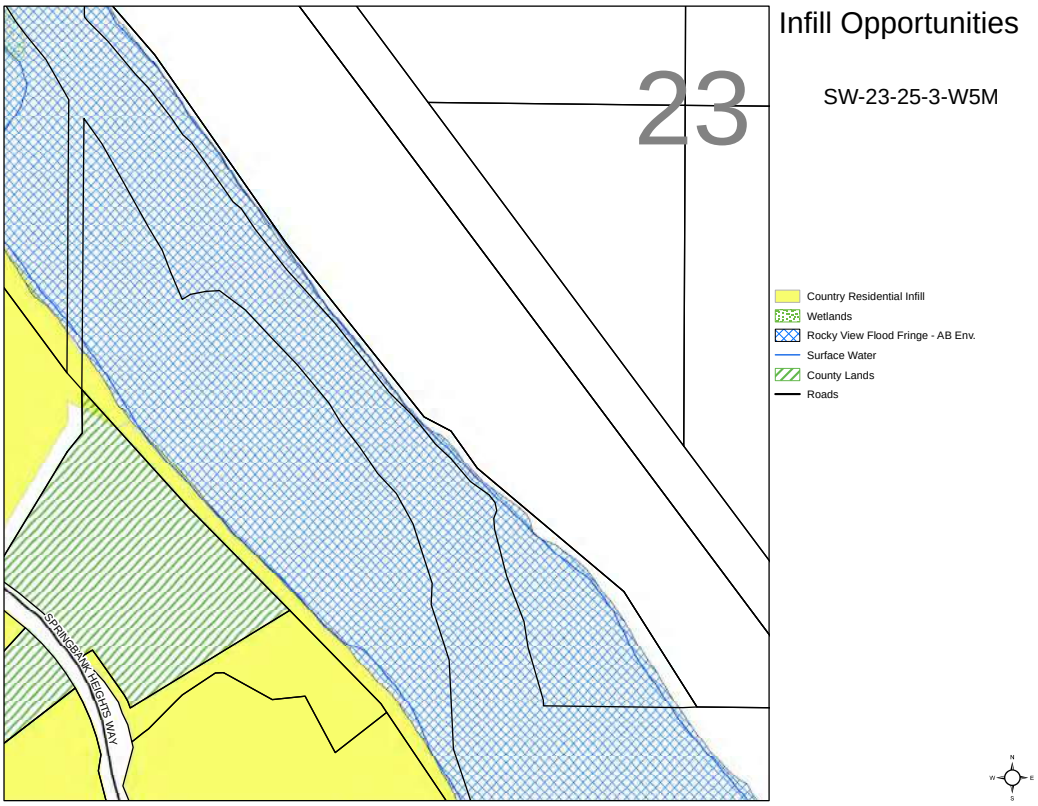

2
CALLING HORSE ESTATES
RODEO DR
CALLING HORSE DR
DEER SPRINGS CLOSE
WINDMILL WAY
TWP RD 250
RGE RD 31A
Infill Opportunities
SE-2-25-3-W5M
Country Residential Infill
Cluster Residential Development
Special Planning Areas
Wetlands
Stepping Back - Riparian Setbacks
Surface Water
County Lands
Roads
Active Transportation Network Recommendations
Shared Use Pathway
Shoulder Widening
Yield Roadway


Infill Opportunities
SE-22-25-3-W5M
22
SPRINGBANK HEIGHTS WAY
SPRINGBANK HEIGHTS DR
Country Residential Infill
Cluster Residential Development
Wetlands
Rocky View Flood Fringe - AB Env.
Stepping Back - Riparian Setbacks
Surface Water
County Lands
Roads


Infill Opportunities
SW-1-25-3-W5M
1
TUMBLEWEED POINT
RODEO DR
COWBOY WAY
WINDMILL WAY
CALLING HORSE DR
TWP RD 250
RGE RD 31
Country Residential Infill
Cluster Residential Development
Special Planning Areas
Urban & Hamlet Interface Area
Wetlands
Rocky View Flood Fringe - AB Env.
Stepping Back - Riparian Setbacks
Utility Infrustructure
Surface Water
County Lands
Roads
Active Transportation Network Recommendations
Shared Use Pathway
Shoulder Widening
Yield Roadway


Infill Opportunities
SW-11-25-3-W5M
11
TWP RD 251A
BOW SPRING LANE
RGE RD 32
LARIAT LOOP
Country Residential Infill
Institutional & Community Services
Cluster Residential Development
Wetlands
Utility Infrustructure
County Lands
Roads


Infill Opportunities
SW-2-25-3-W5M
2
LARIAT LOOP
CROCUS RIDGE POINT
CROCUS RIDGE BAY
CROCUS RIDGE DR
CROCUS RIDGE PLACE
RGE RD 32
CROCUS RIDGE COURT
DEER SPRINGS CLOSE
CLOVER LANE
TWP RD 250
EAGLE BUTTE RANCH
Country Residential Infill
Business Commmercial
Cluster Residential Development
Wetlands
Stepping Back - Riparian Setbacks
Surface Water
County Lands
Roads
Active Transportation Network Recommendations
Shared Use Pathway
Shoulder Widening


Infill Opportunities
SW-23-25-3-W5M
23
SPRINGBANK HEIGHTS WAY
Country Residential Infill
Wetlands
Rocky View Flood Fringe - AB Env.
Surface Water
County Lands
Roads
N
W
E
S

APPENDIX D: PLANNING NORTH SPRINGBANK

North Springbank Area Structure Plan

Overview

The development of North Springbank has previously been guided by the following Area Structure Plans:

- Central North Springbank ASP (Bylaw C-5354-2001, adopted October 2, 2001);
- North North Springbank ASP (Bylaw C-5035-1999, adopted May 4, 1999);

The North Springbank ASP combines and updates portions of these ASPs, taking into account the new developments and policy documents and that have occurred since their adoption. Some of these changes are set out below:

- February, 2009 – Springbank Airport Master Plan 2009-2029 is published;
- October, 2013 – Rocky View Municipal Development Plan (the County Plan) is adopted by Council;
- September, 2014 – South Saskatchewan Regional Plan is adopted by the Province;
- May, 2016 – Springbank Master Drainage Plan is approved by the County;
- October, 2018 – Interim Regional Growth Plan is adopted by the Calgary Metropolitan Region Board;
- March, 2019 – Construction of the Stoney Trail West ring road extension commences.

What is an Area Structure Plan?

An area structure plan (ASP) is a statutory document approved by Council and adopted by Bylaw. An ASP outlines the vision for the future development of an area in relation to matters such as land use, transportation, protection of the natural environment, emergency services, general design, and utility service requirements.

An ASP provides Council with an overall strategy when considering land use changes, subdivision, and development. When making decisions regarding development within an area structure plan, Council must consider the plan and a wide range of other factors such as the goals of the County, County-wide growth, and the ability to provide servicing. The ASP implements the higher-level policies and requirements of the Interim Growth Plan, the South Saskatchewan Regional Plan, the Rocky View County/City of Calgary Intermunicipal Development Plan, and the County Plan, through alignment with these documents.

An ASP does not predict the rate of development within the plan area; ultimately, growth is determined by market demand, which reflects the overall economic climate of the region.

Through the process of preparing an ASP, citizens are provided with opportunities at various stages in the process to have input into the development of policy. It is important that the vision, goals, and policies contained in the ASP address the interests of residents and stakeholders in the ASP area, as well as the interests of those in other parts of the County.

Section 633 of the Alberta Municipal Government Act states that an ASP must describe:

- the sequence of development proposed for the area;
- the land uses proposed for the area, either generally or with respect to specific parts of the area;
- the density of population proposed for the area either generally or with respect to specific parts of the area;
- the general location of major transportation routes and public utilities; and
- other matters the Council considers necessary, if required.

The policies in an ASP form a bridge between the general planning policies contained in the County Plan and the more detailed planning and design direction contained in a local plan, which may be in the form of a conceptual scheme, a master site development plan, or a residential infill development plan. ASP policies must align with the County Plan and applicable County policies. The ASP must be based on sound planning principles and must respond to the particular natural and physical development of the Plan area.

Local Plans

For brevity, this document uses the term local plan to refer to a conceptual scheme, master site development plan, or residential infill development plan. The County anticipates that the majority of local plans within the ASP boundary will be submitted as conceptual schemes. Subdivisions would generally be expected to submit a local plan in the form of a conceptual scheme or residential infill development plan. Land use changes that do not facilitate any future subdivision may be required to submit a local plan in the form of a master site development plan.

Local plans are developed within the framework provided by an ASP. Based on this framework, the local plan must demonstrate how development in the local area will retain the integrity of the overall ASP planning concept, and how development will

RESIDENTIAL INFILL DEVELOPMENT PLANS:

Non-statutory plans that accompany a land use redesignation application and are used to comprehensively address a limited set of specific planning issues. They address the practical difficulty of multiple parcel ownership, and the burden of plan preparation falling on a single owner of a limited amount of land. Residential infill development plans require consultation with owners within the plan area and will be retained by the County to guide future subdivision approval.

CONCEPTUAL SCHEMES:

Plans that are subordinate to an ASP. They may be adopted either by bylaw or by a resolution of Council. A conceptual scheme is prepared for a smaller area within an ASP boundary and must conform to the policies of the ASP. Conceptual schemes provide detailed land use direction, subdivision design, and development guidance to Council, Administration, and the public. If a conceptual scheme area is of sufficient size that further detail is required for specific areas and phases, the conceptual scheme may identify smaller sub-areas and provide detailed guidance at that level. These smaller sub-areas are referred to as 'development cells'.

MASTER SITE DEVELOPMENT PLANS (MSDP):

Accompany a land use redesignation application and provide design guidance for the development of a large area of land with little or no anticipated subdivision. An MSDP addresses building placement, landscaping, lighting, parking, and architectural treatment. The plan emphasis is on-site design with the intent to provide Council and the public with a clear idea of the final appearance of the development. Section 26 of this Plan requires that Conceptual Schemes and MSDPs are appended, by bylaw, to the ASP. This means that the municipality and landowners have a statutory obligation to adhere to the policies and requirements set out within conceptual schemes and MSDPs.

be connected and integrated with adjacent areas. Policy sections in the ASP identify the unique requirements that must be addressed in the local plan due to the location and specific development conditions of the area. The technical requirements of a conceptual scheme, master site development plan, and residential infill development plan are identified in Appendix B of this ASP. Local plans must also address the general requirements for preparing a conceptual scheme or master site development plan identified in the Rocky View County Plan.

Plan Interpretation

The following describes the meaning of some of the key words that are contained in a policy:

- **Shall:** a directive term that indicates the actions outlined are mandatory and therefore must be complied with, without discretion, by Administration, the developer, the Development Authority, and Subdivision Authority.
- **Should:** a directive term that indicates a strongly preferred course of action by Council, Administration, and/or the developer, but one that is not mandatory.
- **May:** a discretionary term, meaning the policy in question can be enforced by the County if it chooses to do so, dependent on the particular circumstances of the site and / or application.

Policy Direction from Other Plans

A description of the planning framework that guides this ASP, and how North Springbank will grow in the future, is set out below.

Calgary Metropolitan Region Growth Plan

On January 1, 2018, Rocky View County and nine other municipalities became part of a regional planning area defined as the Calgary Metropolitan Region. The Calgary Metropolitan Region Board Regulation (190/2017), enacted under the Municipal Government Act, directs that a regional growth plan and a supporting regional servicing plan shall be prepared to guide how lands within the 10 participating municipalities will develop.

The Metropolitan Region Growth and Servicing Plans are to be submitted for Ministerial approval by January 1, 2021, and, among other matters, will identify the following:

- growth areas;
- development density;
- transportation, recreation, utility, and transit corridors; and
- servicing required to support the Growth Plan relating to transportation, water, waste water, storm water, solid waste, and emergency services.

The Growth Plan will also address policy matters relating to planning for regional corridors, environmentally sensitive areas, the intensification of existing settlement areas, and conservation of agricultural lands.

Interim Growth Plan

Prior to the Calgary Metropolitan Region Growth and Servicing Plans being adopted, the Region Board approved an Interim Growth Plan (IGP), which received approval by the Minister of Municipal Affairs on October 4, 2019. The IGP sets out three broad principles:

1. Promote the integration and efficient use of regional infrastructure.
2. Protect water quality and promote water conservation.
3. Encourage efficient, strong, and sustainable growth.

Policies within the IGP cover the following areas:

1. Region-wide policies – these relate to how municipalities collaborate to coordinate land-use planning, servicing, and infrastructure endeavours.
2. Flood prone area policies – these seek to prevent development in provincially-identified flood hazard areas.
3. Development policies – these outline evaluation criteria for different types of development based on regional planning principles and objectives.
4. Regional corridors policies – these relate to protection of regional transportation and transmission corridors.

In adopting the North Springbank ASP, Rocky View County has ensured the Plan conforms to the principles and objectives of the IGP. The ASP is also in conformance with all relevant IGP policies, including:

The Interim Regional Evaluation Framework requires that new statutory plans and plan amendments are assessed against the principles, objectives, and policies of the IGP, and that certain plans and amendments are presented to the Calgary Metropolitan Region Board (CMRB) for consideration and approval.

As the North Springbank ASP meets the threshold for submission to the CMRB, it was referred to the Board after receiving second reading from Rocky View County Council on [date to be inserted upon second reading, 2020].

South Saskatchewan Regional Plan

The South Saskatchewan Regional Plan (SSRP) establishes a 50-year vision for the region, and sets the strategic direction on a range of matters over the next 10 years, including:

- Aligning provincial policies at the regional level to balance Alberta's economic, environmental, and social goals;
- Using a cumulative effects management approach to balance economic development opportunities and social and environmental considerations;
- Setting desired economic, environmental, and social outcomes and objectives for the region;
- Describing the strategies, actions, approaches, and tools required to achieve the desired outcomes and objectives; and
- Providing guidance to provincial and local decision-makers regarding land use management for the region.

The SSRP provides municipalities with strategies that allow for flexibility in their planning and decision-making. These strategies are presented in a general manner to allow for interpretation and application in a locally meaningful and appropriate fashion. Each municipality must prepare statutory plans and policies to align with the principles of the SSRP.

Rocky View County's Municipal Development Plan (the County Plan) was prepared in alignment with

Table 06: Principles and Objectives of the IGP

ICP POLICY	CORRESPONDING ASP SECTIONS
Policy 3.2.2 Intermunicipal collaboration.	The County has undertaken thorough and structured engagement with the City of Calgary to address intermunicipal issues and opportunities throughout the ASP process, and this is reflected in the relevant Plan policies.
Policy 3.2.3 Protection of source water, wetlands, and regional corridors.	Policies within Sections 16 (Natural & Historic Environment) and 20 (Transportation) of this ASP address these matters.
Policies 3.3.1 and 3.3.2 Flood prone areas.	Policies within Sections 7 (Residential) and 17 (Reserves) of this ASP address these matters.
Policy 3.4.2 Expansion of Settlement Areas	Policies within Section 12 (Future Expansion Areas) of this ASP address these matters.
Policy 3.4.4 Country Residential Development	Policies within Section 7 (Residential) of this ASP address these matters.
Policy 3.4.5.1 Employment Areas	Policies within Section 9 (Business) of this ASP address these matters.
Policy 3.5.1.1 and Schedules 3 & 4 Mobility Corridors	Policies within Sections 21 (Scenic and Community Corridors) and 23 (Utility Services) of this ASP address these matters.
Policy 3.5.2.1 and Schedules 5 & 6 Transmission Corridors	Policies within Section 22 (Utility Services) of this ASP address these matters.

the SSRP, and subsequently, all ASPs must follow the direction of the County Plan. The SSRP provides a number of principles to assist municipalities with strategic planning. A key premise of the SSRP is to use land more efficiently and to preserve large tracts of agricultural land. The County Plan implements these principles by directing growth to identified growth areas and limiting development outside of these areas.

The North Springbank ASP specifically achieves the following key SSRP objectives:

1. Agriculture – the region's agricultural industry is maintained and diversified.
2. Renewable Energy – opportunities for the responsible development of the region's renewable energy industry are maintained in support of Alberta's commitment to greener energy production and economic development.
3. Biodiversity – terrestrial and aquatic biodiversity, and related ecosystems, are maintained. The role of economic sectors in maintaining ecosystem services is recognized.
4. Surface Water Quality – surface water quality within the South Saskatchewan river basin is managed to ensure future water uses are protected.

5. Efficient Use of Land – the amount of land required for development of the built environment is minimized over time.
6. Historic Resources – artifacts, fossils, historic places, and aboriginal heritage that define the region's distinctive character are identified and effectively managed.
7. Planning Cooperation and Integration – cooperation and coordination are fostered among all land use planners and decision-makers. Partnerships are formed to ensure growth occurs in a sustainable manner.
8. Building Sustainable Communities – promote healthy and sustainable communities; maintain and enhance the natural environment; establish land-use patterns for orderly, economical, and beneficial development; and minimize risk to health, safety, and property loss.

Rocky View County / City of Calgary Intermunicipal Development Plan

Adopted by both the County and the City of Calgary in 2012, the Intermunicipal Development Plan (IDP) seeks to encourage cooperation and coordination between the municipalities on cross boundary matters. As much of North Springbank's eastern boundary adjoins the municipal boundary with Calgary, it was important to maintain cooperation and engagement with the City throughout development of the ASP.

The IDP identifies Springbank as a County Growth Corridor, acknowledging that the area is designated as a Country Residential area within the County Plan. The IDP also highlights Key Focus areas within North Springbank that require special attention in collaboration between the municipalities. The Highway 1 corridor is considered to be important as a transition area and is an area that has previously seen annexation by the City. The municipal boundary south of Highway 1 is also seen as an area requiring collaboration with the City, taking into account the development interface and the construction of the Stoney Trail transportation corridor.

Where further collaboration and coordination of land use and infrastructure planning is seen to be required to achieve suitable development forms along the municipal boundary, these areas have been designated as Special Planning Areas (see Section 11). These areas will require further amendments to this ASP, initiated by the County, prior to proceeding to submission of local plans and land use amendments.

Rocky View County Plan

The North Springbank ASP is consistent with the policies of the County Plan. The County Plan provides an overall policy framework on a variety of matters, ranging from the development of residential and commercial areas, to the provision of emergency services and infrastructure.

A key direction of the County Plan is to use land efficiently by directing growth to defined areas, thus conserving the remaining large blocks of land for agricultural use. North Springbank is identified as a Country Residential Area in the County Plan. The County Plan encourages efficient use of land by reducing the development footprint through the use of compact residential development. The County Plan emphasizes the importance of retaining rural character through the use of adjacent open space, community design, and reducing the development footprint.

Section 9 of the County Plan provides support for country residential communities such as North Springbank, providing for a high-quality built environment, while also retaining rural character. The County Plan provides direction for reviewing existing country residential ASPs and states that the County should consider reducing the overall area dedicated to country residential uses where development potential is not being fulfilled. Instead, alternative development forms, such as compact residential development, should be considered to reduce the development footprint on the rural landscape. The support for Cluster Residential development within this ASP aligns with the goals, objectives, and policies of the County Plan in this respect.

COMPACT RESIDENTIAL DEVELOPMENT:

Provides the benefit of preserving a larger area of open space for public and community use. It combines land that would otherwise have been within the private realm of landowners into a space that can serve a wider purpose including recreation, active transportation routes, habitat preservation, and small-scale agriculture uses. Due to the reduced residential development footprint, infrastructure can usually be provided more efficiently, and rural character can be preserved.

For the purposes of this ASP, compact residential development is called Cluster Residential development (see Section 7).

Section 11 of the County Plan supports the infilling and intensification of existing Business areas within the County; Map 05 of this ASP identifies a Regional Business Area around the Springbank Airport and also a Highway Business Area adjacent to the Highway 1/Range Road 33 interchange. Comprehensively planned commercial/residential developments have been identified on the western side of Springbank Airport, south of Harmony, and along Highway 1 towards the eastern boundary of the Plan area, adjacent to the city of Calgary. This ASP provides for the continuing growth of business uses, both commercial uses and certain forms of industrial uses, within these identified areas.

Public Engagement Process

Throughout the ASP review project, Rocky View County sought to emphasize meaningful discussion with the Springbank community, and worked to promote an inclusive and transparent process.

The County's engagement strategy provided opportunities for much-valued input from landowners, stakeholders, adjacent municipalities, and the general public, all of which has, in part, informed the overall vision and policies of the ASP. An emphasis was placed on working with the community at an early stage to firstly discuss broad objectives for North Springbank, and then later to examine suitable land use options and policies. A summary of the key events within the process is found in Table 07.

Table 07: Public Engagement - Key Events

PHASE	DATE	ENGAGEMENT
Phase 1 Project Launch	November, 2016	The County commenced the ASP review project with an information session at the Heritage Club, providing details on the project background and the need for the review. The event was advertised by a mail-out to all Springbank addresses, together with public notices and signs. It was attended by approximately 80 people. The County project webpage was launched on this date.
Phase 2 Setting the ASP Direction	February, 2017, and, June, 2017	The County held a week of "coffee-chats": structured, but informal discussions with groups or residents, landowners and other stakeholders. The chats at the Springbank Park for All Seasons sought to ascertain the following: • where development should, and should not, be focused within the community; • whether the existing ASPs' boundaries should be amended or amalgamated; and • how the County should engage with the community for future projects. The coffee-chats were attended by approximately 90 people. A separate workshop evening was held to examine the community's specific priorities for subject areas, such as transport, conservation, and servicing. Some 100 people attended this event at the Heritage Club. Due to the positive feedback from attendees on the previous coffee-chat engagement format, a further round of these chats was held at the Springbank Park for All Seasons. These chats built on the previous feedback received and focused on seeking input on a high-level land use strategy, together with discussions on specific areas of the community. Approximately 60 people attended the meetings.
Phase 3 Draft Vision, Objectives, and Land Use Scenarios	June, 2018	The County sought input on its draft vision, goals, and objectives, together with three land use scenarios to the Springbank community at an open house attended by 125 people. The open house at the C3 Church was advertised by means of a further landowner mail-out and via press notices. Feedback was requested through an online mapping tool, which received over 2,000 comments, and a survey, which was completed by 70 people.
Phase 4 Draft Plan	May, 2019	A pre-release of the first draft was published on the County webpage. This was to ascertain initial feedback on ASP policies, while technical reports on servicing, transportation, and the environment were still being completed. Comments were invited in writing, and through individual and group meetings. Appropriate feedback was incorporated into the draft alongside the subsequent technical analysis.
Phase 5 Final Draft and Council	April, 2020	The final draft of the ASP, alongside supporting technical studies, was presented to the public. The final draft of the ASP was released publicly through the County webpage prior to taking the document forward for Council consideration. A public hearing was advertised for presentation of the ASP to Council,l allowing public comment on the document. The hearing was held on [date to be inserted].

Intermunicipal Engagement (City of Calgary)

In preparing this ASP, the County worked collaboratively with The City of Calgary to identify shared issues and opportunities. This Plan addresses the comments and concerns identified by the City in its comments to the County. Genuine engagement with the municipality was undertaken throughout the ASP process. This included two technical workshops, and reporting to councilors and staff at Intermunicipal Committee meetings. An outline of the key intermunicipal engagement events is set out below.

Table 08: Key Intermunicipal Engagements

PHASE	DATE	ENGAGEMENT
Phase 1 Project Launch	December, 2016	The County prepared an Intermunicipal Engagement Plan as agreed upon with the City. This Plan identified how the County would engage with the City, and was updated throughout the project to adapt to any changes in the direction of the ASP.
Phase 2 Setting the ASP Direction	February, 2017	The City was notified of the County's public engagement events that were held, and was advised of the materials available at the events.
	April, 2017	A site visit was undertaken to a range of locations in Springbank, with staff from both municipalities and Alberta Transportation attending. Discussions were focused on identifying any policy or technical issues and opportunities at an early stage.
	November, 2017	Representatives from both municipalities met to discuss the County's servicing study for Springbank, and potential options for water and waste water servicing to support development.

PHASE	DATE	ENGAGEMENT
Phase 3 Draft Vision, Objectives, and Land Use Scenarios	June, 2018	The County invited the City to the open house held to present the draft vision, goals, objectives, and land use scenarios. Two City staff attended, and the associated materials were later sent through to the City for comment.
	July, 2018	An update was presented by the County to the Intermunicipal Committee, outlining the draft land use scenarios and the status of the project.
	November, 2018	The County invited the City to comment on its refined draft land use scenario.
	January, 2019	A further technical workshop was held with the City and Alberta Transportation to examine issues and opportunities in relation to the draft land use scenario prepared. There were 22 staff in attendance, and discussions were held on the following areas: • Planning; • Parks, pathways, and recreation; • Transportation; • Water and waste water; and • Fire Service provision. Following the joint workshop, both Administrations agreed on 16 action items to be addressed within the ASP and through separate intermunicipal projects or communications.
Phase 4 Draft Plan	January, 2019	An update was presented by the County to the Intermunicipal Committee outlining the draft land use scenarios and the status of the project. An update was provided on the ASP and the outcomes of the workshop held with City Administration.
	May, 2019	The City was sent the pre-release of the County's first draft of the ASP and was invited to submit comments. No comments were received from the City.
	December, 2019	The County shared the draft ASP with the City, together with its completed transportation, environmental and servicing studies, and met with City representatives to discuss any issues or opportunities with respect to the findings.
	April, 2020	A formal circulation was sent to the City to invite comments on the draft Plan. The City's provided comments were incorporated into the final draft Plan where appropriate.
Phase 5 Final Draft and Council	April, 2020	The City was formally circulated the final draft of the ASP. Comments received from the City were provided within the report to Council alongside the draft ASP.

APPENDIX E: LOCAL PLANS IN THE NORTH SPRINGBANK PLAN AREA

Table 09: Local Plans in the North Springbank Plan Area

LOCAL PLAN	BYLAW	APPROVAL DATE	DEVELOPMENT
Pinnacle Ridge Conceptual Scheme	C-4635-96	May 14, 1996	Country Residential
Murray Lands Conceptual Scheme	C-5944-2004 C-5960-2004	July 27, 2004 February 8, 2005	Country Residential
Grand View Estates Conceptual Scheme	C-5936-2004	January 18, 2005	Country Residential
Timberstone Conceptual Scheme	C-6078-2005	June 14, 2005	Country Residential
Montebello Conceptual Scheme	C-6123-2005	September 27, 2005	Country Residential
Barnard Conceptual Scheme	C-6151-2005	October 25, 2005	Country Residential
Lariat Loop Conceptual Scheme	C-6197-2006	February 14, 2006	Country Residential
Partridge View Conceptual Scheme	C-6473-2007	June 12, 2007	Country Residential
Wilson Conceptual Scheme	C-6249-2006	June 26, 2007	Country Residential
Robinson Road Conceptual Scheme	C-6490-2007	July 3, 2007	Country Residential
Bingham Crossing Conceptual Scheme	C-7184-2012	September 11, 2012	Business Commercial
Springbank Creek Conceptual Scheme	C-7298-2013	October 1, 2013	Country Residential
North Escarpment Drive Conceptual Scheme	C-7649-2017	April 11, 2017	Country Residential
Atkins Conceptual Scheme	C-7755-2018	May 22, 2018	Country Residential
Lazy H Estates Conceptual Scheme	C-7799-2018	May 14, 2019	Country Residential

These local plans are considered to form part of this ASP as appended documents, and they provide detailed land use direction, subdivision design, and development guidance for the areas they cover. All future conceptual schemes and master site development plans adopted by Council shall be appended, by bylaw, to this Area Structure Plan, with Table 09 and Map 03 updated accordingly.

ROCKY VIEW COUNTY

ROCKY VIEW COUNTY

PLANNING AND DEVELOPMENT SERVICES

TO: Council

DATE: July 28, 2020 **DIVISION:** 2 and 3

FILE: 1015-550

SUBJECT: First Reading Bylaw – South Springbank Area Structure Plan

PURPOSE: To give first reading to the draft South Springbank Area Structure Plan to guide future redesignation, subdivision, and development proposals within the plan area.

GENERAL LOCATION: Located between the Elbow River and south of Township Road 245, west of the city of Calgary.

APPLICANT: Rocky View County

POLICY DIRECTION: The *Municipal Government Act* (MGA), Interim Growth Plan (IGP), the County Plan, and any other applicable policies.

COUNCIL OPTIONS:

Option #1: THAT Bylaw C-8064-2020 be given first reading.

Option #2: THAT Bylaw C-8064-2020 be denied.

BACKGROUND:

On April 28, 2020, the draft Springbank Area Structure Plan was presented to Council for consideration of first reading. The item was tabled until July 28, 2020 and direction was provided that Administration hold an additional workshop with Council to determine how this area is best served, whether through one large ASP, or through two or more ASPs. A Council workshop was held on June 4, 2020 and Administration has prepared revisions to the draft Springbank Area Structure Plan.

Initial amendments have been made to the previous first reading draft of the ASP to incorporate recent feedback from stakeholders and residents; however, Administration will continue to make amendments to the ASP following any first reading given by Council, once a detailed review of the input received and updates to the supporting technical studies are complete. The South Springbank Area Structure Plan is presented for first reading of the bylaw and if granted, the Plan will proceed to a Public Hearing and second reading. Should second reading be granted, the Plan will be presented to the Calgary Metropolitan Region Board for review and approval.

Respectfully submitted,

"Theresa Cochran"

Executive Director
Community Development Services

Concurrence,

"Al Hoggan"

Chief Administrative Officer

JA/llt

Administration Resources
Jessica Anderson, Planning and Development Services

ROCKY VIEW COUNTY

APPENDICES:

APPENDIX ‘A’: Bylaw C-8064-2020 & Schedule A
APPENDIX ‘B’: Consolidated Draft South Springbank Area Structure Plan

ROCKY VIEW COUNTY

BYLAW C-8064-2020

A Bylaw of Rocky View County, in the Province of Alberta, known as the South Springbank Area Structure Plan, pursuant to Section 633 of the *Municipal Government Act*.

The Council of Rocky View County enacts as follows:

Title

1 This Bylaw may be cited as "South Springbank Area Structure Plan".

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 THAT Schedule 'A' to Bylaw C-8064-2020 is adopted as the "South Springbank Area Structure Plan" to provide a policy framework for land use, subdivision, and development in a portion of central west Rocky View County.

Transitional

4 Bylaw C-8064-2020 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*.

ROCKY VIEW COUNTY

READ A FIRST TIME IN COUNCIL this	day of	, 20__
PUBLIC HEARING WAS HELD IN COUNCIL this	*day of*	*, 20__*
READ A SECOND TIME IN COUNCIL this	day of	, 20__
READ A THIRD TIME IN COUNCIL this	day of	, 20__

_____

Reeve

_____

CAO or Designate

_____

Date Bylaw Signed

ROCKY VIEW COUNTY

SCHEDULE 'A'

FORMING PART OF BYLAW C-8064-2020

An Area Structure Plan to guide land use and development within the south Springbank area and herein referred to as the South Springbank Area Structure Plan.

ROCKY VIEW COUNTY

SOUTH SPRINGBANK

AREA STRUCTURE PLAN

Spring 2020 | DRAFT

Introduction 1

1 Plan Organization 2
2 Plan Purpose 3
3 Springbank Vision and Goals 4
4 Plan Area 6
5 Springbank Context 9

Plan Policies: Land Use 13

6 Land Use Strategy 15
7 Residential 18
8 Institutional and Community Services 34
9 Special Planning Areas 38
10 Transitions 41
11 Agriculture 45

Plan Policies: Open Space & Recreation 49

12 Natural and Historic Environment 50
13 Reserves 55
14 Active Transportation, Parks and Open Space 58
15 Recreation, Cultural, and Community Services 61

Plan Policies: Transportation, Utilities & Services 63

16 Transportation 64
17 Scenic and Community Corridors 68
18 Utility Services 72
19 Storm Water 76
20 Solid Waste and Recycling 80
21 Emergency Services 81
22 Flood Risk Management 82
23 Renewable Resources 83

Implementation 84

24 Implementation 85
25 Intermunicipal Coordination and Cooperation 88

Appendices 90

Appendix A: Definitions 91
Appendix B: Local Plan Requirements 94
Appendix C: Infill Development Criteria 97
Appendix D: Design Guidelines 119
Appendix E: Planning Springbank 120
Appendix F: Local Plans in the Springbank Plan Area 130

List of Figures

Map 01: Plan Area Location 6
Map 02: Air Photo 7
Map 03: Local Plans 8
Map 04: Existing Land Use 11
Map 05: Land Use Strategy 16
Map 05A: Infill Residential 23
Map 06: Environmental Areas 67
Map 07: Wildlife Corridors 68
Map 08: Open Space and Active Transportation Connections 74
Map 09: Transportation Network 81
Map 10: Scenic and Community Corridors 85
Map 11: Water Servicing 89
Map 12: Waste Water Servicing 90
Map 13: Storm Water Drainage Catchments 92

List of Tables

Table 01: Springbank Population Density at Full Build-Out 16
Table 02: Land Use Scenario - Land Use Category 17
Table 03: Density Options 30
Table 04: Implementation Actions 102
Table 05: Local Plan Requirements 109
Table 06: Principles and Objectives of the IGP 149
Table 07: Public Engagement - Key Events 152
Table 08: Key Intermunicipal Engagements 153
Table 09: Local Plans in the Springbank Plan Area 155

INTRODUCTION

1 PLAN ORGANIZATION

The South Springbank Area Structure Plan (the Plan or ASP) is organized in three parts followed by six appendices.

Part I: Introduction

This Part outlines the Plan's purpose, boundaries, policy terminology, relationship to other plans, the public engagement process, and key issues, opportunities, and design ideas that informed the Plan preparation process. It also contains a description of the development of the Springbank area from its early beginnings to today. Finally, it presents a vision of what Springbank will be like in the future and outlines 16 broad goals that will help achieve this vision.

Part II: Plan Policies

This Part is the core of the Plan, containing the policy direction to guide development in the Springbank Plan Area; it sets out the land use, servicing and infrastructure strategy for the area. Each section contains a description of its purpose and intent, a list of objectives, and a series of policies addressing the subject matter.

Part III: Implementation

This Part presents the Plan implementation process, covering the following items:

- Local plan areas and requirements;
- Plan monitoring and review;
- Actions for further work that will supplement the Plan policies and assist in achieving the Plan vision, goals and objectives; and
- Intergovernmental affairs and regional planning considerations.

Appendices

Appendix A: Definitions

Appendix B: Local Plan Requirements

Appendix C: Infill Development Criteria

Appendix D: Design Guidelines

Appendix E: Planning Springbank

Appendix F: Local Plans in the Springbank Plan Area

2 PLAN PURPOSE

An area structure plan (ASP) is a statutory document approved by Council and adopted by Bylaw. The purpose of this Plan is to outline the vision for the future development of Springbank in relation to matters such as land use, transportation, protection of the natural environment, emergency services, general design, and utility service requirements. This ASP provides Council with an overall strategy when considering land use changes, subdivision, and development. When making decisions regarding development within an area structure plan, Council must consider the plan and a wide range of other factors such as the goals of the County, County-wide growth, and the ability to provide servicing. This ASP implements the higher-level policies and requirements of the Interim Growth Plan, the South Saskatchewan Regional Plan, the Rocky View County/City of Calgary Intermunicipal Development Plan, and the County Plan, through alignment with these documents. The land use strategy set out in this ASP implements the vision for Springbank by detailing the physical organization of land uses. The strategy identifies general land uses, the approximate boundaries of the land use areas, and the policies that inform the development in each area.

An ASP does not predict the rate of development within the plan area; ultimately, growth is determined by market demand, which reflects the overall economic climate of the region. Through the process of preparing this Plan, several opportunities were provided for input on the development of policy. It is important that the vision, goals, and policies contained in the Plan address the interests of residents and stakeholders in the ASP area, as well as the interests of those in other parts of the County.

3 SPRINGBANK VISION AND GOALS

Springbank Vision

The following vision statement provides an idea of what Springbank could look like in the future:

Straddled by the Elbow River and Highway 1 to the north, Springbank will principally offer a tranquil rural lifestyle, with beautiful vistas and a strong sense of community rooted in its agricultural heritage. Further development will safeguard Springbank's precious natural environment and will prioritize sensitive watershed, wildlife, and natural habitat management. Acreages will continue to be the main housing option in the community, but with Cluster Residential development offering a further choice that promotes the establishment of communal spaces. Agricultural land uses shall continue to be supported, and new development shall respect existing agricultural operations.

Residents and visitors will access a growing range of institutional uses on Range Road 33, and will enjoy an extensive active transportation network linked with open space and community focal points. Transition from urban development in Calgary will be effectively planned to ensure compatibility with Springbank's unique character. New development shall utilize efficient servicing and transportation infrastructure to ensure that growth is fiscally and environmentally sound.

Goals

There are **16 goals** that guide the Springbank ASP. These goals are based on several factors:

- policy direction of the Interim Growth Plan, the County Plan, and the Intermunicipal Development Plan;
- the existing physical characteristics of the area; and
- the key issues, constraints, and opportunities identified during the planning process.

The goals are as follows:

Land Use Strategy

1. Continue to develop Springbank as a distinct and attractive country residential community, with tranquil neighbourhoods and thriving business areas developed in appropriate locations.
2. Promote a strong sense of place by preserving heritage assets and expanding community focal points, open space connections, and recreational opportunities.
3. Ensure an ordered approach to development through the implementation of well-defined land use areas, together with appropriate transition between land uses.
4. Support the County's goal of achieving financial sustainability through rational extensions of development and diversification of the tax base in the Springbank area.

5. Ensure that new development aligns with the direction of municipal and regional policies and plans.
6. Collaborate and engage with landowners and adjoining jurisdictions throughout the planning process to build consensus on new development.

Community Character and Appearance

7. Complement the character and appearance of Springbank through high-quality design that:
   a. Preserves and enhances the existing landscape and natural environment;
   b. Recognizes and blends with the immediate surroundings and vistas;
   c. Supports efficient use of land and encourages provision of accessible public spaces.
8. Provide for attractive and high-quality scenic corridors in to the Springbank community along the Highway 1 corridor, from Stoney Trail intersections, and along Range Road 33.

Housing

9. Respect the existing built environment, but explore the use of alternate forms of residential development, such as cluster and mixed use development.
10. Establish a framework for the sensitive and orderly infilling of fragmented residential lands to provide for efficient lot sizes that are reflective of a country residential community.

Agriculture

11. Support agricultural uses until alternative forms of development are determined to be appropriate. Support diversification of agricultural operations as a means of retaining an agricultural land base.
12. Promote the development of smaller agricultural operations within residential, community, and business uses to maintain the rural character of Springbank.

Transportation Network

13. Create a well-designed and safe transportation network that maximizes local and regional connectivity for residents, motorists, pedestrians, and cyclists.

Servicing

14. Provide for potable water, waste water, and storm water infrastructure within the Plan area in a safe, cost effective, and sustainable manner.

Environment

15. Demonstrate sensitivity and respect for environmental features, particularly through protection of wildlife corridors, the existing groundwater resource, and drainage patterns within the watersheds of the Elbow River.

4 PLAN AREA

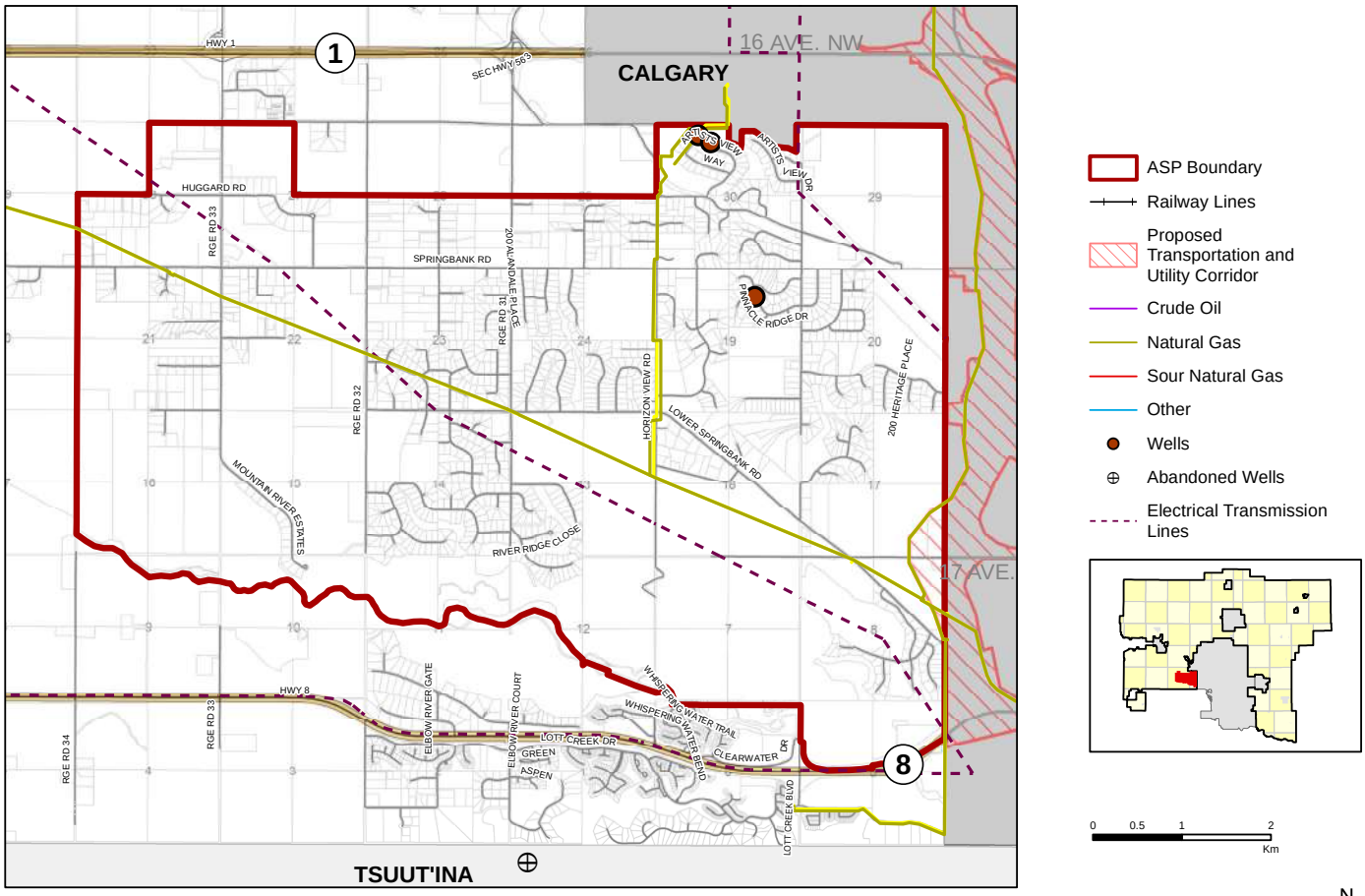
The Springbank Plan Area applies to the lands contained within Map 01: Plan Area Location, and Map 02: Air Photo. Springbank ASP policies are to reference the lands within the Springbank Plan Area boundaries.

The South Springbank Plan Area boundary is generally defined by the Elbow River to the south, and the city of Calgary to the east. To the west, the Plan area adjoins the Harmony development and agricultural lands. To the west of Range Road 34, lands are generally agricultural.

The TransCanada Highway (Highway 1) runs west to north of the Plan area, while the Stoney Trail western extension (under construction at the ASP adoption stage) lies immediately east of the Plan area. This regional transportation infrastructure will provide the primary access into the Plan area.

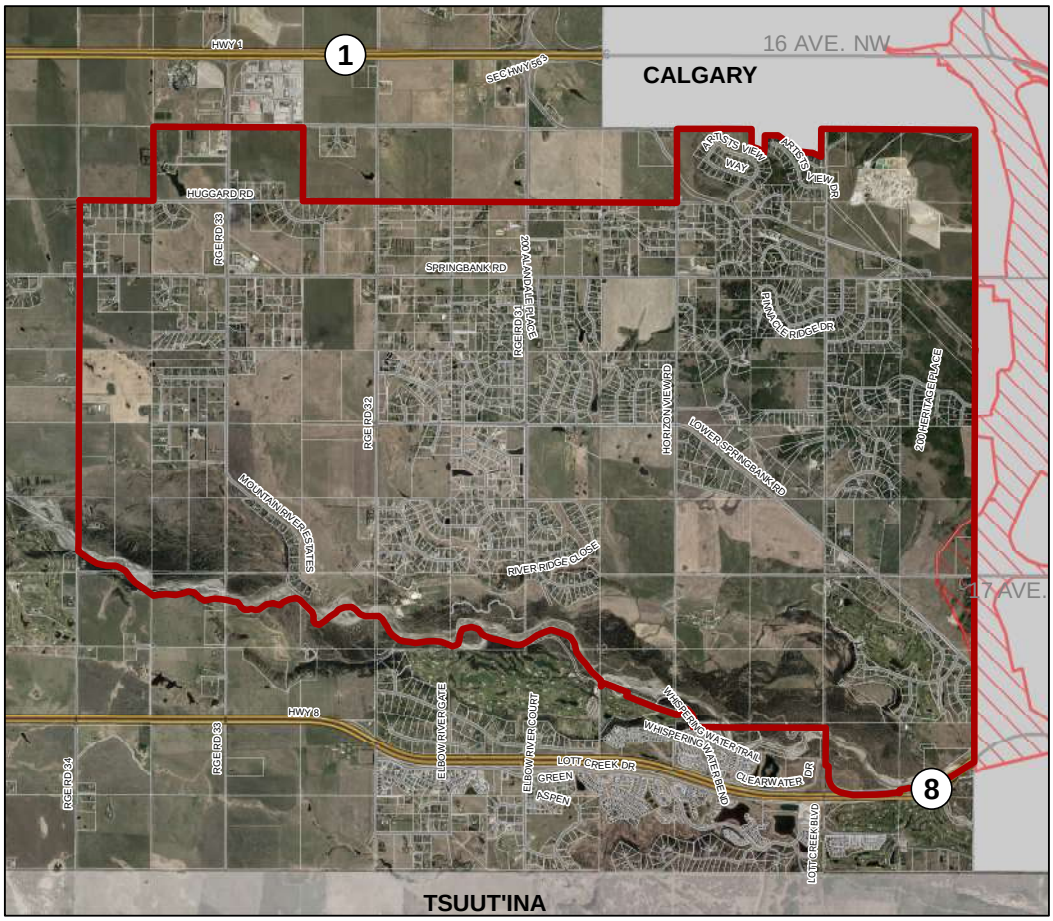
The South Springbank Area Structure Plan encompasses an area of approximately 5,336.59 ha (13,187.00 ac) (Table 01).

Existing Local Plans

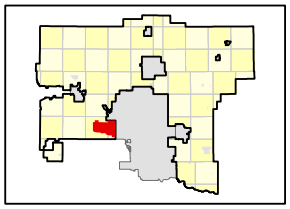


This map is conceptual in nature. No measurements or area calculations should be taken from this map.

Map 01: Plan Area Location



ASP Boundary
Railway Lines
Proposed Transportation and Utility Corridor



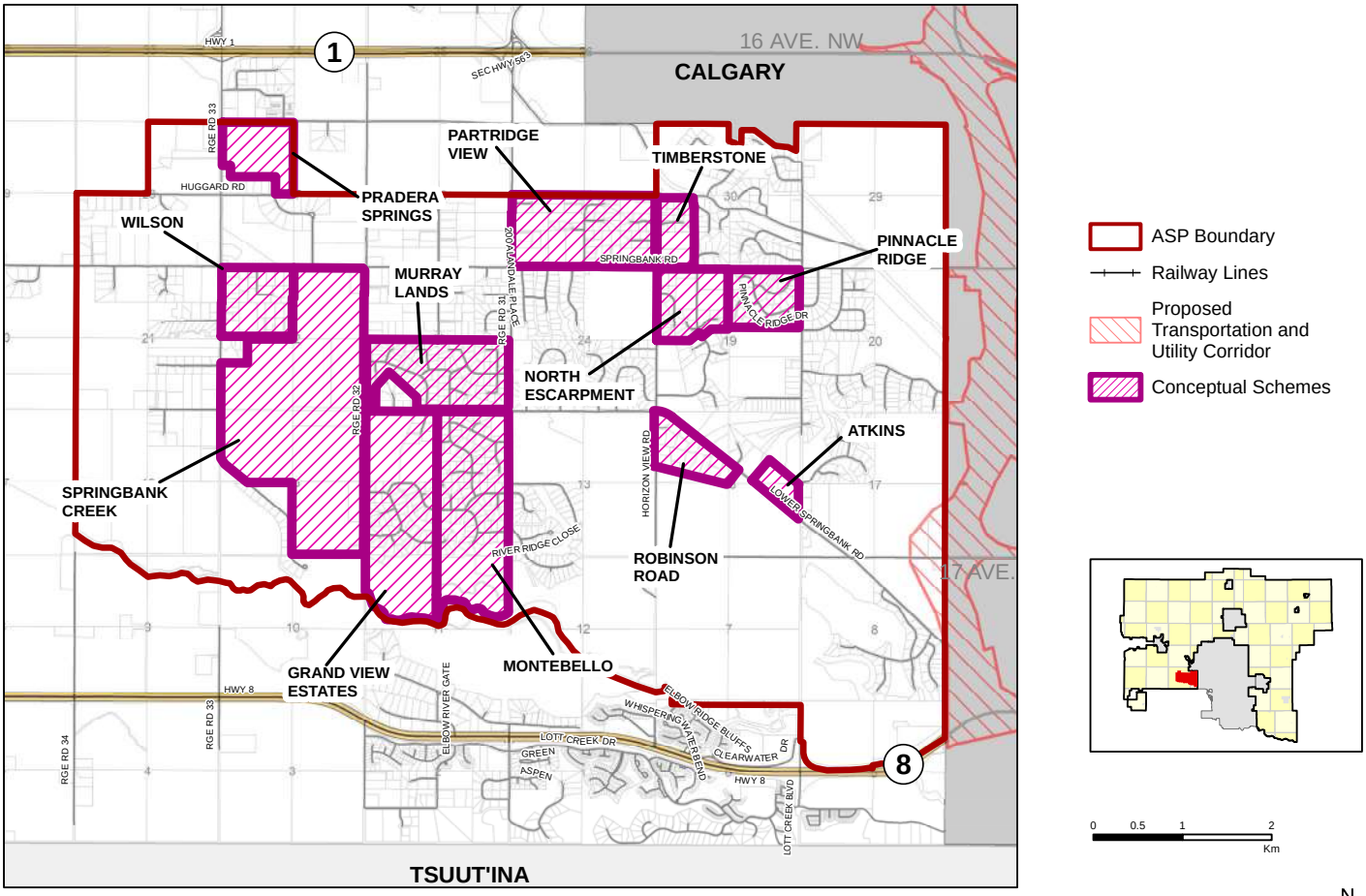
0 0.5 1 2 Km

N

This map is conceptual in nature. No measurements or area calculations should be taken from this map.

Map 02: Air Photo

Adopted local plans within the Springbank Plan Area, as shown on Map 03, are listed in Appendix F.



This map is conceptual in nature. No measurements or area calculations should be taken from this map.

Map 03: Local Plans

PLAN AREA MAPS:

The boundaries and locations of areas shown on the maps within the Plan boundary are not intended to define exact areas except where they coincide with clearly recognizable features or fixed boundaries such as municipal boundaries, property lines, roads, or utility rights-of-way. Furthermore, the locations of symbols depicting specific features on the maps are approximate only, not absolute, and should be interpreted as such. The precise location of these boundaries and areas will be determined by the County at the time of local plan consideration and approval.

5 SPRINGBANK CONTEXT

History

The productive land and the river valleys of Springbank were the basis for settlement of both indigenous and non-indigenous people. The Peigan people of the Blackfoot Nation and Stoney tribe hunted in the Springbank area for the buffalo that grazed the plains, which provided for their food, clothing, fuel, and shelter. Other animals that lived along the rivers, such as deer and elk, were another supply of food and clothing.

The Dominion Lands Act of 1872 encouraged significant settlement of the Canadian Prairies in the late 19th century, and non-indigenous settlers were drawn to Springbank for its productive agricultural lands.

With the extension of the Canadian Pacific Railway in 1886, the area became an attractive location for settlement. Many homesteaders journeyed west by train from eastern Canada and Europe to capitalize on the offer of rich agricultural land throughout Alberta. This optimism came to define Springbank's role in the region as a hinterland of agricultural production for the Calgary region and beyond.

By the early 1900s, Springbank had become a productive and socially vibrant agricultural community. Agriculture was based on pastureland and fertile cropland, followed by the introduction of dairy farming as a primary agricultural pursuit.

Springbank's growth throughout the 20th century was heavily influenced by the growth of Calgary. It initially played an important role in supporting agricultural products to the Calgary population, which had grown to 90,000 people by the 1940s. The rapid expansion of the oil industry from the late 1940s onwards led to a population boom in Calgary, with resultant pressures for residential development in Springbank. Rural land was cheaper to buy, taxes were low, and improved roads made the commute to Calgary manageable. Construction of the TransCanada Highway through Springbank in 1957 perhaps had the most dramatic impact on development pressures in providing improved connectivity with the city.

The Calgary Regional Planning Commission initially sought to discourage rural residential development by setting a minimum parcel size of 20 acres in 1963. By 1971, however, the restriction had been replaced with an allowance for seven four-acre lots per quarter section. In 1984, regional policy again was relaxed to allow further subdivision in rural areas, thereby facilitating further fragmentation of agricultural lands in Springbank.

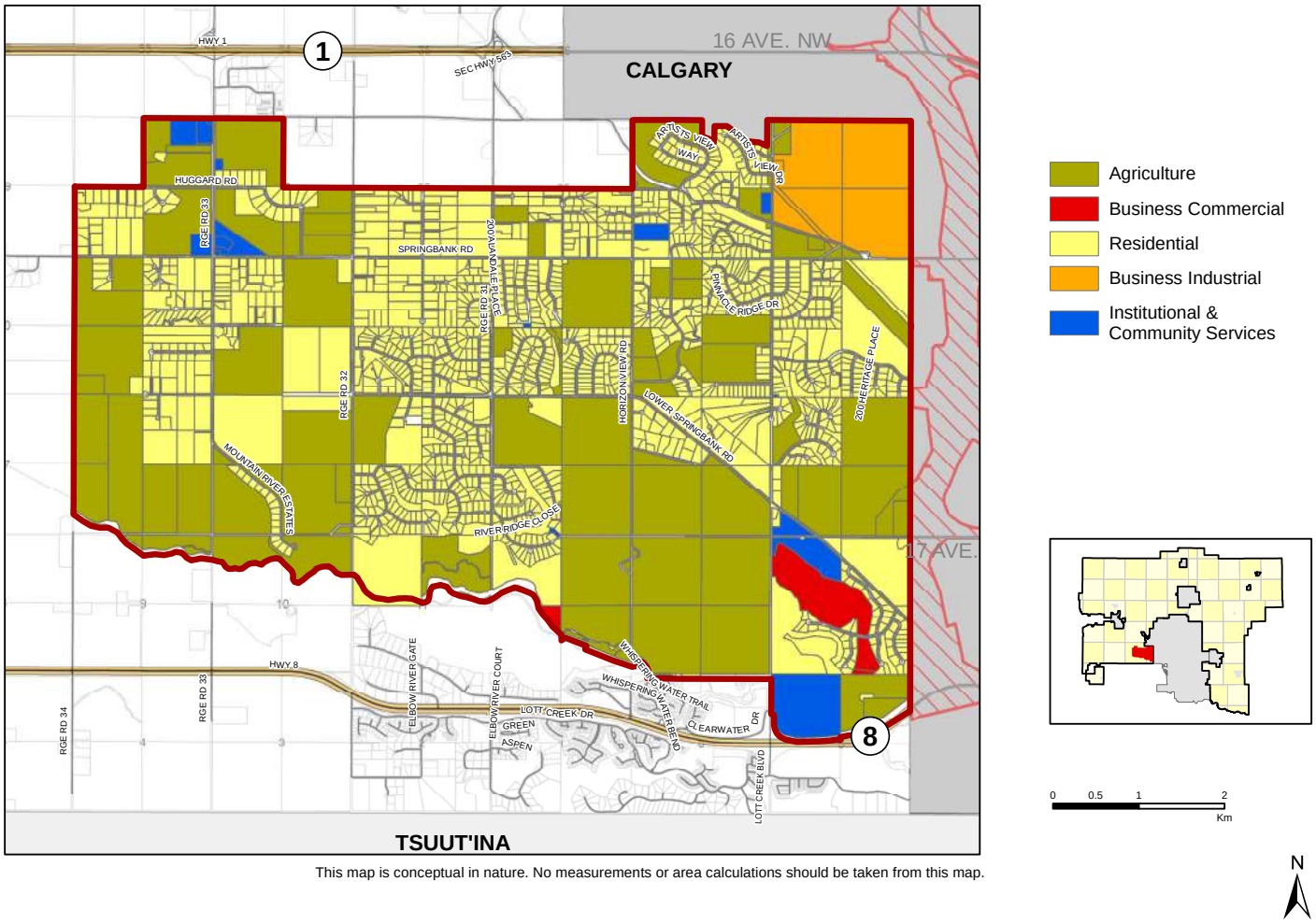
Throughout the 1990s, the growth of country residential acreages increased, with approximately 1,000 new lots being created over the decade, the majority of which were between two and four acres in size. This growth continued with adoption of the Central Springbank ASP by Rocky View County Council in October 2001. The Central Springbank ASP provided the framework for the development of further country residential development and covered much of the Springbank community we see today. However, development within Springbank has slowed recently, as shown by the modest population increase between 2013, where the census-recorded population was estimated at 5,697, and 2018, where the population stood at 5,847.

Alongside residential growth, business development first emerged in Springbank in the 1980s. Calaway Park was established adjacent to Highway 1 and Range Road 33, and later, a range of business uses were established at Commercial Court immediately to the east.

Existing Land Use

Map 05: Existing Land Use shows the land uses present within the Springbank ASP area at the time of adoption of the ASP. Springbank has predominantly developed as a Country Residential community and is defined as such within the County Plan. While many areas in the community are comprehensively planned two acre subdivisions, others feature varying lot sizes indicative of piecemeal subdivision.

Agricultural lands have been fragmented by residential and business development, and the viability of larger agricultural operations continues to be impeded by competing business and residential development.



This map is conceptual in nature. No measurements or area calculations should be taken from this map.

Map 04: Existing Land Use

PLAN POLICIES: LAND USE

6 LAND USE STRATEGY

Purpose

The land use strategy implements the vision for the Springbank ASP by detailing the physical organization of land uses in the Springbank Plan area as identified on Map 05. The strategy identifies general land uses, the approximate boundaries of the land use areas, and the policies that inform the development in each area.

The land use strategy provides for a comprehensively planned community in Springbank that reflects its existing country residential and agricultural base, but also moves towards alternative development forms. Outside of the community core along Range Road 33, where institutional uses and local services cluster, the residential areas of Springbank will continue to develop in the traditional country residential and new Cluster Residential forms, providing a range of opportunities for rural living. Special Planning Areas 1 through 4 along the municipal boundary with Calgary will require strong intermunicipal collaboration to establish development criteria. To the west, Future Expansion Areas 1 and 2 will provide opportunities for future growth, with timelines dictated by the availability of servicing, improvements to transportation infrastructure, collaboration with the City of Calgary, and market conditions.

The majority of residents will live in areas composed mainly of single-family dwellings, with opportunities for other forms of housing where appropriate. The Springbank ASP plans for an approximate population of 14,600 with an average density of 0.89 upa; this target was determined through planning and engineering reviews, as well as stakeholder consultation and feedback. Final densities will be determined with the preparation of local plans.

The estimated population density and land uses identified in this strategy are outlined in Table 01 and Table 02.

Policies

General

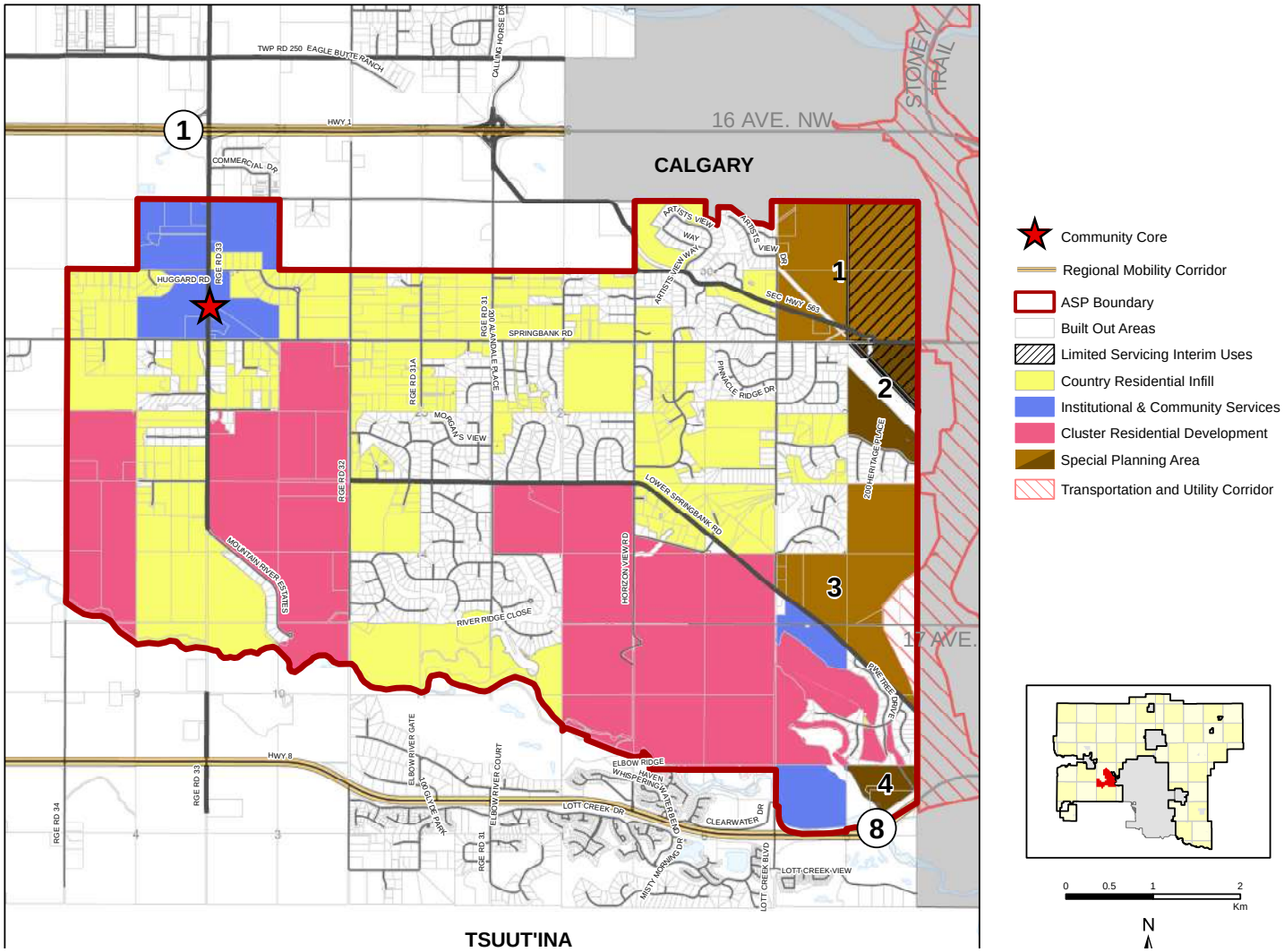
6.1 To provide a holistic, efficient, and thorough approach to community development in Springbank, local plans must be prepared in accordance with Section 29 and Appendix B of this Plan, adopted by bylaw, and appended to the Plan.

6.2 A local plan is not required within residential areas when the proposed development meets the criteria for a first parcel out or new agricultural use in accordance with the County Plan.

COMMUNITY CORE:
Used throughout this document to describe the lands that are located along Range Road 33, between Highway 1 and Springbank Road. The community core is shown on Map 05.

Table 01: South Springbank Population Density at Full Build-Out

AREA Acres (ha)	GROSS/NET RESIDENTIAL AREA Acres (ha)	GROSS/NET UNITS PER ACRE (HA)	ESTIMATED POPULATION (Build-Out of Plan Area)
13,187.00 ac (5,336.59 ha)	**Gross** 7,403.00 ac(2,995.89 ha) **Net** 4,440.00 ac (1,796.80 ha)	**Gross** 0.53 upa (1.32 upHA) **Net** 0.89 upa (2.20 upHA)	14,600***



Map 05: Land Use Strategy

Table 02: Land Use Scenario - Land Use Category

LAND USE TYPE	AREA
Built Out Residential/Right of Way	1,504.22 ha (3,717.00 ac)
Infill Country Residential	1,565.32 ha (3,868.00 ac)
Cluster Residential	1,430.57 ha (3,535.00 ac)
Institutional and Community Services	292.18 ha (722.00 ac)
Special Planning Area 1	249.69 ha (617.00 ac)
Special Planning Area 2	68.39 ha (169.00 ac)
Special Planning Area 3	197.89 ha (489.00 ac)
Special Planning Area 4	28.33 ha (70.00 ac)
Total	**5,336.59 ha (13,187.00 ac)**

Table Notes:
- Reference Map 05 – Land Use Strategy.
- All areas are approximate and should be considered as "more or less".
- Total area in hectares may vary from total area in acres due to conversion factors.
- Percentage may not total 100% due to rounding of figures.

7 RESIDENTIAL

Residential development will accommodate modrate future population growth while maintaining a rural lifestyle. Residential development will be mainly single family homes; however, opportunities will exist for other housing types and densities that are carefully planned and are in keeping with the rural character of Springbank. The General Residential Policies pertain to future residential development in all residential categories. Community engagement while preparing the Springbank ASP suggested that there is a desire for seniors' housing; policies in this section provide further guidance on Villa Condo developments, which could provide an accessible and low-maintenance housing option for seniors and other groups.

Objectives

- Maintain single detached dwellings as the predominant form of housing in Springbank, and preserve the rural lifestyle of residents living on acreages and agricultural parcels.
- Facilitate a diverse community with efficient use of land and environmentally sensitive developments that can accommodate persons of all ages and abilities.

Policies

General

7.1 Residential development shall be in accordance with Map 05: Land Use Strategy.

7.2 All residential development shall be consistent with the General Residential Development policies outlined in this section.

7.3 Lands suitable for residential development are classified into four categories: Infill, Built-Out, Cluster Residential and Live-Work), and Villa Condo Residential Areas. Any application to re-classify lands from its potential land use identified on Map 05 to another residential land use category shall require an amendment to this Plan, as guided by County Plan policies.

7.4 Residential redesignation and subdivision applications should provide for development that:

a) provides direct access to a road, while avoiding the use of panhandles;

b) minimizes driveway length to highways/ roads;

c) removes and replaces panhandles with an internal road network when additional residential development is proposed; and

d) limits the number and type of access onto roads in accordance with County Policy.

7.5 For developments where panhandles exist or are proposed in accordance with policy 7.4, Road Acquisition Agreements may be registered at the time of subdivision to secure future road alignments.

7.6 No new residential buildings shall be permitted within the floodway or flood fringe identified on Map 06: Environmental Areas.

BUILT-OUT COUNTRY RESIDENTIAL

A portion of lands within the Springbank area have built-out to the fullest desired potential. These lands are identified in Map 05: Land Use Strategy, are generally 3.50 acres or less in size, and are developed with a dwelling and associated servicing and transportation infrastructure.

Objectives

- Maintain those portions of the Springbank area that are identified as built-out, as they continue to be desirable places for residential living.

Policies

7.7 Lands within areas identified as built-out residential areas shall not subdivide further.

7.8 Notwithstanding 7.7, where existing lots hold a land use designation that permits further subdivision, proposals may be considered to create lots meeting the purpose and intent of that land use district.

Existing Country Residential

Portions of Springbank have been built-out to the fullest desired potential, with lots 3.5 acres or less.

Characteristics

- 2-4 acres in size, private servicing infrastructure, and limited opportunities for for shared and connected open space.

Country Residential

Existing Country Residential Development accounts for approximately 11% of the Plan area. These areas are high-quality developments that offer, for many, a desired development form. Although this plan seeks to provide for some variation in development forms, including Cluster Residential development and Villa Condo developments, there may be instances where these forms are not achievable or desirable. The following policies shall guide residential developments in the areas identified for Cluster Residential development where alternative forms are proposed.

Policies

General

7.9 Country Residential development may be considered in areas identified as Cluster Residential where the cluster development form is identified as not achievable due to servicing, transportation, or environmental considerations, if:

a) a rationale is submitted detailing the aspects limiting cluster development form;

b) a servicing proposal is provided in accordance with the County Servicing Standards;

c) storm water and drainage proposals are consistent with the Springbank Master Drainage Plan;

d) active transportation networks are proposed to promote connectivity with adjacent developments, in accordance with the Active Transportation Plan: South County; and

e) the proposal complies with the interface policies identified in Sections 13 and 14.

7.10 For areas identified as Cluster Residential area, where cluster is determined to be inappropriate, the following policies shall apply:

a) Development of Country Residential areas shall:

i) promote pedestrian use and connections to the open space and active transportation network;

ii) minimize lot grading and incorporate the natural contours of the land into the residential design;

iii) provide dark sky friendly lighting where it may be required, such as a road intersections;

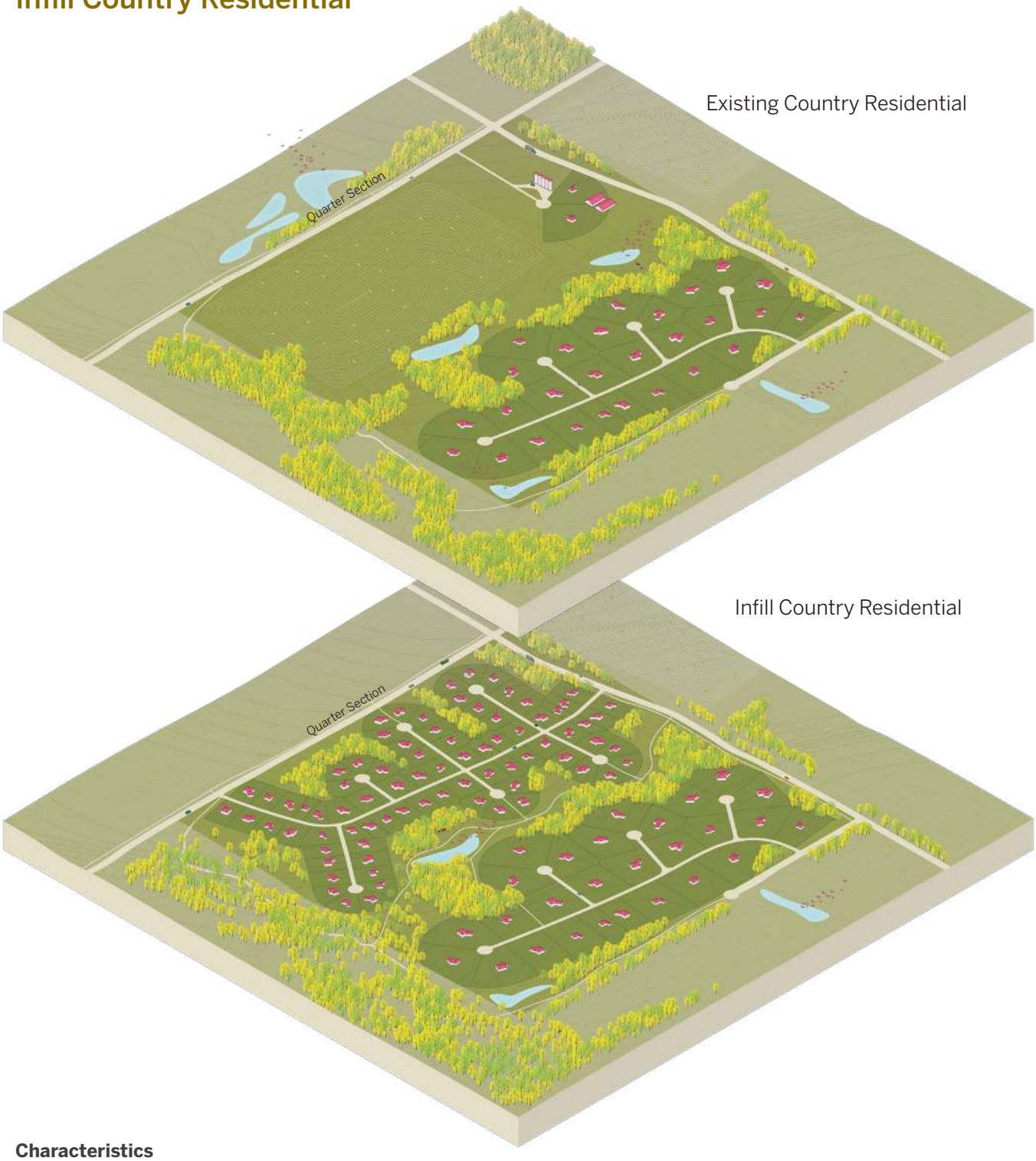
iv) demonstrate consideration and accommodation of wildlife corridors as identified in Map 07: Wildlife Corridors; and

7.11 Municipal reserve lands in Country Residential areas should be provided by a full dedication of land to facilitate the establishment of a connected open space system.

Density and Composition

7.12 The minimum parcel size for Country Residential development shall be 1.98 acres.

Infill Country Residential



Characteristics

- Larger infill parcels may allow subdivided parcels sizes below 1.98 acres (to a minimum of 1.00 acre) to be permitted subject to:
  - Communal/regional water/wastewater servicing,
  - Provision of open space and/or active transportation routes,
  - Management of interface with existing country residential.
- Maximize lot yields that create an efficient development pattern and ensure effective road network, active transportation network, servicing, and stormwater management.

Infill Country Residential

Historical subdivision approval in Springbank has resulted in fragmented pockets of country residential lots and small agricultural parcels. Incremental development in these areas divides viable agricultural land, impacts agricultural operations, and creates an inefficient settlement pattern with poor connectivity.

This section addresses the issues related to fragmented land and provides policies to enable a gradual transition to a more orderly and efficient development pattern within Infill County Residential Areas, subject to the following considerations being addressed:

- Land use transition;
- Transportation and access;
- Active Transportation Network;
- Servicing;
- Storm water; and
- Compatibility with adjacent lands.

Objectives

- Ensure that the impact of business development and other higher density housing forms on country residential development is minimized through the implementation of appropriate interface policies and design guidelines.
- Ensure that redesignation and subdivision proposals within Country Residential areas are sensitive to existing residential properties and are supported by the appropriate planning framework.
- In appropriate locations, provide criteria for the subdivision of larger parcels within existing Country Residential subdivisions.

Policies

7.13 Infill Country Residential Areas shall be in accordance with Map 05A: Infill Residential.

7.14 The minimum parcel size in the Infill Country Residential Area should be 1.98 acres.

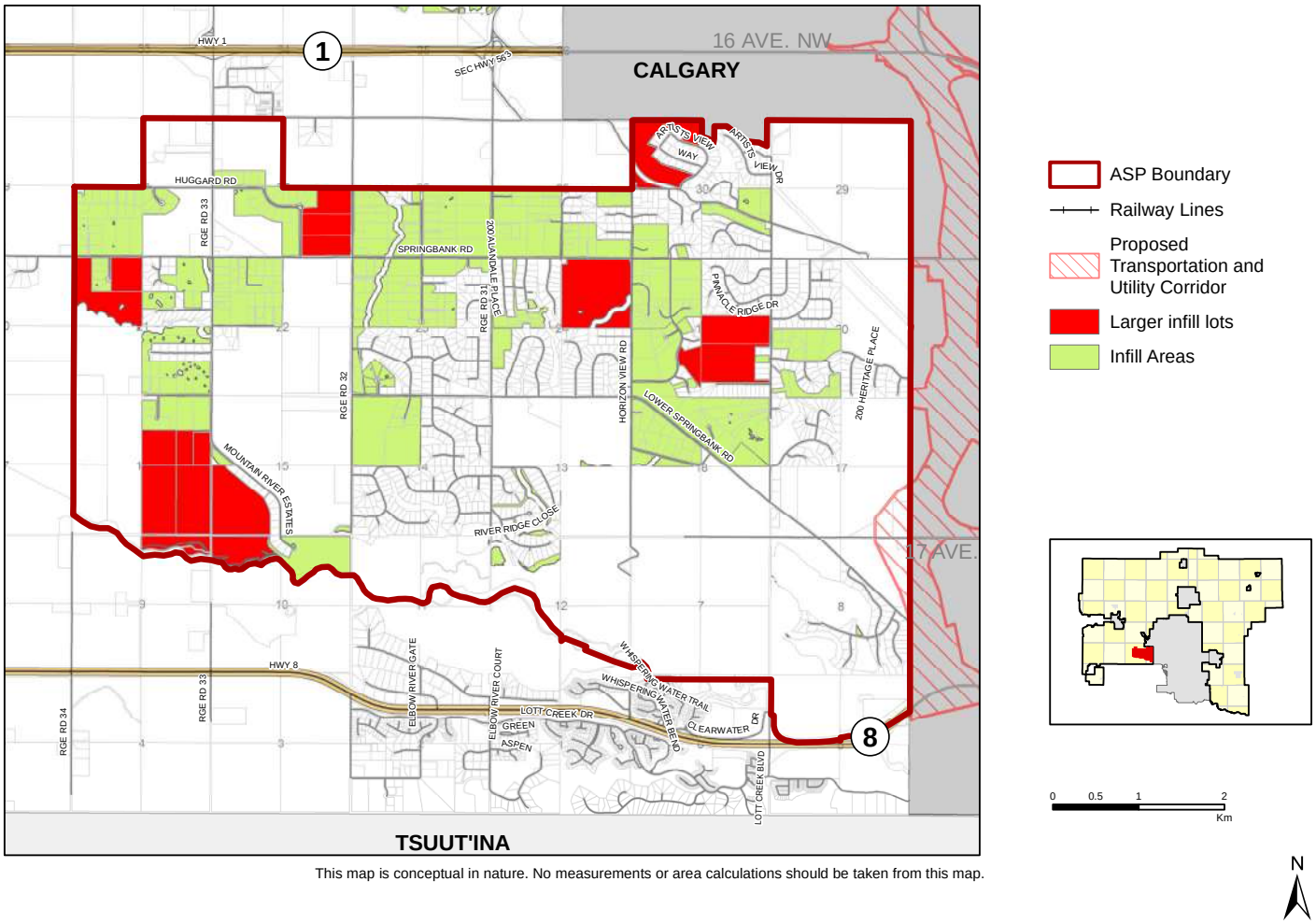
7.15 Notwithstanding Policy 7.14, applications for redesignation and subdivision of larger infill parcels, as identified on Map 05A, should be supported by submission of a conceptual scheme meeting the requirements of Appendix B of this Plan.

7.16 For larger infill parcels referred to within Policy 7.15 and on Map 05A of this Plan, parcel sizes below 0.80 hectares (1.98 acres), and to a minimum of 0.40 (1.00 acres), may be supported subject to:

a) the availability of satisfactory communal or regional potable water and waste water servicing, in accordance with municipal servicing standards.

b) the provision of open space and/or active transportation routes, as required by the County.

c) management of the interface with existing country residential development, addressing the policies and requirements of Section 14 (Transitions) of this Plan.



This map is conceptual in nature. No measurements or area calculations should be taken from this map.

Map 05A: Infill Residential

RESIDENTIAL INFILL DEVELOPMENT PLANS:

Non-statutory plans that accompany a land use redesignation application and are used to comprehensively address a limited set of specific planning issues. They address the practical difficulty of multiple parcel ownership, and the burden of plan preparation falling on a single owner of a limited amount of land. Residential infill development plans require consultation with owners within the Plan area and will be retained by the County to guide future subdivision approval.

7.17 Within Infill Residential Areas, the redesignation and subdivision of residential lots or agricultural parcels to facilitate new residential lots may be supported if the following criteria are met:

a) A residential infill development plan is provided that:

i) plans for an area determined by the County at the time of redesignation application. The plan shall include, at a minimum, all residential or small agricultural acreages that are adjacent to the application, excluding built-out areas;

ii) includes design measures to minimize adverse impacts on existing agriculture operations;

iii) demonstrates conformity with the Springbank Master Drainage Plan;

iv) demonstrates consideration of the opportunities and constraints identified in Appendix D; and

v) demonstrates potential connectivity to residential or small agricultural acreages outside of the Plan area.

b) A technical assessment of the proposed design is provided to demonstrate that the infill development Plan area is capable of supporting increased residential development. The assessment shall address:

i) the internal road network, water supply, sewage treatment, and storm water management; and

ii) any other assessment required by unique area conditions.

c) a technical assessment of the impact on off-site infrastructure, roads, and storm water systems is provided;

d) an assessment is undertaken of the municipal reserve status for the infill development area and adjacent lands, as appropriate, to identify alignments and opportunities to implement the Active Transportation Plan: South County.

e) a report is provided that documents the consultation process undertaken to involve affected landowners within the Plan area in the preparation and/or review of the infill development plan.

f) the application area has the appropriate land use designation.

g) the conditions of subdivision implement the residential infill development plan.

7.18 In preparing a residential infill development plan in an Infill Residential Area, the Applicant should work co-operatively, collaboratively, and equitably with landowners in the Infill Residential Area to:

a) ensure an effective road network, active transportation network, servicing, and storm water management system; and

b) maximize lot yields that create an efficient development pattern.

Cluster Residential

The areas identified as **Cluster Residential** are largely intact quarter sections with potential for connectivity and different forms of development. These areas are generally cultivated with some pasturelands.

Cluster Residential design sensitively integrates housing with the natural features and topography of a site by grouping homes on smaller lots, while permanently preserving a significant amount of open space for conservation, recreation, or small-scale agriculture uses. Servicing efficiencies are achieved through reduced footprints and reduced infrastructure runs. In addition, increased opportunities for on-site storage and treatment of storm water and waste water treatment systems improve viability of development. Further residential development will safeguard Springbank's precious natural environment and will prioritize sensitive watershed, wildlife, and natural habitat management.

Land use redesignations within these areas will require the prior approval of a local plan in accordance with Section 29 and Appendix B.

Comprehensive subdivision design, open space dedication, internal access, and access to County roads will all be determined through the local plan process. Servicing efficiencies will be achieved through connection to County, communal, or regional servicing systems, and coordinated access will be provided to County roads.

Objectives

- Support Cluster Residential development as a form of residential development in order to achieve servicing efficiencies and minimize impacts on environmental features.
- Promote Cluster Residential development as a means of providing increased open space and an interconnected, publicly accessible active transportation network.

CLUSTER RESIDENTIAL DEVELOPMENT HAS THE FOLLOWING FEATURES:

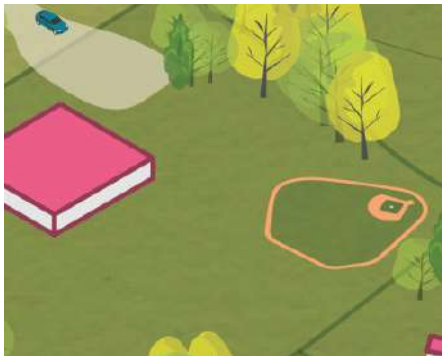
- permanent retention of a significant amount of open land;
- no reduction in dwelling units within the overall project area;
- may provide for a range of housing types and lot sizes;
- reduced development footprint;
- reduced infrastructure costs by shortening road and utility runs;
- increased opportunities to treat and store storm water;
- opportunity for on-site waste water treatment systems; and
- retention of rural character.

OPEN SPACE:

All land and water areas, either publicly or privately owned, that provide a community, natural, or other such amenity. Open space may include current and future parks, environmentally significant areas and other natural areas, pathways and trails, greenways, land for schools and recreation facilities, utility corridors including storm water infrastructure, golf courses, parking areas, small agricultural pursuits, and cemeteries.

Cluster Residential, Standard Density

Sensitive integration of housing with natural topography through grouping homes on smaller lots and preserving open space.



- Range of lot sizes and areas for community gathering and recreation.

- Retention of rural character.

- Conservation of natural landscape.

Characteristics

- Natural and environmental areas are identified and preserved as shared open space.
- Dwellings on smaller parcel sizes than County Residential, with comparable density.
- 30% open space.
- Up to 144 units.
- Centralized servicing opportunities.

Policies

General

7.19 Cluster Residential shall be supported on those lands identified as such on Map 05: Land Use Strategy.

7.20 Areas of environmental significance, as shown on Map 06: Environmental Areas, shall be protected within Cluster Residential development.

7.21 Open space within Cluster Residential developments (communal and publicly accessible) shall be permanently maintained through appropriate land use designations, conservation or private easement, common lands (bareland condominium), or a combination thereof.

7.22 Open space systems within the Cluster Residential development shall incorporate linked linear systems of trails and pathways, which shall connect to existing or proposed active transportation networks.

7.23 Trails, pathways, and other gathering spaces should, where possible, be located away from identified wildlife corridors and be separated by appropriate visual barriers such as vegetation and other natural features.

7.24 Municipal reserve should be provided through dedication of land; cash-in-lieu of reserve should only be taken in the Cluster Residential area where necessary to contribute to the improvement of public open space systems or recreation facilities.

7.25 In developments where municipal reserve may be dedicated, municipal reserve lands should be used to provide connectivity within the development and with adjacent lands.

7.26 Where new landscaping is contemplated, proponents should use vegetation suited the area's climate and geography.

7.27 Appropriate agricultural uses, such as Contemporary Agriculture and equine uses, may be provided as open space use in the context of cluster developments where it can be demonstrated, to the satisfaction of the County, that:

a) the proposed or existing agricultural use is compatible with residential uses and local road systems;

b) the site can sustain the type, scale, size, and function of the proposed or existing agricultural use;

Cluster developments are designed in accordance with the following process:

- identification of significant natural systems, environmentally sensitive lands, wildlife habitat, and opportunities for the protection of open space;
- determination of the average density in accordance with the Cluster Residential policies;
- analysis of environmental matters such as wind and sunlight conditions, storm water management, artificial light generation, and impacts on significant natural systems, environmentally sensitive lands, and wildlife habitat;
- analysis of open space and recreational needs and opportunities;
- analysis of available centralized or decentralized servicing options;
- analysis of the transportation networks;
- analysis of the existing and compulsory active transportation network components;
- analysis of visual impacts from within and outside of the proposed development; and
- achievement of design that facilitates environmental sustainability, interconnected

c) there is minimal impact on the natural environment, including air quality, natural vegetation, wildlife movement, and surface and groundwater hydrology; and

d) the agricultural development will follow best management practices for storm water runoff.

7.28 Local plans shall include provisions for an Open Space Management Plan to ensure effective management, which includes:

a) identification of open spaces and associated improvements;

b) relationships between open spaces, municipal and environmental reserves;

c) phasing of development;

d) construction obligations;

e) operation and maintenance responsibilities;

f) mechanism for permanent conservation; and

g) any other relevant matters.

7.29 Cluster Residential development shall provide:

a) a reduction in the overall development footprint through a permanent retention of a portion of developable land as open space;

b) a significant portion of open space that is publicly accessible and used for greenways, regional pathways, and/or trails;

c) an efficient, compact, walkable development area;

d) servicing and transportation efficiencies with minimized operational costs;

e) minimal impacts on adjacent agricultural operations; and

f) environmental best practices, interconnected open space, efficient development, and retention of rural character.

7.30 Cluster Residential development shall ensure that development supports the character of Springbank, is well designed, and conforms to current technical servicing

CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED):

A multi-disciplinary approach for reducing crime through urban and environmental design and the management of the built environments. The four basic strategies in CPTED include:

1. Access Control;
2. Surveillance;
3. Territorial reinforcement; and
4. Maintenance.

requirements and master servicing plans and policies.

7.31 Cluster Residential development shall provide for well-designed public gathering places such as parks, open spaces, and community facilities. Gathering places should:

a) be safe, accessible, and attractive, with consideration for Crime Prevention Through Environmental Design (CPTED) principles:

i) be centrally located;

ii) respect and enhance community identity and character;

iii) encourage social interaction; and

iv) address the needs of residents of all ages and abilities.

7.32 Where appropriate and required to address the integration of the proposed development with adjacent lands, local plans may encompass lands that are outside of the development area.

7.33 Residential clusters should be arranged to minimize impacts to adjacent uses, such as agricultural operations, and to minimize disturbance to woodlands, wetlands, grasslands, and mature trees. Clusters should be designed to protect scenic views of open land from adjacent roads. Visual impact should be minimized through use of landscaping or other features.

7.34 New development should incorporate mitigation measures such as landscaping, berming, or other buffering to ensure compatibility with adjacent land uses in accordance with the Interface policies in Sections 13 and 14

7.35 Homeowner Associations, Community Associations, or similar organizations shall be established in order to assume responsibility for common amenities and to enforce agreements including, but not limited to, registered architectural guidelines.

7.36 In order to ensure aesthetically coordinated development, design guidelines and architectural controls shall be implemented by the Association (or similar entity) within each local plan.

7.37 Where residential development is proposed adjacent to business areas, transportation or utility infrastructure, open space and passive recreation areas should be strategically placed to mitigate potential land use conflicts.

7.38 Home-based businesses may be pursued in accordance with the provisions of the Land Use Bylaw.

7.39 Open space shall constitute a minimum of 30% of gross acreage, not including municipal or school reserve dedications or infrastructure dedications such as roads, utilities, etc. When identifying open space to be preserved:

a) of the minimum 30% open space required, a minimum of 50% shall be suitable to support passive and active recreation;

b) priority should be given to existing agricultural operations, intact natural areas, habitat for rare and endangered species, wildlife corridors, natural and restored prairies, significant historic and archaeological properties, and steep slopes;

c) water bodies and slopes greater than 25% should not constitute more than 50% of the identified open space; and

d) open spaces designed to provide plant and animal habitat shall be kept as intact as possible, and trails shall be designed to avoid fragmenting such habitat.

7.40 The average residential density within the Cluster Residential area shall be a maximum of 1.50 units per net acre of land that is subject to the local plan. The net developable land area shall be calculated to be the area after removal of:

a) municipal or school reserve dedication; and

b) open space provision.

7.41 The minimum lot size for the Cluster Residential areas shall be 0.50 acres.

7.42 Notwithstanding policies 7.36 and 7.37, higher residential densities with smaller lots may be achieved to a maximum of 2.0 units per acre through additional dedication of open space to a maximum of 40% of gross developable area as illustrated in Table 03: Density Options.

7.43 For the purposes of this plan, a unit is considered a lot for all density and composition calculations.

Table 03: Density Options

UPA	% OPEN SPACE
1.6	32
1.7	34
1.8	36
1.9	38
2.0	40+

Cluster Residential, Maximum Bonusing

Sensitive integration of housing with natural topography through grouping homes on smaller lots and preserving open space.

- Access to open space for recreation, and increased connectivity throughout the quarter-section.

- Permanent preservation of a significant amount of open space for conservation, recreation, or small-scale agriculture uses.
- Centralized servicing opportunities.

- Provides a range of housing types and lot sizes, including opportunity for villa condos and live-work.

Characteristics

- Natural and environmental areas are identified and preserved as shared open space.
- Dwellings on smaller parcel sizes than County Residential, and Standard Cluster Residential with slightly increased density.
- 40% open space.
- Up to 160 units.

Villa Condo Developments

For residents who have lived their entire lives in a rural setting, the idea of moving to the city of Calgary or a smaller urban community because of the increased need for support and lack of housing options can be stressful. A lack of suitable housing options, services, and health support for those who live in the country has forced many rural residents into the cities, ending their way of life and connection to rural Alberta. Many residents of Springbank identified that having more housing choices in the community, while preserving rural character, was important to them.

The Springbank ASP seeks to provide the residents of Springbank with an opportunity to stay within the community as they age, to offer a variety of housing choices, and to situate accessible, low-maintenance housing in areas near local shops and services as they develop.

Objectives

- Support the provision of limited Villa Condo residential development within compatible development areas to support accessible and low-maintenance living options for groups such as retirees and those with mobility impairments.

Policies

General

7.44 Where determined to be compatible and appropriate, Villa Condo developments may be considered in the following areas shown on Map 05: Land Use Strategy.

a) Cluster Residential;

b) Cluster Live-Work;

c) Institutional and Community Services; and

d) Commercial.

7.45 Villa Condo developments should be grouped within specific areas of the subject lands in order to maximize open space uses and development efficiency.

7.46 Villa Condo developments may be located within the community core, where access to local amenities such as shops, services, community/recreational opportunities, and the active transportation network can be maximized.

VILLA CONDO DEVELOPMENTS

Villa Condo Developments can suit a range of groups, including retirees and those with mobility impairments. The key characteristic of Villa Condo developments is that they provide an accessible and low-maintenance housing option. Units are typically single storey and are surrounded by common land that is maintained by a home-owners' association or other private entity. They also usually have a resident gathering space such as a community centre or place of worship. This ASP is supportive of Villa Condo proposals, provided that the development is sensitive to the rural identity of the community and is located within appropriate development areas near to local shops and community services.

7.47 Villa Condo developments within the Plan area should:

a) have an approved local plan meeting the requirements of Section 28 and Appendix B of this Plan;

b) predominantly be stairless, single-storey bungalows or attached units (two units);

c) contain common lands;

d) provide open space opportunities including pathways, garden plots, a park system, visual open space, and other visual and physical connections to open space;

e) be located within walking distance to community meeting places or joint use facilities; and

f) be compatible with adjacent uses;

Density and Composition

7.48 The maximum density for Villa Condo developments shall be 4.0 units per acre, calculated on the gross development area identified for the Villa Condo.

7.49 Villa Condo developments shall account for a maximum of 10% of the gross developable area of the proposed local plan, except when it forms part of a Commercial or Institutional and Community Service development where it shall account for a maximum of 25% of the gross developable area of the proposed local plan.

7.50 The minimum gross area proposed for a Villa Condo development shall be 5.0 acres.

7.51 To ensure a balanced development form in Cluster Residential/Live-Work areas, the phasing of a Villa Condo development shall be managed through local plans and subdivision approvals, with the following criteria applied:

a) 75% of the Villa Condo units proposed within a local plan shall not receive subdivision approval until 50% of the proposed Cluster Residential/Live-Work units have been constructed;

b) 25% of the Villa Condo units proposed within a local plan shall not receive subdivision approval until 75% of the proposed Cluster Residential/Live-Work units have been constructed.

7.52 To ensure a balanced development form in Commercial areas, the phasing of a Villa Condo development shall be managed through local plans and subdivision approvals, with the following criteria applied:

a) 75% of the Villa Condo units proposed within a local plan shall not receive subdivision approval until 50% of the Commercial uses identified within the local plan area have been constructed;

b) 25% of the Villa Condo units proposed within a local plan shall not receive subdivision approval until 75% of the Commercial uses identified within the local plan area have been constructed.

c) If Villa Condo units are proposed within Commercial areas, the Commercial area shall, at least in part, propose commercial uses that provide services complementary to the residential component of the development.

Action

1. The uses allowed and general regulations applied to Cluster Residential development, Villa Condo development, and Live-Work development areas shall be specified through amendments to the County's Land Use Bylaw, initiated either by the County or a submitted redesignation application.

8 INSTITUTIONAL AND COMMUNITY SERVICES

Providing space and facilities for recreation, culture, and institutional uses within South Springbank is a key component of encouraging a sense of place and community cohesion. In receiving community feedback, Range Road 33 was considered by many landowners to be the community core. The area already features a number of spaces for educational, community, and religious assembly uses. The intention of the institutional and community services area is to allow these existing uses to expand alongside complementary development to establish a focus for the Springbank community.

To ensure that Range Road 33 reflects the community's character and promotes interaction and connectivity, the scenic and community corridors (Section 21) and active transportation (Section 18) policies of this ASP will strongly support development considerations in this area.

Although Range Road 33 will be the predominant focus for institutional and community services, small-scale public services uses shall be considered within other parts of South Springbank according to the need of the community.

Objectives

- Support institutional and community uses in accordance with the policies of the County Plan and the Rocky View Recreation Master Plan (once adopted).
- Support the growth of institutional and community services along Range Road 33 as a location for community interaction.
- Encourage a wide range of recreational, cultural, and social amenities for a broad cross-section of the community.
- Collaborate with the City of Calgary, government agencies, and private stakeholders to assess community service needs and delivery mechanisms for residents within the South Springbank ASP.
- Identify future school needs and potential school sites in the Plan area, collaborating with school authorities on site selection and development.

Policies

General

8.1 Institutional and community services development shall be located in the areas identified on Map 05: Land Use Strategy.

8.2 Neighbourhood-Commercial uses may be considered in areas identified as institutional and community services, where considered appropriate and in keeping with the character of the community corridor.

8.3 Redesignation and subdivision proposals for institutional and community services uses in other land use areas may be considered, excepting Infill Country Residential areas and Built-Out Residential areas, subject to meeting the following criteria:

a) The proposed location of the development shall be justified, including reasons for not locating within the Institutional and Community Services Areas identified on Map 05: Land Use Strategy;

b) Evidence of the benefits to the Springbank community and wider public shall be provided; for example: through an assessment of the public need for the development; and

c) Where the proposed location interfaces with residential development, transition policies 14.1 to 14.15 shall apply.

8.4 Institutional and community services uses shall be restricted to the following within the Plan area:

- Arts & Cultural Centre
- Athletic and Recreation Services;
- Childcare Facilities;
- Cemetery and Interment Services;
- Government Services;
- Farmers' Markets;
- Funeral Services and Entombment;
- Indoor Participant Recreation Services;
- Medical Treatment Services;
- Museums;
- Private Clubs and Organizations;
- Public or Quasi-Public Buildings;
- Public Parks;
- Religious Assembly;
- Schools, including accessory Dormitories;
- Signs;
- Special Events Parking; and
- Tourism

8.5 Villa Condo development may be supported within the Institutional and Community Services areas identified along Range Road 33 on Map 05: Land Use Strategy, subject to the development meeting the policies set out within Section 7 of this Plan and the following criteria:

a) The overall development shall include institutional and community services that are complementary to the Villa Condo uses and that also serve the broader public;

b) Villa Condo uses should be setback from Range Road 33, with institutional and community services fronting the public road;

c) The institutional and community services uses shall form an integral part of any overall development proposing Villa Condo uses along Range Road 33;

d) 70% of the proposed Villa Condo development proposed within a local plan shall not receive subdivision approval until the proposed institutional and community services uses have been constructed. This shall be controlled through appropriate phasing of subdivision approvals.

8.6 All developments proposed within the community core shall adhere to the Design Guidelines in Appendix D, as amended.

Local Plans

8.7 All redesignation and subdivision applications proposing institutional and community services development shall be supported by a local plan in accordance with the requirements of Section 28 and Appendix B.

Institutional and Community Services

Providing space and facilities for recreation, culture, and institutional uses within Springbank is a key component of encouraging a sense of place and community cohesion. In receiving community feedback, Range Road 33 was considered by many landowners to be the community core.

- Opportunity for villa condo, with access to community centre and open space network.

- Community and recreational amenities.

- Parking is placed behind the buildings, screened from the road.
- Low impact on neighbouring uses.

Characteristics

- Gateway policies and active transportation policies.
- Villa condo may be permitted if the setback from RR 33 with institutional/commercial uses interfacing with the road.

9 SPECIAL PLANNING AREAS

There are four Special Planning Areas identified within the Plan area (see Map 05: Land Use Strategy). These areas require special consideration given their location - adjoining the municipal boundary with the city of Calgary and adjacent to the transportation corridors of Stoney Trail, or Highway 8. Taking into account their location within the Plan area, it is recognized that these areas may have the potential for a higher intensity of development, comparative to the country residential designation they previously held under the Central Springbank ASP. A mix of Commercial and Residential development is envisioned for the Special Planning Areas.

Detailed land use planning is not possible at this time, until further collaboration with the City of Calgary is undertaken to coordinate land use planning endeavours and to determine the appropriate transition from an urban to country residential development form.

Several matters need to be addressed before detailed land use planning for the Special Planning Areas can proceed, particularly in relation to how these areas will obtain an adequate level of potable water and waste water servicing. Impacts upon transportation infrastructure is another matter that will need coordination with Alberta Transportation and the City of Calgary.

Due to servicing constraints and other factors such as interfacing with existing development, it is not anticipated that all portions of the identified Special Planning Areas will be suitable for a higher density of development. Lands not identified for such uses will be provided with a land use designation consistent with the other policies of this Plan.

Objectives

- Provide criteria for amendment of the Springbank ASP, with particular emphasis on strong collaboration with The City of Calgary, to determine appropriate land uses, densities, and interface measures within each Special Planning Area.
- Support a level of Residential and/or Commercial development that is reflective of service availability and that aligns with the Regional Growth Plan and the Regional Servicing Plan (once adopted).
- Provide for limited-service, interim Commercial uses within Special Planning Area 1 and 2 prior to the area proceeding to build-out in accordance with the policies of any ASP amendment.
- Ensure that orderly transition from urban development within the city of Calgary is sensitively achieved to protect the rural character and feel of adjacent Springbank communities.

Policies

General

9.1 Local plans, land use redesignation, and new subdivision shall not be supported within the Special Planning Areas shown on Map 05: Land Use Strategy, with the following exceptions:

a) local plans and redesignation for interim uses proposed within Special Development Area 1 and 2, shown on Map 05: Land Use Strategy will be allowed subject to meeting criteria listed in Policy 11.5: Special Planning Area 1 and 2 Interim Uses, or

b) creation of a single lot from an un-subdivided quarter section for the purposes of a first parcel out or other agriculture development in accordance with the County Plan.

9.2 Notwithstanding the interim uses and agricultural development exempt under Policy 11.1, an amendment to this Plan is required to remove the Special Planning Area designation and define appropriate land uses, development densities, and supporting servicing and infrastructure.

9.3 The four identified Special Planning Areas may be amended in isolation or concurrently, according to each area's ability to meet the criteria listed in Policy 11.4.

9.4 Prior to amendment of this Plan to allow for the development of new commercial and/or residential uses in any Special Planning Area:

a) a public engagement process involving area stakeholders shall be undertaken, and an overall Land Use Strategy and supporting policies for the Special Planning Area(s) shall be developed;

b) collaborative engagement with The City of Calgary shall begin at an early stage to allow sufficient time to coordinate any joint planning initiatives and to address any cross boundary issues and opportunities;

c) mechanisms to implement the construction of the transportation network shall be identified;

d) it shall be demonstrated that there is a satisfactory potable water and waste water servicing solution with the capacity to service the anticipated development form and densities in that area; and

e) appropriate interface and scenic corridor policies shall be established, consistent with Sections 10 and 17 of this Plan.

Special Planning Area 1 and 2 Interim Uses

9.5 Prior to an amendment to this Plan to remove the Special Planning Area, Commercial uses shall be allowed for an interim period within Special Planning Areas 1 and 2 shown on Map 05: Land Use Strategy subject to the following criteria:

a) approval of a local plan, land use redesignation, and development permit(s) shall be required prior to proceeding with development of the proposed business commercial uses;

b) subdivision shall not be permitted;

c) proposed business commercial uses shall be of a form that does not require connection to a regional potable water and/or waste water system;

d) transportation infrastructure improvements to accommodate the proposed commercial uses shall be identified and constructed as required by applicable municipal and provincial approvals;

e) the design and appearance of proposed commercial uses shall conform with policies set out within Section 17 (Scenic and Community Corridors) of this Plan;

f) the interface between the proposed commercial development and adjacent land uses shall be sensitively managed in accordance with policies set out within Section 10 (Transitions) of this Plan;

g) development permit approvals for proposed temporary commercial uses shall not exceed January 1, 2045; and

h) all other municipal and provincial technical requirements and guidelines shall be adhered to.

9.6 All redesignation applications proposing interim development within Special Planning Area 1 and 2 shall be supported by a local plan in accordance with the requirements of Section 28 and Appendix B.

10 TRANSITIONS

The South Springbank ASP provides for a rich variety of residential and institutional uses that respect the existing development forms found within the community. It is important to ensure that different land uses are compatible, and that they promote positive interactions through careful design and management of interface areas.

There are three principal areas where the development interface should be managed in Springbank:

1. the interaction between different residential development forms, for example different residential densities or housing types; and
2. the interaction between agriculture and other land uses.

Although Springbank will continue to develop principally as a country residential community, this Plan anticipates new forms of housing, including Cluster Residential, Cluster Live-Work and Villa Condo development. It is important to ensure that these new residential forms are compatible, both within new developments and with existing country residential subdivisions. Measures including the proposition of corresponding lot sizes within interface areas, adequate setbacks, open space buffering and landscaping may be effective approaches to accommodate differing residential development forms.

Agriculture is still a significant land use within and immediately outside of the Plan area and will continue until the envisioned development occurs. It is important that agricultural uses are allowed to continue unimpeded until the land transitions to an alternate land use.

Objectives

- Ensure the transition between business development and residential development is managed effectively by supporting complementary land use types and densities in interface areas.
- Provide for an appropriate transition between residential areas comprising different housing forms.
- In accordance with the County's Agricultural Boundary Design Guidelines, ensure an appropriate interface between non-agricultural uses and agricultural land or operations, in order to avoid negative impacts on agricultural operations.

Residential Form Transition

Policies

10.1 Proposals for residential developments adjacent to other residential development of a dissimilar density, form, or style located either within or outside of the Plan boundary shall incorporate buffering and design techniques to minimize negative impacts on existing developments.

10.2 Residential buffering techniques may include a combination of the following:

a) vegetated berms;

b) contemporary agricultural uses;

c) siting of storm water management facilities;

d) thoughtful lot configuration;

e) ecological/vegetative buffers;

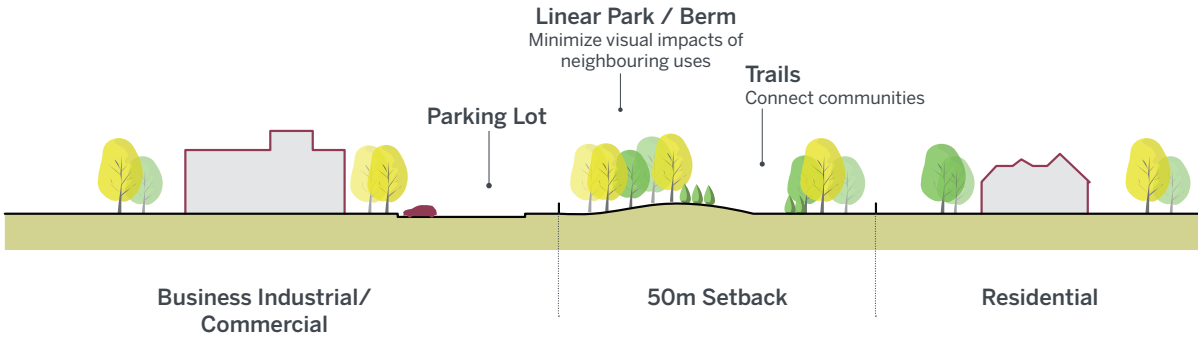
f) use of topographic barriers such as slopes, roads, watercourses or wetlands; and

g) increased setbacks for housing and other buildings.

10.3 Where achievable, new residential developments shall provide for placement of similar housing forms and densities adjacent to existing residential developments.

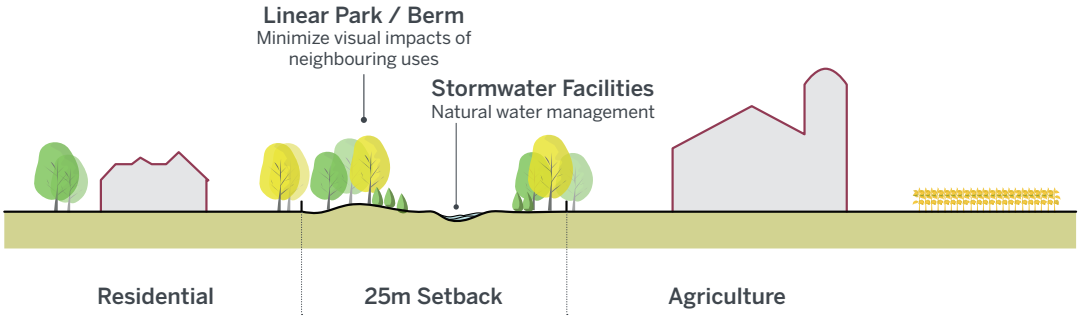
Transition Cross-Sections

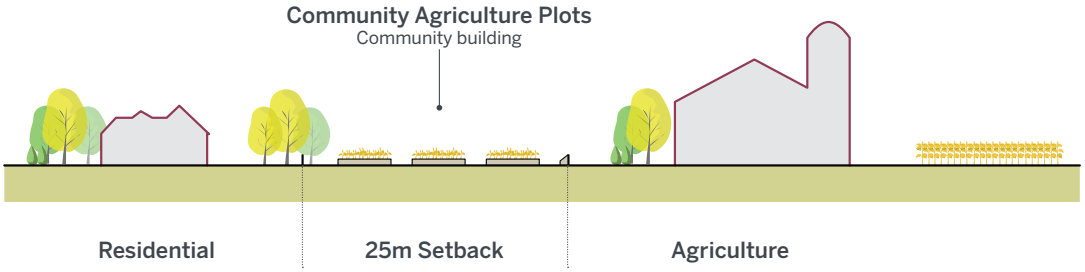
Business Industrial/Commercial to Residential



Transition Cross-Sections

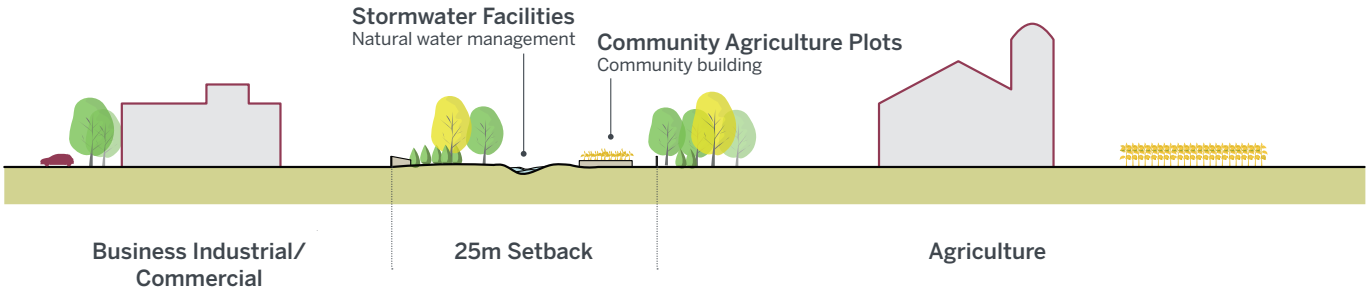
Residential to Agriculture

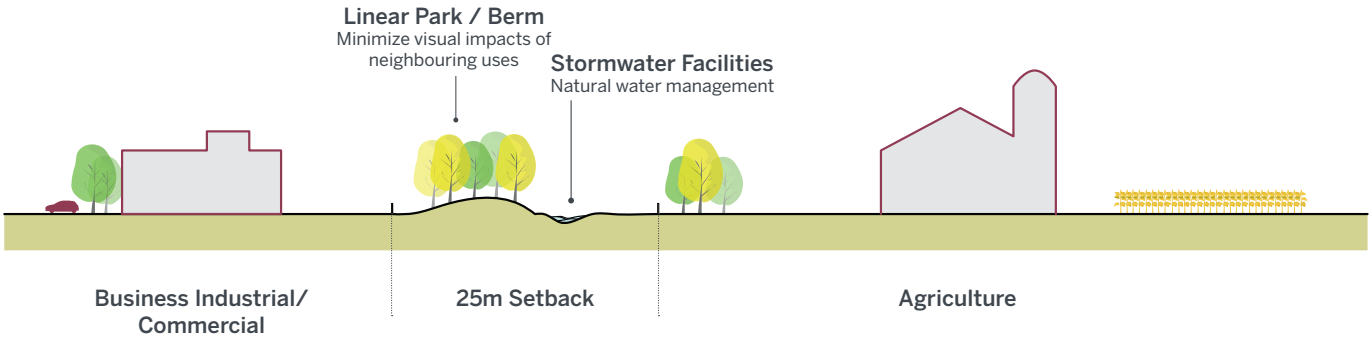




Transition Cross-Sections

Business Industrial/Commercial to Agriculture





Agricultural Transition

Policies

General

10.4 The Agricultural Boundary Design Guidelines should guide the design of developments bordering agricultural lands.

10.5 Proposals for non-agricultural development adjacent to agricultural lands located either within or outside of the Plan boundary shall incorporate buffering, siting, and design techniques to minimize negative impacts on agricultural lands.

10.6 Agricultural buffering techniques may include a combination of the following:

a) barrier fencing to prevent access;

b) vegetated berms;

c) community agriculture plots;

d) storm water management facilities;

e) ecological/vegetative buffers;

f) use of topographic barriers such as slopes, roads, watercourses or wetlands; and

g) increased setbacks for housing and other buildings.

10.7 Public access such as trails, pathways, and parks shall be discouraged adjacent to agricultural lands unless supported by Map 08: Open Space and Active Transportation Connections.

Setback Area

10.8 Spatial separation between agricultural and non-agricultural uses should be achieved by providing setbacks for the non-agricultural buildings within the interface areas:

a) Where non-agricultural buildings are on lands adjacent to the agricultural lands, the non-agricultural building should be set back a minimum of 25 metres from the non-agricultural property line;

Setback Area Use and Landscaping

10.9 Uses within the setback of an agricultural/non-agricultural interface area may include:

a) landscaping, berms, landscaped storm water ponds, natural wetlands, trails, and linear parks; and

b) surface parking of an appropriate design where the parking is hidden from view by berms and/or landscaping.

10.10 Any landscaping proposed within an agricultural/non-agricultural interface area shall be of appropriate species and design so as to not adversely affect agricultural operations. A landscape plan shall be prepared for the setback as part of a local plan that addresses the County's Land Use Bylaw and the Agricultural Boundary Design Guidelines.

11 AGRICULTURE

Agriculture was the driving force of settlement in the late 1800s and early 1900s, and the opportunity to own land drew homesteaders by the hundreds. Today in Springbank, the raising of livestock, mostly beef cattle and horses, hay and green fodder, and cereal crops are the predominant forms of agriculture. Active farmland is primarily found in large unsubdivided parcels that are owned by a limited number of long-time residents. Smaller agricultural parcels, such as equestrian facilities and horticultural operations, can also be seen on the landscape. Large segments of Springbank's farmland have experienced a transition from agriculture to residential uses over the past 50 years. Shifts in agricultural markets and the growth of residential and commercial developments have diminished opportunities to expand traditional agricultural operations and lessened the viability of traditional agricultural pursuits. However, the County has adopted policies supporting Right To Farm Legislation, which protects farming operations from nuisance lawsuits where producers are following land use bylaws, generally accepted agricultural practices, and any regulations that are established by the Minister. In addition, the Province administers the Agricultural Operations Practices Act, which further establishes a framework for farming in Alberta.

Given the residential development pressures in Springbank, an objective of this Plan is to ensure that residential development is respectful to existing agricultural operations, and to support opportunities for diversification of agricultural uses and the blending of agricultural practices with compatible non-residential uses.

The continued use of land for agriculture, until such time as the land is developed for other uses, is appropriate and desirable. The Springbank ASP policies support the retention and development of agricultural uses as described in the County Plan and the Agricultural Boundary Design Guidelines.

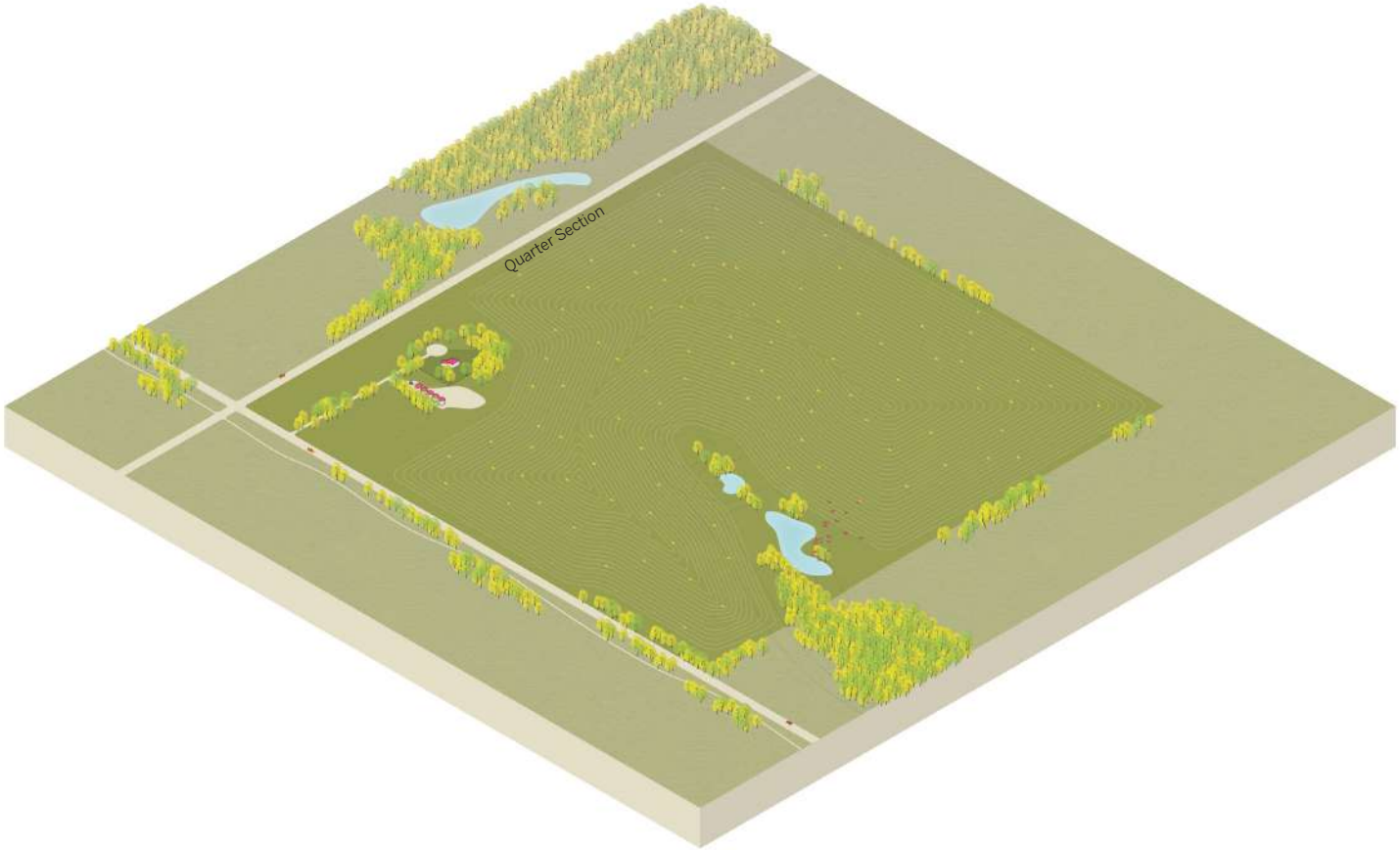
Objectives

- Support Agriculture Right to Farm Policy and the Agricultural Operations Practices Act through appropriate transition policies and measures set out within the Agricultural Boundary Design Guidelines.
- Support opportunities for diversification of agricultural uses and the blending of agricultural practices with compatible non-agricultural uses (community, residential, and commercial uses).
- Continue to support agricultural uses and agricultural subdivisions (including first parcels out, farmsteads, and new or distinct agricultural use) until alternative forms of development are determined to be appropriate.

The Agricultural Boundary Design Guidelines were developed to mitigate negative impacts to agricultural lands from the development of non-agricultural lands.

Agriculture

Respect and support existing agricultural operations and opportunities for diversification.



- Retain heritage and topographic assets.

- Sensitive transition between agriculture and other land uses.

- Maintain ecological integrity by preserving natural wetlands.

Characteristics

- Typically larger Ranch and Farm parcels.
- Smaller agricultural parcels such as equestrian facilities and horticultural operations.
- Ensure that residential development is respectful to existing agricultural operations.
- Support opportunities for diversification of agricultural uses and the blending of agricultural practices with compatible non-residential uses.

Policies

11.1 In support of Agriculture Right to Farm Policy and the Agricultural Operations Practices Act, local plans should acknowledge and strive for compatibility with adjacent agricultural lands and operations.

11.2 Agricultural land uses should:

a) Incorporate and implement best management practices for all agricultural operations; and

b) Participate with Provincial and Municipal initiatives to improve and implement methods of best management practices.

11.3 Agricultural heritage buildings and cultural landscapes should be integrated wherever possible into future land use and development changes.

11.4 The introduction or practice of contemporary agricultural uses in the community shall be supported provided:

a) It is compatible with the character of the area;

b) The site can sustain the proposal as it relates to the type, scale, size, and function;

c) A rationale has been provided;

d) There is minimal impact on adjacent lands;

e) There is minimal impact on County infrastructure, such as the road network and storm water management; and

f) There is minimal impact on the environment, including air quality, and surface and groundwater hydrology.

11.5 All existing or proposed contemporary agricultural development shall follow best management practices for storm water run-off.

11.6 Where development shares a boundary with agriculture operations, it shall address the County's Agricultural Boundary Design Guidelines within any local plan, redesignation, subdivision, or development application.

11.7 Existing agricultural operations within the Plan area should continue to be supported until such time as development of those lands to another use occurs, in accordance with the policies of this Plan.

11.8 Agricultural subdivision, other than First Parcel Out proposals or those that provide for a new agricultural use as per County Plan policy, should not be supported.

11.9 Applications for Confined Feeding Operations shall not be supported.

Actions

1. Develop a Cluster Residential open space district within the County's Land Use Bylaw that provides for contemporary agriculture.

PLAN POLICIES: OPEN SPACE & RECREATION

12 NATURAL AND HISTORIC ENVIRONMENT

The natural and historic features of the Springbank area are valuable assets to many in the community. Therefore, as lands in the Plan area develop, it is important to acknowledge and preserve these assets wherever possible. The policies within this section seek to minimize disturbance to notable topographical, biophysical and heritage features in the Springbank landscape, and to sensitively manage impacts on the water environment within the Bow and Elbow watersheds.

Objectives

- Ensure that development considers identified biophysical and heritage assets within the Plan area.
- Minimize the disturbance caused by development to the topography, landscape features, wildlife habitat and water resources of the Plan area through sensitive design that adapts to the natural environment.
- Support development that preserves wetlands, watercourses and riparian areas within the Plan area.

Policies

Natural Environment

Wildlife Corridors / Habitat

12.1 Applications for new domestic animal and livestock uses should be limited in wildlife corridors/habitat areas, as identified on Map 06: Environmental Areas and Map 07: Wildlife Corridors, to avoid conflict with the passage of wildlife.

12.2 Where development proposes trails and pathways within identified wildlife corridors/habitat, these should be located on one side of an identified wildlife corridor, rather than being positioned in the centre of the corridor/habitat, to minimize human conflict with wildlife.

a) Vegetation and other natural materials should be incorporated into developments to visually separate human use areas from wildlife areas and to provide overhead cover.

12.3 Local plans should identify policies on the strategic use of fencing within development proposals to reduce obstructions to wildlife movement, but to also limit road collisions.

WETLAND:
Land saturated with water long enough to promote wetland aquatic processes, as indicated by poorly drained soils, hydrophytic vegetation, and various kinds of biological activity that are adapted to a wet environment.

WETLAND COMPLEX:
Two or more permanent or intermittent wetlands, connected by natural vegetation and drainage. Riparian areas surround wetlands with a distinct vegetative community that is a result of increased soil moisture and different soil types. Wetlands and riparian areas connect ground water to surface water, provide important wildlife and waterfowl habitat, clean and purify water, and provide recreational opportunities.

12.4 Local plans should identify policies to minimize removal of vegetation within wildlife corridors and, where removal is necessary, to provide replacement planting of equal or greater ecological value elsewhere within the site.

12.5 Permanent vehicular access should be minimized within wildlife corridor/habitat areas identified on Map 06: Environmental Areas and Map 07: Wildlife Corridors.

a) Where temporary or permanent access is required, its design and alignment should seek to minimize disturbance to the integrity of the wildlife corridor/habitat.

12.6 All local plans within wildlife corridors/habitat identified on Map 06: Environmental Areas and Map 07: Wildlife Corridors should be supported by a Biophysical Impact Assessment and incorporate the recommendations of the assessment into the development proposal.

a) Applications not requiring a local plan, or applications outside of the identified areas, shall accord with the requirements of the County Servicing Standards, or any replacement County standard, policy, or bylaw.

12.7 The design and location of on-site lighting within development proposals should not form a barrier to wildlife and/or cause unnecessary light pollution.

Wetlands

12.8 Wetland protection shall be guided by County, regional, and provincial policy.

12.9 Local plans shall identify wetlands within the local plan area using the Alberta Wetland Classification System to determine wetland classification and relative wetland value.

12.10 Local plans shall determine, through consultation with the Government of Alberta, whether wetlands are Crown owned land.

12.11 Wetlands not claimed by the Crown that have a high relative value, as per the Alberta Wetland Classification System, should be dedicated as environmental reserve or environmental reserve easement.

12.12 Where wetlands are not retained, appropriate compensation shall be required, in accordance with provincial policy.

Riparian Areas

12.13 Building and development in the riparian protection area shall be in accordance with the County's Land Use Bylaw and the

RIPARIAN LAND:

The vegetated (green zone) area adjacent to rivers, creeks, lakes, and wetlands. These areas have a distinct vegetative community that is a result of increased soil moisture and different soil types. Wetlands and riparian areas connect ground water to surface water, provide important wildlife and waterfowl habitat, clean and purify water, and provide recreational opportunities. County riparian setback areas are based on the Province's 'Stepping Back from the Waters: A Beneficial Management Practices Guide For New Development Near Water Bodies in Alberta's Settled Region' and are considered to be undevelopable land.

WETLAND VALUE :

Is based on the function of the wetland (e.g. abundance and biodiversity) and the benefits it provides to society (e.g. water quality improvement and flood protection).

County's Riparian Land Conservation and Management Policy.

12.14 The riparian protection area may be publicly or privately owned.

12.15 A local plan shall provide a detailed riparian assessment based on the Province's Stepping Back from the Water guide. The assessment should determine the applicable mitigation requirements to protect the riparian area.

12.16 The riparian protection area should remain in its natural state. Development proponents should maintain the natural riparian function through the use of native plant species. Riparian protection area uses may include: linear infrastructure, parks, pathways, and trails when designed to minimize impact on the riparian area.

12.17 Public roads and private access roads may be allowed in the riparian protection area. All roads shall be located, designed, and constructed so as to minimize disturbance to the riparian area.

Historic Resources

12.18 In preparation of a local plan, applicants shall consult the Alberta Government's Listing of Historic Resources to identify the potential for historic resources within the development area.

12.19 Provincial guidelines should be followed to determine whether any Historical Resources Application is required under the Historic Resources Act:

a) Any required avoidance or mitigation measures shall be incorporated within the development proposal and detailed within the local plan.

12.20 Until a Cultural Heritage Landscape Assessment of the Plan area is completed, local plans should identify the impact of the proposal on any heritage or landscape features either within the local plan area, or upon adjacent lands:

a) where necessary, measures to preserve and enhance these features should also be detailed.

12.21 Applicants are encouraged to incorporate heritage and landscape features into the layout and design of development proposals. Approaches may include:

a) sensitive restoration or relocation of heritage buildings;

b) complementary architectural design of adjacent new buildings;

c) preservation of views or buffering around the feature;

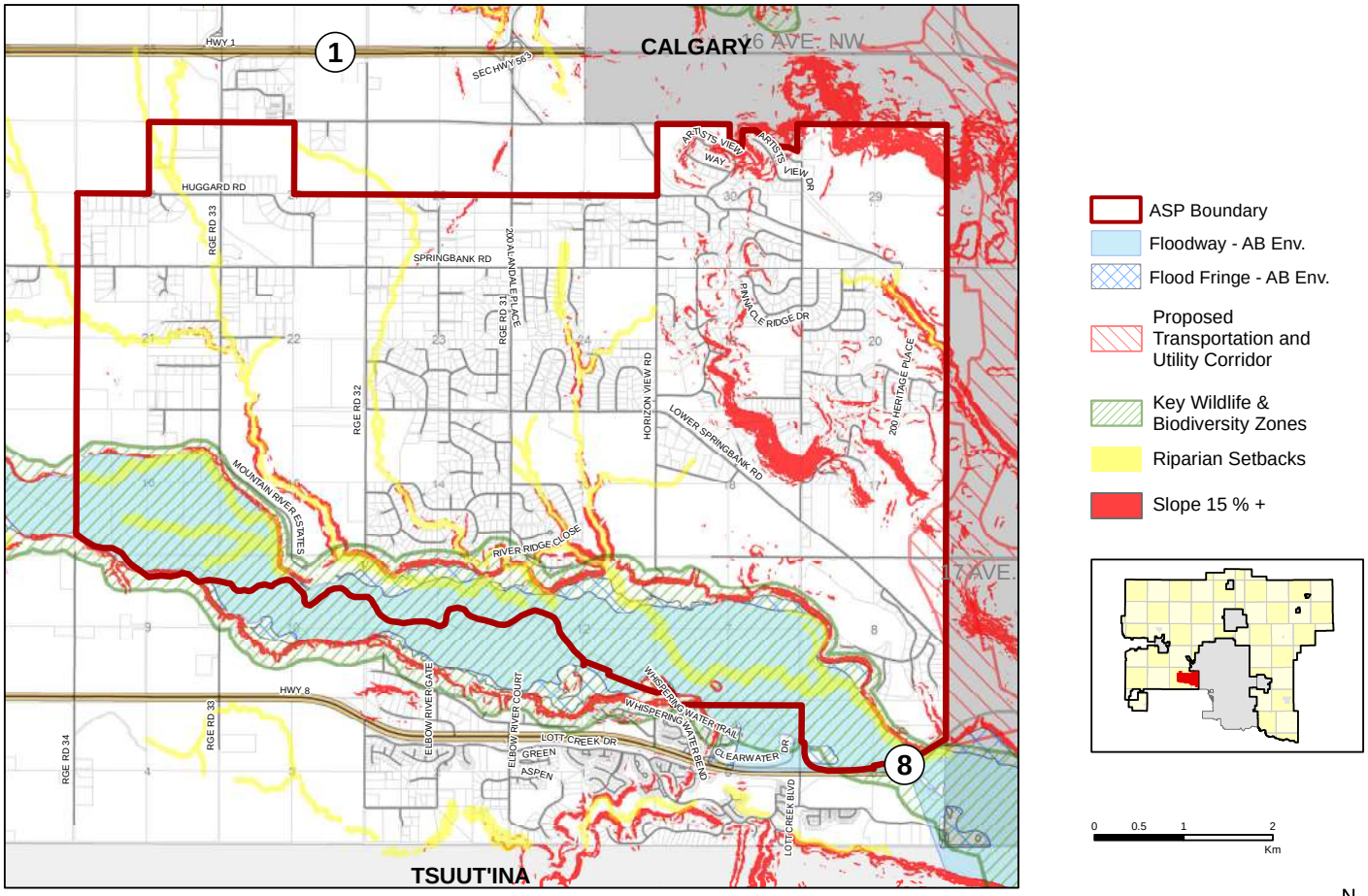
d) preservation of road alignments and boundary treatments; and

e) use of interpretive signage denoting features.

12.22 Names of new developments and/or roads should incorporate the names of local settlement families, historical events, topographical features or locations.

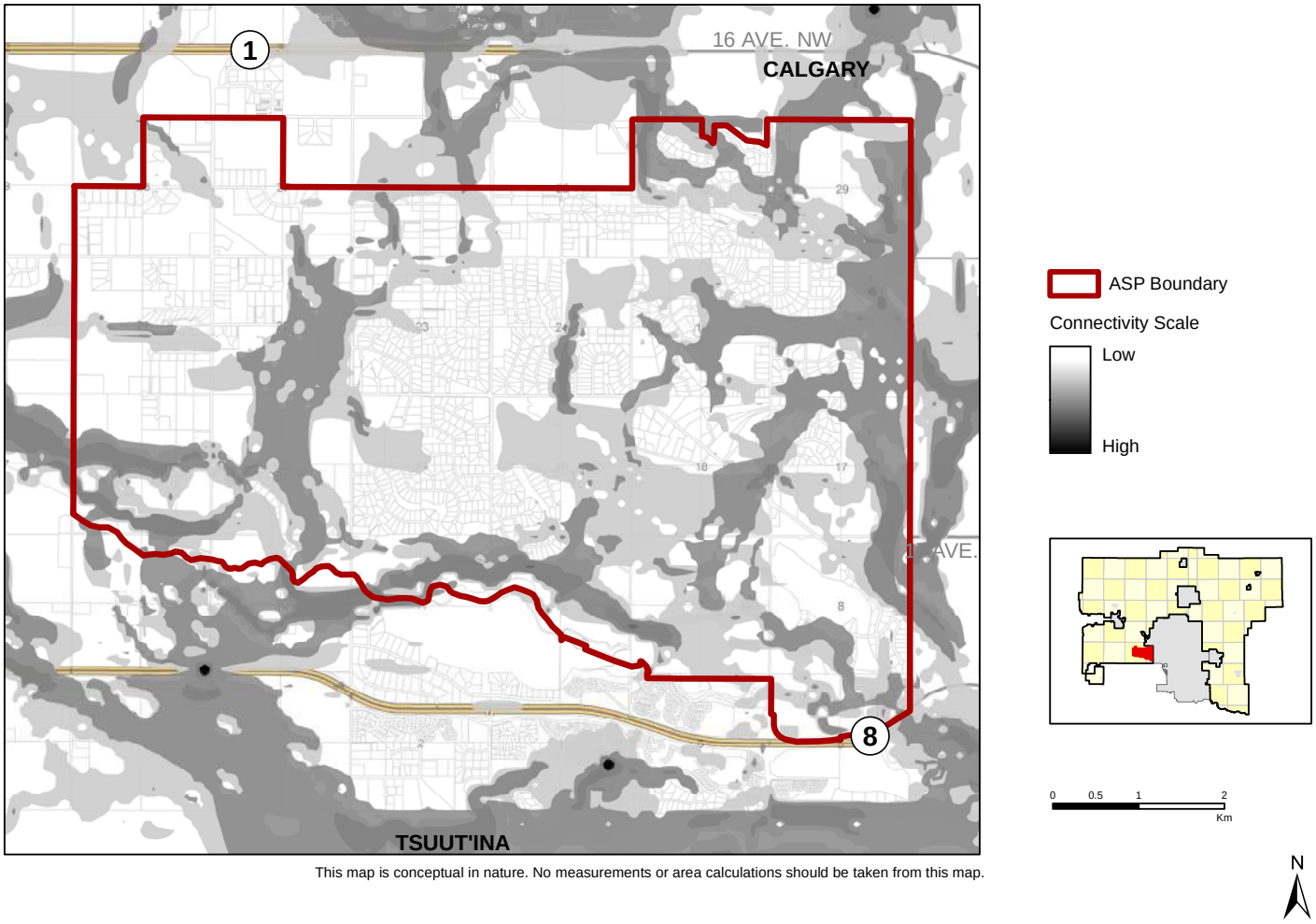
Actions

1. A Cultural Heritage Landscape Assessment shall be undertaken of the Plan area to identify locally significant cultural heritage resources and landscape features. The assessment shall be developed in consultation with the Springbank community and should utilize previous inventory work completed by the Springbank Historical Society.



This map is conceptual in nature. No measurements or area calculations should be taken from this map.

Map 06: Environmental Areas



This map is conceptual in nature. No measurements or area calculations should be taken from this map.

Map 07: Wildlife Corridors

13 RESERVES

Reserves and environmental reserves are lands dedicated to the County as public land during the subdivision process. Reserves enhance the community by providing land for parks, schools, and recreational amenities. Environmental reserves protect the natural environment by preventing development in hazardous areas such as ravines and floodways.

Objectives

- Provide for the dedication of reserves to meet the documented educational, recreational, cultural, social, and other community service needs of the community.
- Provide for the taking of money in place of land for municipal reserve (MR), school reserve (SR) municipal school reserve (MSR) and/or community services reserve (CSR), in accordance with the Municipal Government Act and based on the recommendations of the County and relevant school board.
- Provide for the identification and protection of environmentally significant land or hazard land through the dedication of environmental reserve (ER) or environmental reserve easements.
- Provide direction on the timing of reserve dedication.

RESERVES:

Lands dedicated to the County by the developer through the subdivision process, as defined in the Municipal Government Act. They include:

- environmental reserve;
- municipal reserve;
- community services reserve;
- school and municipal reserve; and
- school reserve.

Instead of a land dedication, the County may accept the equivalent value of the land as money. The use and provision of cash-in-lieu funds is directed by the MGA.

ENVIRONMENTAL RESERVES:

Are defined in the Municipal Government Act as lands dedicated to prevent development in unsuitable areas (e.g. floodways or escarpments), reduce water pollution, and provide

Policies

13.1 Reserves owing on a parcel of land shall be provided as:

a) municipal reserve, school reserve, or municipal and school reserve;

b) money in place of reserve land; or

c) a combination of land and money.

13.2 Municipal reserve, school reserve, or municipal and school reserve shall be provided through the subdivision process to the maximum amount allowed by the Municipal Government Act.

13.3 Prior to the disposition of municipal or school reserve land declared surplus by the school board, the County shall determine if the land is required for community services reserve land as provided for in the Municipal Government Act.

13.4 Voluntary dedication of reserve land beyond the maximum amount allowed by the Municipal Government Act may be considered if it is demonstrated that the additional reserve will benefit the community and result in no additional acquisition costs to the County.

13.5 All, or a portion of, reserve land requirements may be deferred by registering a deferred reserve caveat if it is determined that the reserve could be provided through future subdivision as defined through an adopted local plan.

13.6 The acquisition, deferral, and disposal of reserve land, and the use of money in place of reserve land, shall adhere to County policy, agreements with local school boards, and the requirements of the Municipal Government Act.

13.7 Provision and allocation of reserves shall be determined in the adopted local plan, where required, and implemented at subdivision stage by the Subdivision Authority.

The dedication of reserves should meet the present or future needs of the Plan area by considering the recommendations of this ASP, the Parks and Open Space Master Plan, the Active Transportation Plan: South County, the local plan, and/or the school boards.

13.8 The amount, type, location, and shape of reserve land shall be suitable for public use and readily accessible to the public.

13.9 Where an identified active transportation network (Map 08: Open Space and Active Transportation Connections) or land for recreational or cultural amenities cannot be provided through the dedication of municipal reserves or private easement, consideration should be given to acquiring land through the use of:

a) money in place of reserve land as per the MGA.

b) money from the sale of surplus reserve land; or

c) other sources of identified funding.

13.10 Lands that qualify as environmental reserve should be dedicated as environmental reserve or environmental reserve *easement* through the subdivision process, as per the Municipal Government Act.

13.11 Other lands determined to be of environmental significance, but do not qualify as environmental reserve, should be protected in their natural state through alternative means as determined by the County.

13.12 Environmental reserves should be determined by conducting:

a) a biophysical impact analysis report;

b) a geotechnical analysis; and/or

c) other assessments acceptable to the County.

Reserve Analysis

13.13 A reserve analysis shall be required with the preparation of a local plan to determine the amount, type, and use of reserves owing within the local plan area.

13.14 The reserve analysis shall include a determination of:

a) the total gross area of the local plan;

b) the type and use of reserves to be provided within the local plan area;

c) other reserves owing on an ownership basis;

d) the location of the reserve types and amounts in relation to the local plan area's identified active transportation network and overall parks and open space system, with this information to be shown on a map; and

e) the amount of residual reserves to be taken as money in place of land.

14 ACTIVE TRANSPORTATION, PARKS AND OPEN SPACE

Open space in South Springbank is a common resource that binds the community. The landscape, the land, the magnificent views, and access to natural areas are components of 'open space', and their maintenance is a high priority in the Plan area.

Open space can be enjoyed and appreciated through physical and visual access. Current and future parks, environmentally significant areas, and other natural areas, greenways, trails, and land for schools and recreation facilities, are some of the opportunities that provide physical open space. Communities need to have a wide range of accessible, connected, inviting open spaces. Pathways that connect to neighbouring municipalities are also important to provide for regional connections and opportunities.

Objectives

Active Transportation

- Provide an integrated regional and local active transportation network offering connections to parks (as identified in the Parks and Open Space Master Plan), open space, and community focal points throughout the Plan area in accordance with the primary network identified in the County's adopted Active Transportation Plan: South County.
- Recognize and accommodate development of secondary and tertiary active transportation network alignments that provide connectivity to additional community focal points through the use of suitable bicycle facilities identified within the Active Transportation Plan: South County.
- Through the local plan process, ensure the design of subdivisions accommodates an integrated system of active transportation network connections utilizing road rights-of-way, open space, parks, or other means deemed acceptable by the County.
- Provide opportunities for passive recreation and alternative transportation nodes within industrial and commercial areas.
- Promote the principles of 'Crime Prevention Through Environmental Design' (CPTED) in the development of an active transportation network within parks and open space.

Open Space and Parks

- Ensure that open space and parks have an ecological, social, cultural, recreational, and/or aesthetic function that operates in a safe and sustainable manner.
- Promote, conserve, and enhance an interconnected open space system, one that is geared to the needs of the identified business areas.
- Provide suitable open space and parks to accommodate development of an interconnected regional and local active transportation network.
- Promote the principles of 'Crime Prevention Through Environmental Design' (CPTED) in the development of open space and parks.

ACTIVE TRANSPORTATION:
Any form of transportation that is human powered. Typically, walking and cycling are the most common types of active transportation enjoyed in Rocky View County. These activities are performed within an active transportation network inclusive of facilities such as bicycle facilities located within a road right-of-way, sidewalks, pathways, and trails.

Policies

General

14.1 Future development shall provide for an interconnected system of open space and parks in general accordance with Map 08: Open Space and Active Transportation Connections.

14.2 Open space shall be provided through such means as:

a) the dedication of reserve lands and public utility lots;

b) the provision for environmental reserve easements, conservation easements, or other easements and rights-of-way;

c) government lands for public use;

d) privately owned land that is accessible to the public;

e) publicly owned storm water conveyance systems;

f) land purchases, endowment funds, land swaps, and donations; and/or

g) other mechanisms as approved by the County.

14.3 Open space and parks shall provide an ecological, social, cultural, recreational, and/or aesthetic function for the community that encourages safe, responsible use and is sustainable.

14.4 Multi-purpose and joint use sites for schools, parks, and recreation facilities should be encouraged, where appropriate.

14.5 The overall active transportation network of on-road bicycle facilities, pathways, trails, and sidewalks should promote cycling and walking, and provide connections between residential, commercial, open space, and public service areas.

14.6 Where an identified active transportation network cannot be located within an open space or park, co-location within a road right-of-way in accordance with applicable County standards and applicable road design requirements may be considered.

14.7 The design and construction of active transportation networks, parks, open space and associated amenities shall be of high quality, and shall adhere to construction and design standards, including but not limited to:

a) Geometric Design Guide for Canadian Roads;

b) the County Servicing Standards; and

c) the Parks and Pathways: Planning, Development, and Operational Guidelines.

Local Plans

14.8 Local plan preparation shall provide for an active transportation network connection that generally aligns with the primary network shown on Map 08, and should:

a) provide connections within, and external to, the local plan area;

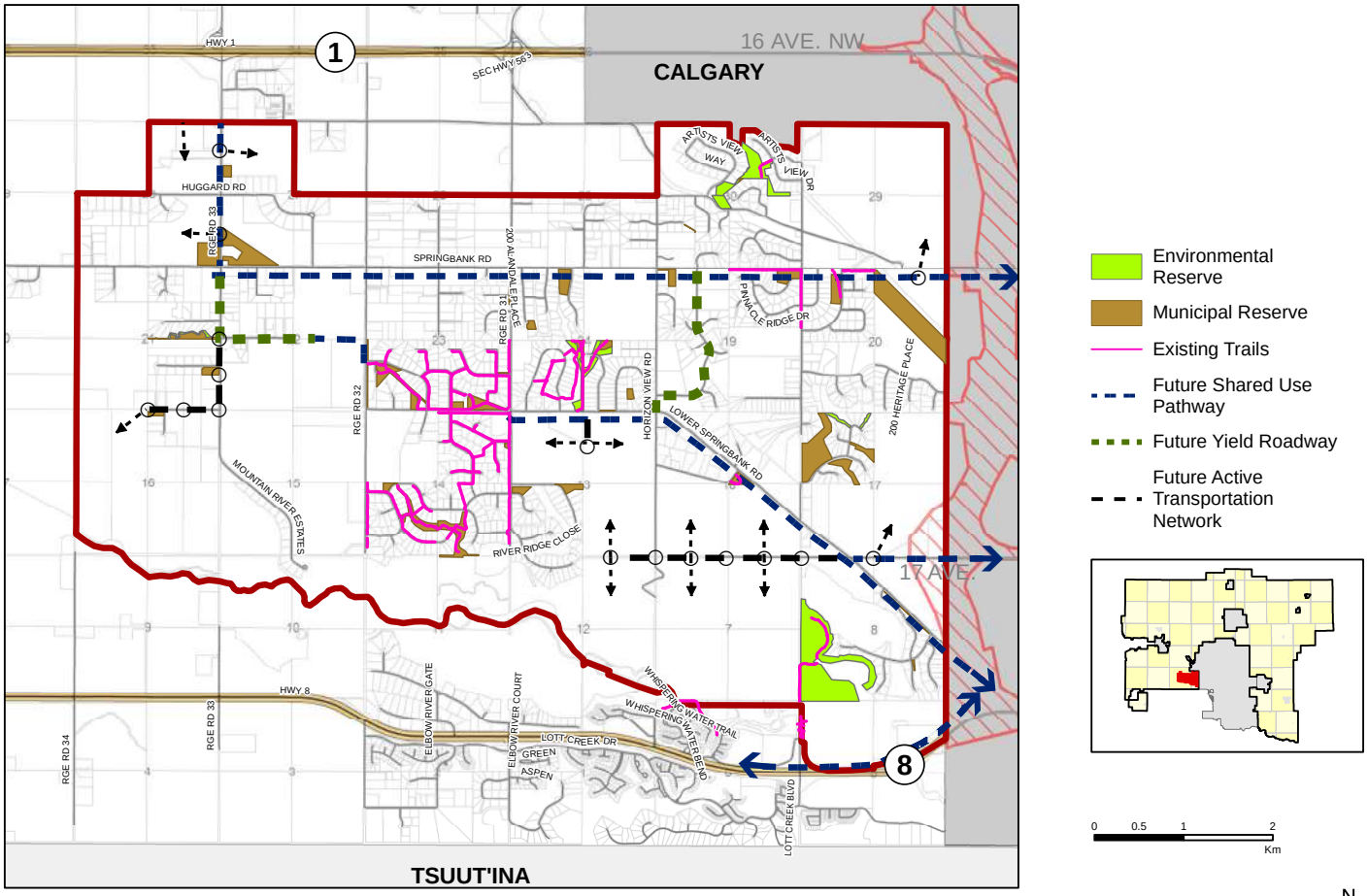
b) address and accommodate inclusion within identified parks and open spaces during all stages of development;

c) wherever possible, be located within or align with a park or natural area, or align with a wetland, storm water conveyance system, natural water course, or riparian area;

d) incorporate crime prevention through environmental design (CPTED) features;

e) provide for secondary and tertiary network alignments in accordance to bicycle facility design guidelines as identified in the Active Transportation Plan: South County;

f) contribute to the overall regional active transportation network.



This map is conceptual in nature. No measurements or area calculations should be taken from this map.

Map 08: Open Space and Active Transportation Connections

15 RECREATION, CULTURAL, AND COMMUNITY SERVICES

Community space and facilities for recreation, culture, and community uses are an important component of Springbank. Once the spaces are created, the recreational, cultural, institutional, and social programs can be supported through a variety of mechanisms. The Springbank area has a number of community groups and organizations that have identified their future recreation facility needs. Future planning to secure recreation lands is something that will have to be a collaborative effort between the County, school boards, community groups, and private landowners.

Objectives

- Provide public and private space for recreation, culture, and community uses that foster the quality of life, health, and social well-being of residents.
- Support recreational, cultural, institutional, and community uses in accordance with the recommendations of the County Plan.
- Provide support in future planning to secure recreation lands for community facilities (e.g. meeting space, ball diamond, youth centre).
- Provide recreation amenities for people of all ages in the Springbank area (youth, young families, singles, and seniors).

Policies

General

15.1 Local plans shall consider the appropriate type, size, and scale of recreational, cultural, and community services.

15.2 Local plans shall consider and, where required, provide for the location of lands for recreational, cultural, and community uses.

15.3 The County shall support the development of recreation, cultural, and community facilities and amenities through grant funding programs/appropriate funding mechanisms.

15.4 The County should encourage both public and private partnerships to provide recreational, cultural, and community services.

15.5 The County should work collaboratively with the school boards and the Plan area's community groups in order to plan for an appropriate amount of land for future recreation needs.

PLAN POLICIES: TRANSPORTATION, UTILITIES & SERVICES

16 TRANSPORTATION

The transportation network must develop in a manner that is safe, functional, and efficient. The network should minimize impacts on major wetlands and natural features, integrate development within the Springbank area, and provide regional opportunities for walking, cycling, and public transportation. Map 09: Transportation Network shows the provincial, regional, and some local transportation networks in the Springbank area, and provides information on road classifications, special study areas, highway interchanges, and fly-overs.

Objectives

- Provide for an internal road network that contributes to a high-quality built environment, and efficiently and safely aligns to the regional road network.
- Provide for an internal road network within the residential areas that facilitates connectivity with community focal points and, where appropriate, accommodates the inclusion of an active transportation network within the road right-of-way.
- Support the implementation and protection of identified transportation routes through the Plan area.
- Ensure ongoing dialogue with The City of Calgary and the Province on transportation requirements.

Policies

General

16.1 The Springbank transportation network should be developed in accordance with Map 09: Transportation Network and the Springbank Network Analysis (January 24, 2019 as amended). The classification of the County road network may be refined through further transportation analysis and/or at the local plan stage.

16.2 A traffic impact assessment shall be required as part of the local plan preparation and/or subdivision application process in accordance with the County Servicing Standards.

16.3 All subordinate transportation analyses must respect and conform to the Springbank Network Analysis.

16.4 Where identified in the Long Range Transportation Network Plan or other functional planning documents, road dedication shall be provided at the time of subdivision.

Regional Transportation Network

16.5 The regional transportation system shall be developed in general accordance with Map 09: Transportation Network.

16.6 No new direct access shall be approved from the Plan area to Stoney Trail unless otherwise determined to be necessary by the Province and County.

16.7 The County shall collaborate with The City of Calgary and Alberta Transportation to identify future east/west collectors through the Plan area.

16.8 The County encourages and supports opportunities to connect to a regional public/private transportation system when deemed feasible based on growth of the Plan area. Development of such a system shall consider design standards, costs associated with upgrading the road network, and long-term operation and maintenance requirements.

16.9 Where required, local plans shall:

a) Be designed to accommodate existing and/or potential changes in access to the provincial transportation network, as identified on Map 09, and identify the land required for future highway interchanges.

West Stoney Trail Transportation Infrastructure

The County recognizes that further transportation analysis is required with respect to West Stoney Trail, its related transportation infrastructure, and the impact and/or benefit related to the development of the Plan area.

16.10 The County shall collaborate with The City of Calgary and Alberta Transportation regarding regional road connections and interchange designs with respect to Stoney Trail, and the related transportation infrastructure as shown on Map 09: Transportation Network.

16.11 The County shall work collaboratively with The City of Calgary to identify transportation infrastructure needs along West Stoney Trail as identified in Map 09: Transportation Network, and shall develop recommendations for transportation priorities and County cost contributions based on impact and/or benefit related to the development of the Plan area.

16.12 Impacts on West Stoney Trail transportation infrastructure resulting from development within the Plan area shall be evaluated in accordance with the policies of this Plan and the transportation policies of the Rocky View County/Calgary Intermunicipal Development Plan.

101st Street Infrastructure

101st Street forms the east boundary (south of Highway 1) of the Springbank ASP area. The roadway is under the jurisdiction of The City of Calgary; therefore, collaboration will be required with respect to plans regarding this roadway.

16.13 Access management and road design requirements for 101st Street shall be in accordance with City of Calgary requirements. The County shall collaborate with The City of Calgary to develop a joint study for 101st Street in accordance with Action Item #8 (Section 28: Implementation).

16.14 The County shall work collaboratively with The City of Calgary and Alberta Transportation on transportation requirements and connections to Stoney Trail within, and external to, the Plan area.

16.15 Interim land uses that require significant infrastructure improvements during the construction of West Stoney Trail shall be discouraged.

16.16 Any land use, local plan, subdivision, and development permit applications within the Plan Area, along with supporting technical studies (Functional Study and/or Transportation Impact Assessment), will be circulated to The City of Calgary for review prior to approval of the applicable application; collaboration with the City shall begin at an early stage to allow sufficient time to identify and address any transportation impacts on the City.

Local Transportation Network – General

16.17 The design and construction of roadways within the local transportation network shall use sound access management principles and shall be in accordance with the County Servicing Standards.

16.18 The designation and design of local roads within the transportation network, including classification, street sizing, and intersection/access spacing, shall be determined at the time of local plan preparation. Local roads shall be designed in accordance with the urban or rural cross section requirements established by the County.

16.19 Modified road standards that incorporate Low Impact Development (LID) techniques may be supported by the County for local plans that are comprehensive in nature, integrate cohesively into the surroundings, and provide a storm water management plan that incorporates LID techniques.

Local Roads – Residential

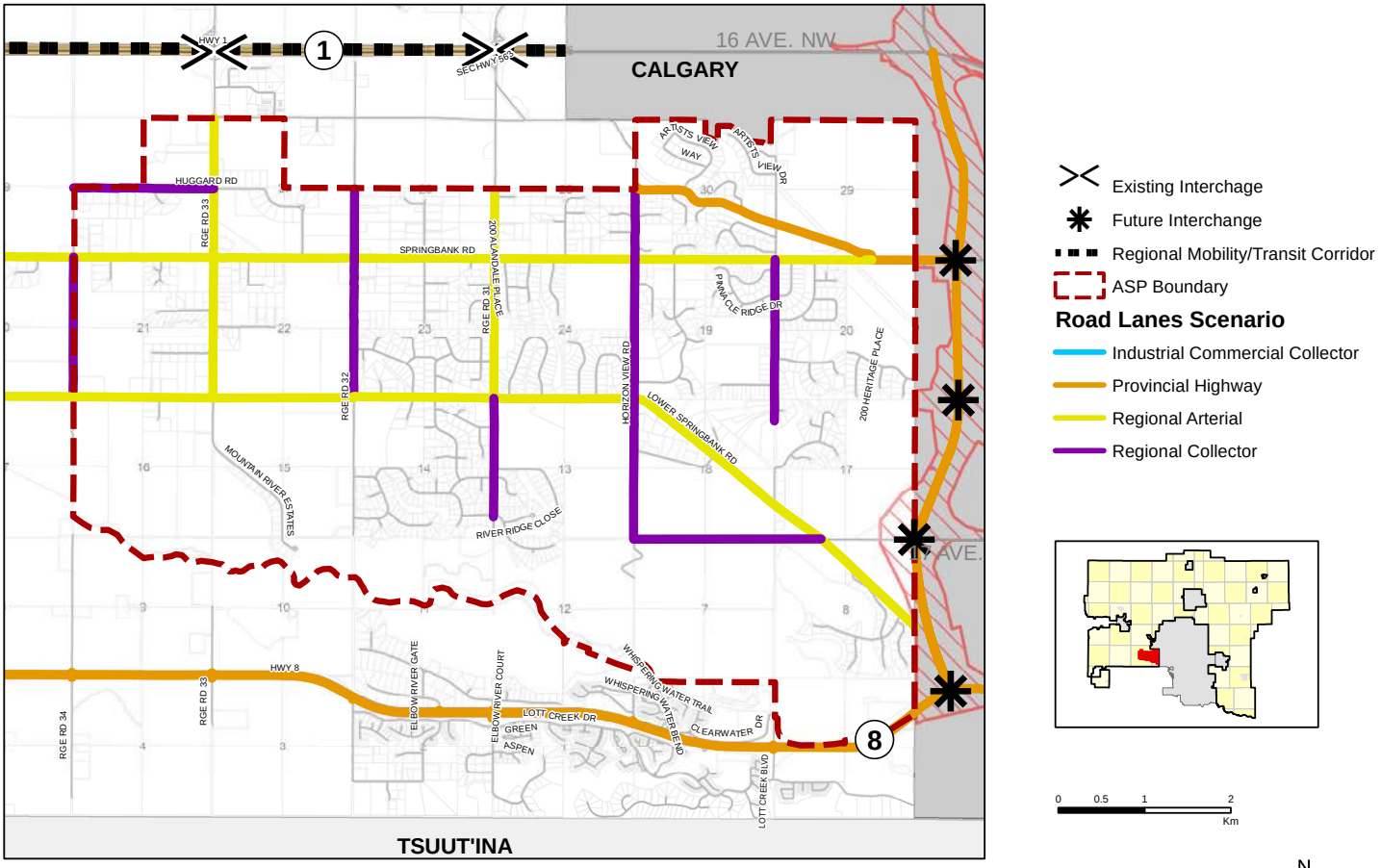
16.20 The road network in residential areas shall be designed to support an interconnected road and pedestrian system.

16.21 Road acquisitions that take into consideration future network connections shall be supported.

16.22 The type of road cross section (urban or rural) for country residential development shall be determined at the time of local plan preparation.

16.23 Local plans for country residential development shall provide for emergency and secondary access, pathway, trail, or sidewalk linkages within, and external to, the local plan area.

16.24 Local plans shall incorporate emergency and secondary access in accordance with municipal and fire access standards.



This map is conceptual in nature. No measurements or area calculations should be taken from this map.

Map 09: Transportation Network

17 SCENIC AND COMMUNITY CORRIDORS

Scenic and community corridors are important entrances, along major roads, entering and exiting a municipality and a community. They create a lasting first impression and an important sense of place for people either visiting or simply traveling through a community. Therefore, it is important that Springbank's Scenic and community corridors, identified on Map 10: Scenic and Community Corridors, are visually attractive and maintain the open rural character of Springbank.

The Stoney Trail West transportation corridor provides further connectivity between Springbank and Calgary with the three interchanges at Old Banff Coach Road, Bow Trail and 17 Avenue. Although these additional scenic and community corridors require sensitive management, the transportation infrastructure will largely be defined through the future planning of the Special Planning Areas, as discussed in Section 11 of this Plan.

Objectives

- Promote consideration of rural character, views, and landscape in new development through architectural and community design guidelines.
- Create attractive, orderly, and well maintained scenic and community corridors for residents and visitors, with high-quality development adjacent to the Stoney Trail interchanges.

Policies

General

17.1 Development proposals within the scenic corridor areas identified on Map 10: Scenic and Community Corridors, shall be subject to the scenic corridor policies of this Plan.

17.2 Non-residential scenic and community corridors should be developed in accordance with the County's Commercial, Office, and Industrial Design Guidelines.

17.3 Proposals within scenic corridor areas identified on Map 10: Scenic and Community Corridors that do not exhibit a high-quality visual appearance with respect to siting, building design, and landscaping should not be supported (for example, outside storage).

17.4 Outside storage shall not be considered to be appropriate as a principal use along scenic corridor areas identified on Map 10: Scenic and Community Corridors. Limited outside storage or outdoor displays that are ancillary to a designated principal use may be considered acceptable subject to appropriate screening and siting away from the public interface.

17.5 Notwithstanding, Policy 21.4 of this Plan, interim uses allowed within Special Planning Area 5 under Section 11 of this Plan may include larger elements of outside storage, subject to:

a) outside storage and display areas forming no greater than 30% of the gross development area within Special Planning Areas 1 and 2; and

b) effective screening and siting of outside storage components away from public and residential interfaces.

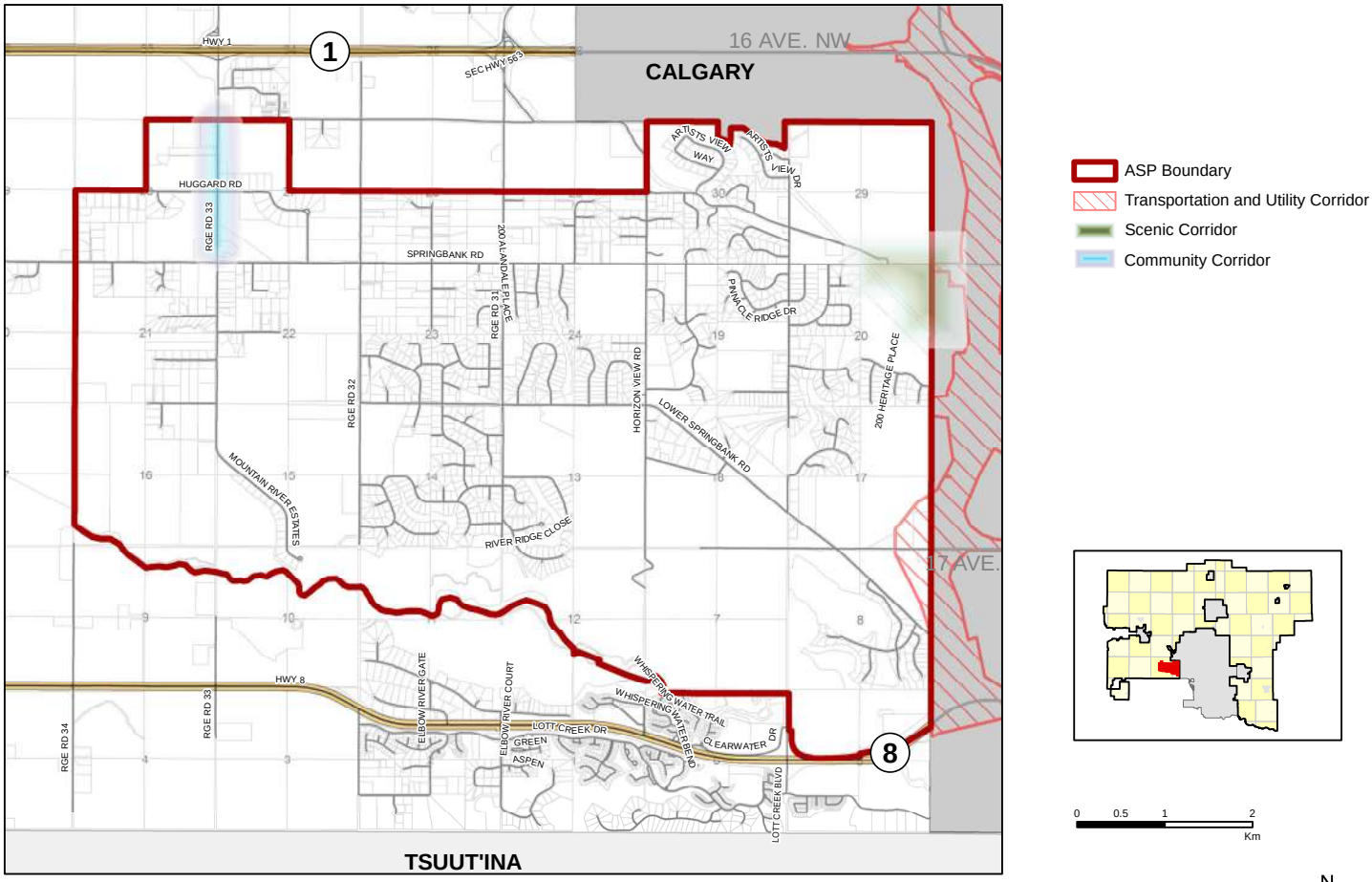
17.6 Planning and development within the Highway 1 West Corridor Key Focus Area (see Map 10: Scenic and Community Corridors) shall be subject to the policies of the Rocky View County/City of Calgary Intermunicipal Development Plan.

Local Plans

17.7 All local plan applications proposing development within a scenic corridor area identified on Map 10: Scenic and Community Corridors shall meet the applicable scenic corridor policies set out within this section and the requirements of Section 28 and Appendix B.

Action

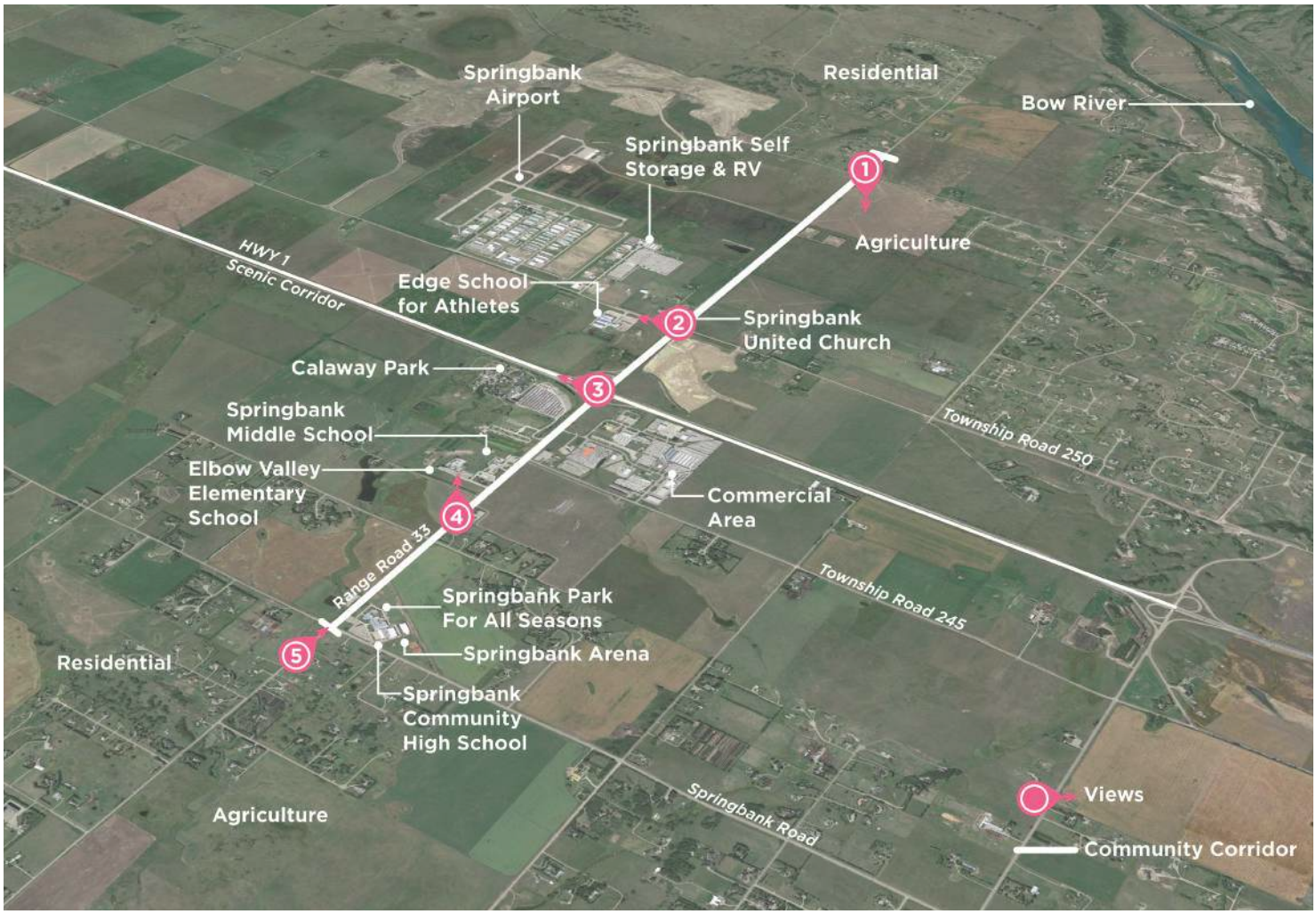
1. Develop design guidelines for the development of Range Road 33, promoting high-quality development that encourages community interaction and accommodates pedestrians through publicly and privately owned gathering spaces.



This map is conceptual in nature. No measurements or area calculations should be taken from this map.

Map 10: Scenic and Community Corridors

Community Corridor Views



A COMMUNITY EXPERIENCE ON RANGE ROAD 33

- Create Gateways
- Prioritize views
- Respect rural character
- Honour the natural landscape

18 UTILITY SERVICES

Well-designed and effective utility services are the foundation of a well-planned community and competitive business area. Development in the Springbank area has historically relied on stand-alone utilities such as groundwater wells, private water cooperatives, and septic fields.

In light of the development pressures and anticipated population for the Springbank area, the long-term sustainability and health of the area and its residents necessitates a new approach to water and waste water servicing; specifically, a shift in focus from private sewage disposal systems to decentralized or regional disposal systems is envisioned within the Plan area. This will limit the impact of private disposal systems on the carrying capacity of the lands and the compromising of the health of the watersheds or Springbank residents.

Objectives

- Support servicing options that minimize environmental impact.
- Provide a land use pattern that is compatible with the servicing capabilities and objectives for Springbank.
- Ensure potable water and waste water systems are provided to the Plan area in a safe, cost effective, and fiscally sustainable manner, and that development connects to piped utility networks when available.
- Support the provision of shallow private utility systems within new development.
- Identify and protect utility service routes.
- Ensure fire suppression and water supply infrastructure is provided to deliver the appropriate level of fire protection within the Plan area.
- Local plans will address fire suppression requirements and ensure water supply and associated infrastructure is available as required for all development. The fire suppression plan may rely on regional or decentralized infrastructure to support the local plan.

Policies

In support of the Springbank Area Structure Plan, a technical assessment of water and waste water servicing options was completed. The key objective of the assessment was to determine if a cost effective servicing system(s) that provides efficient, economic, and sustainable municipal services to residents is feasible for the Plan area. The "Springbank ASP Servicing Strategy" evaluated multiple servicing solutions and determined there are cost effective and sustainable options. Map 11: Water Servicing and Map 12: Waste Water Servicing depict the most feasible utility system at the time of Plan writing. The final utility system will be determined as part of the local plan preparation.

General

18.1 Utility service development should support an orderly, logical, and sequential pattern of development.

18.2 The location and size of utility rights-of-way and easements, and related line assignments, should be determined at the local plan stage to the mutual satisfaction of the County, the developer, and the utility companies.

18.3 Utility rights-of-way and easements shall be provided to accommodate shallow utilities at the subdivision or Development Permit stage as deemed necessary by the utility provider.

18.4 Costs associated with utility service improvements shall be the developer's responsibility.

18.5 Connection to decentralized utilities for water and waste water is the preferred method of potable water and waste water service delivery.

18.6 Limited servicing solutions that rely on water cisterns and sewage holding tanks may be permitted for commercial/industrial sites on an interim basis until such time as piped servicing is available.

Water

18.7 To maintain an acceptable quantity and quality of groundwater in the aquifers, any future applications for water wells must be in accordance with the Water Act.

18.8 Business or Institutional land use will require Provincial approval for any groundwater use.

18.9 The use of water saving devices is encouraged in future residential development and should be addressed in local plans in accordance with County policies and standards.

18.10 The reuse of storm water for the purposes of residential irrigation is encouraged over using water suitable for domestic purposes and should be addressed in local plans.

18.11 All industrial and commercial buildings are required to provide fire suppression systems and shall be in compliance with the County's Fire Suppression bylaw.

18.12 All water systems serving developments within the Springbank Plan area shall be designed to provide adequate water pressure to combat fires.

Waste Water

The waste water utility system must ensure that there are no negative impacts to the water supply for The City of Calgary. All waste water utility systems must meet the regulatory requirements of the Government of Alberta.

18.13 Residential lots less than 1.98 acres in size shall be serviced through a decentralized or regional waste water treatment system.

18.14 Where a regional waste water treatment system is not available, interim methods of sewage disposal may be allowed provided there is no discharge into either the Bow or Elbow Rivers, regardless of the amount of treatment.

18.15 Future subdivision in the Infill Residential areas may require both a PSTS and the identification of future sewer rights-of-way in combination with a deferred services agreement.

18.16 At the time of local plan preparation, a cost feasibility analysis to evaluate connection to a regional waste water system should be performed. Where a regional waste water system is not available or feasible as determined by the cost feasibility analysis, the feasibility of tie-in to an existing, or creation of a new, decentralized waste water treatment system shall be investigated.

18.17 Future decentralized systems shall be designed and operated to meet immediate needs and to anticipate future cumulative requirements of a broader area. The systems shall be designed to be expandable, and this shall be taken into consideration when determining the location of effluent disposal areas and protection of future rights-of-way.

18.18 Future decentralized systems shall be the responsibility of the developer to construct, and their ownership and operation should be transferred to the County at the economic break-even point.

18.19 The operation of a collection system should ensure that the disposal and treatment of waste water does not create any negative

environmental impacts within the sub-basin.

18.20 Methods of waste water effluent discharge must meet a quality that is acceptable to the Province and the County.

18.21 The Municipality reserves the right to provide or assist with the provision of a waste water collection, treatment, and disposal system within the Central Springbank area.

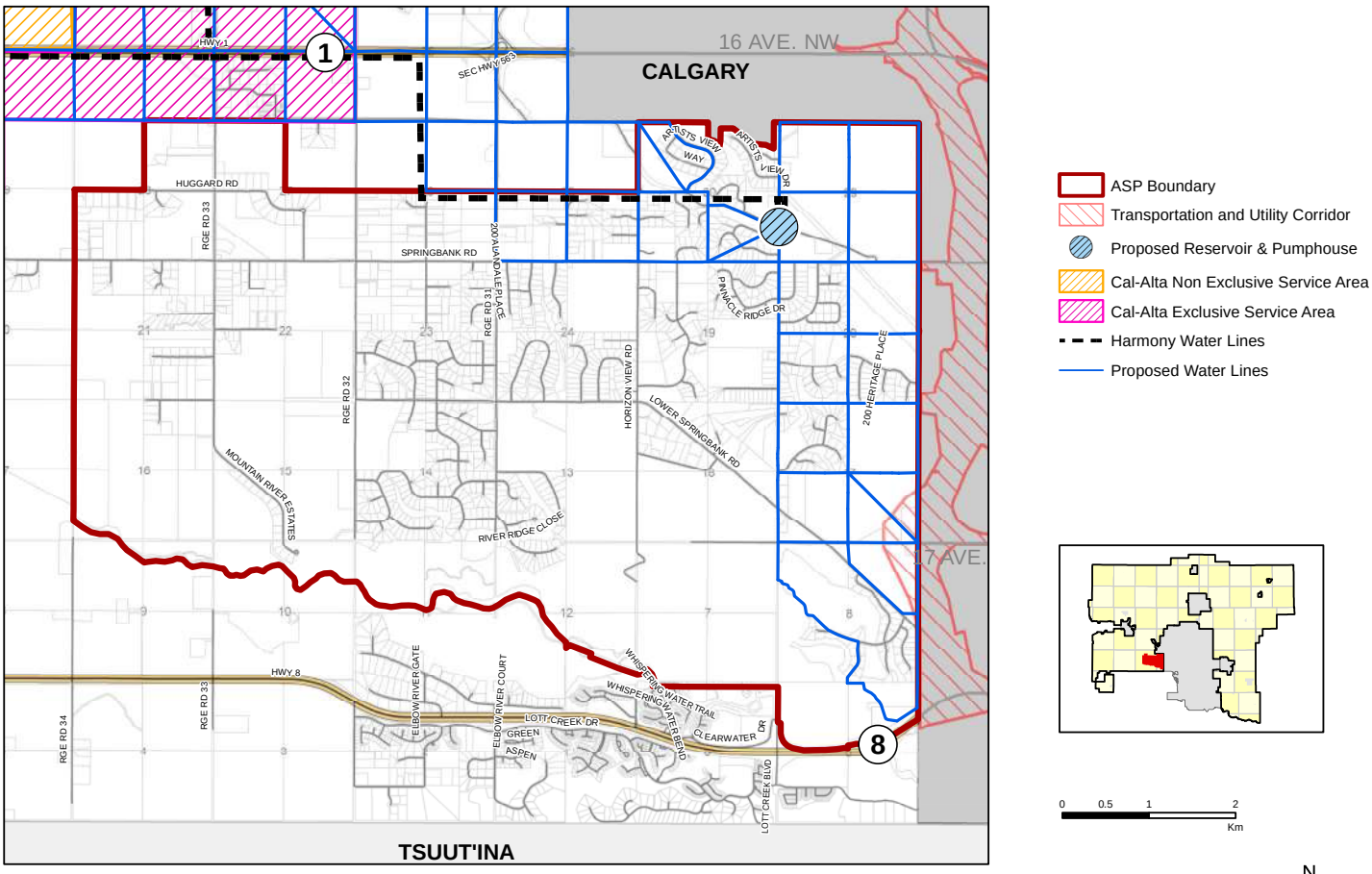
Shallow Utilities

18.22 Shallow utilities should be located in common locations in order to maximize the developability or functionality of lands and to reduce any off-site impacts.

18.23 Wherever possible, utility easements should be utilized in subdivisions and development to ensure the location, identification, and maintenance of multiple utilities can be made with ease and without service disruptions.

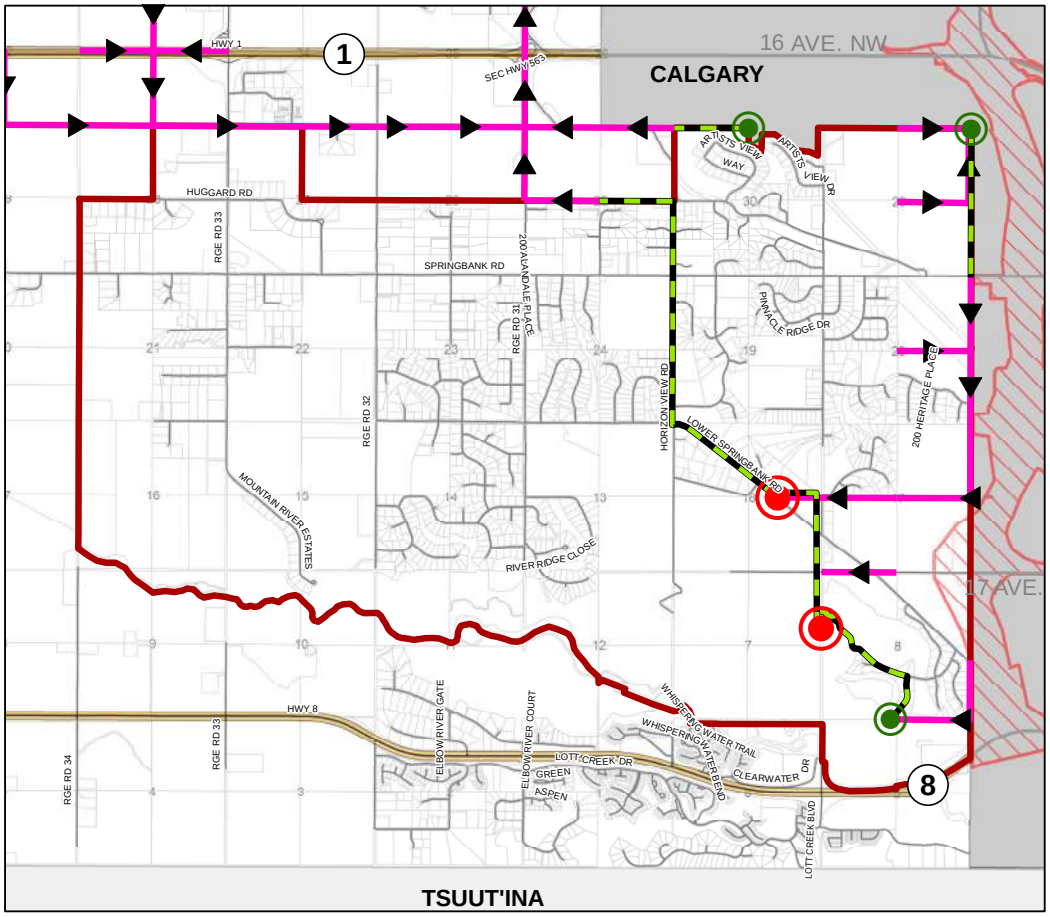
18.24 Utilities in the road rights-of way should be avoided unless sufficient right-of-way expansion is available for transportation needs.

18.25 All new residential and non-residential development shall be serviced with shallow utilities at the expense of the developer.



This map is conceptual in nature. No measurements or area calculations should be taken from this map.

Map 11: Water Servicing



This map is conceptual in nature. No measurements or area calculations should be taken from this map.

g

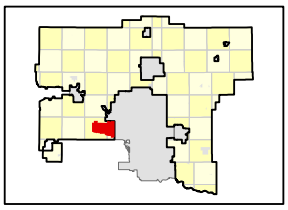
ASP Boundary
Transportation and Utility Corridor
Major Lift Station
Minor Lift Station

Proposed Forcemain System

Proposed Forcemain System

Proposed Gravity Sewer System

Proposed Gravity Sewer System



0 0.5 1 2
Km

N

Map 12: Waste Water Servicing

19 STORM WATER

The Springbank area is made up of several storm water catchment areas, with four flowing north to the Bow River and five flowing south towards the Elbow River. Both the Elbow and Bow Rivers are important water courses that support many uses, including irrigation for crops and golf courses, stock watering, terrestrial wildlife, native flora and aquatic ecosystems, resource extraction, recreational activities, as well as one of the most significant raw water supplies for the city of Calgary via the Glenmore Reservoir, and Rocky View County and the City of Calgary via the Bearspaw reservoir. The protection of these two important natural resources is imperative for the sustainable growth and development of not only Springbank, but all downstream municipalities.

The Springbank Master Drainage Plan was prepared to provide guidance for future development within the Plan area.

Map 13: Storm Water Drainage Catchments shows the main drainage catchments in the Plan area.

THE SPRINGBANK MASTER DRAINAGE PLAN;

Provides policy and implementation strategies to ensure storm water from future development is properly managed. It establishes the rate and volume control requirements of storm water flow from new development, and provides recommendation for effective LIDs and BMPs in the region. The Master Drainage Plan also provides inventory and assessment of the wetlands in the area. The Plan was based on topographic Lidar data and covers the entire catchment areas to the Bow and Elbow Rivers.

LOW IMPACT DEVELOPMENT (LID):

A comprehensive land planning and engineering design approach with a goal of maintaining and enhancing the pre-development hydrologic regime of urban and developing watersheds.

BEST MANAGEMENT PRACTICES (BMPS):

Minimize the impact of increased runoff volumes and improve water quality. The types of key storm water BMPs that can be employed in future land development areas include the following:

- Minimize generation of runoff;
- Retain runoff on-site through evapotranspiration, infiltration and/or reuse;
- Capture, hold, and use runoff within a development or municipal area for reuse (green space irrigation).

Objectives

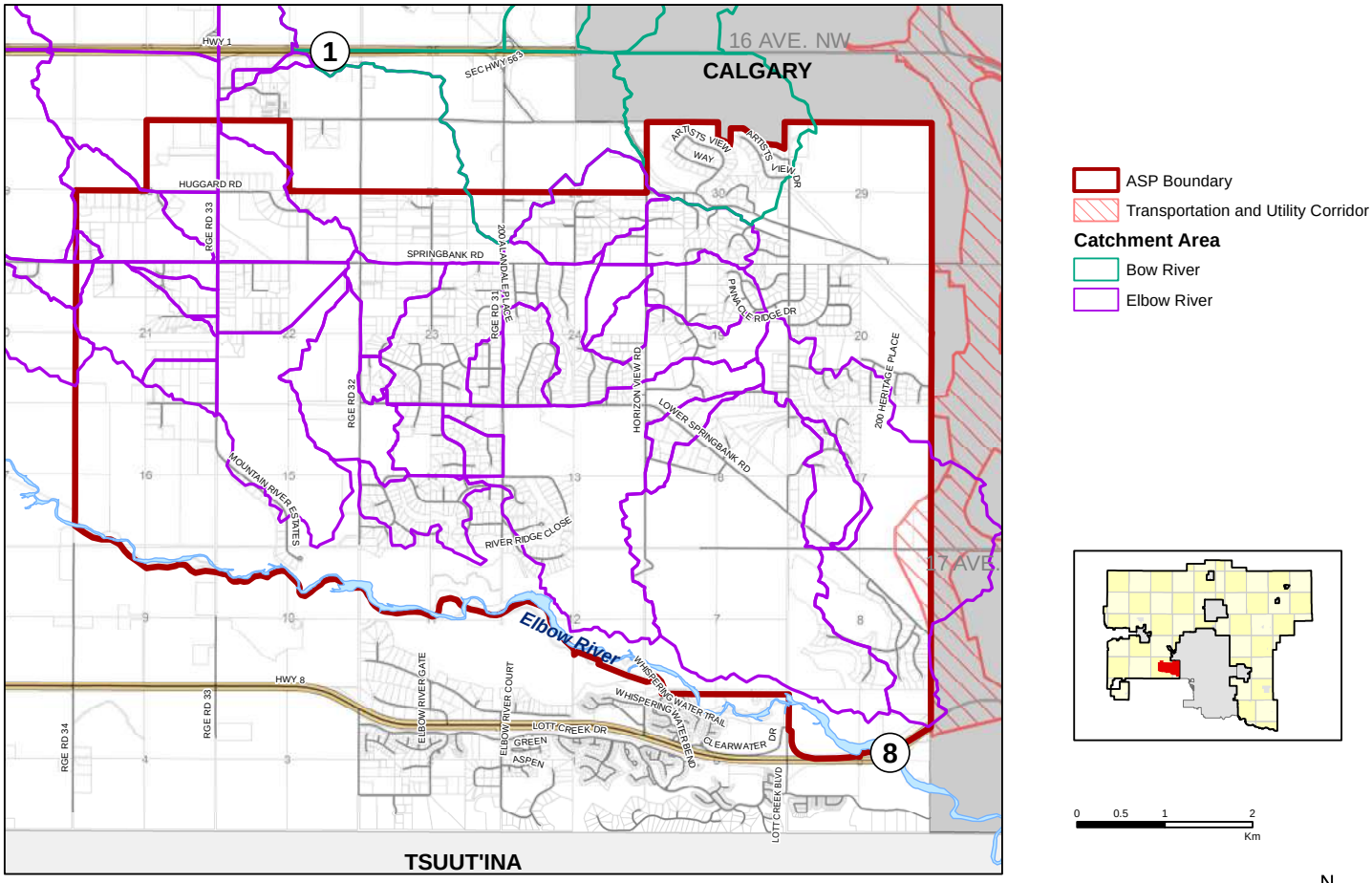
- To ensure development incorporates the policies and best practices contained within the Master Drainage Plan and sub-basin plans for effective storm water management.
- Ensure effective, sustainable, and responsible storm water infrastructure to the Plan area.
- Maximize the use of natural storm water drainage conveyance systems.
- Support innovative conservation methods and best management practices with respect to storm water management, including storm water reuse and recycling opportunities.
- Preserve high value wetlands within the Plan area.

Policies

Master Drainage Plan

19.1 As part of a local plan preparation process, the Applicant shall submit a sub-catchment master drainage plan or a storm water management report that is consistent with the approved Springbank ASP Master Drainage Plan, any existing sub-catchment Master Drainage Plans for the area, and the policies of this Plan.

19.2 A sub-catchment master drainage plan or storm water management plan for a local plan area shall comply with any new storm water plans, management policies, and interim servicing policies that may be introduced after the adoption of this Plan.



This map is conceptual in nature. No measurements or area calculations should be taken from this map.

Map 13: Storm Water Drainage Catchments

19.3 The location of the storm water conveyance systems shall be protected as part of the development process, in general accordance with Map 13: Storm Water Drainage Catchments.

19.4 All development shall conform to the recommendations outlined in the Springbank Master Drainage Plan regarding release rates, volume control targets, and assessment of downstream drainage constraints.

19.5 Storm water management systems, including re-use or irrigation, should be designed at a scale that services the local plan area. The County discourages the use of storm water ponds or volume control measures designed for individual lots.

19.6 Storm water shall be conveyed in a manner that protects downstream properties and preserves the water quality of receiving water courses.

19.7 Storm water conveyance systems shall be designed to accommodate upstream storm water flows, to the satisfaction of the County.

Storm Water Ponds, Constructed Wetlands, and Wetlands

19.8 Proposed storm water ponds should be enhanced with bio-engineering techniques, wherever possible, to promote volume control and water quality within the Plan area.

19.9 Natural wetlands and/or natural drainage courses that are retained should receive treated storm water through direct or indirect flow in order to maintain the integrity of the wetland and the drainage course.

19.10 As part of the preparation of a local plan and any supporting sub-catchment or master drainage plans, best management practices and alternative solutions for the improvement of storm water quality and reduction of quantity shall be required. Solutions may include:

a) design of storm water facilities that incorporate source controls in order to reduce the amount of water moving downstream and the need for end of pipe treatment facilities;

b) use of LID methods, such as bio-swales, rain gardens, constructed wetlands, green roofs and permeable pavements;

c) reduction of impervious surfaces;

d) the re-use of storm water; and

e) consideration of storm water ponds at the sub-regional level to support the reuse of storm water.

STORM WATER POND:

An artificial pond that is designed to collect and treat storm water to an acceptable provincial standard. The storm water pond disposes of storm water through controlled release, absorption into the ground and / or evaporation.

CONSTRUCTED WETLAND:

An artificial wetland created as a new or restored habitat for native vegetation and wildlife; it provides the same function as a storm water pond.

WETLAND:

Land saturated with water long enough to promote wetland aquatic processes as indicated by poorly drained soils, hydrophytic vegetation, and various kinds of biological activity that are adapted to a wet environment.

19.11 Storm water ponds servicing more than one lot should be located on Public Utility Lots.

Reduce, Recycle, and Reuse

19.12 The County shall support lot-level best management practices that reduce impervious surfaces, clean or filter runoff, and allow for reuse of storm water for non-potable purposes.

19.13 The County will support proposals for storm water re-use through purple pipe system in accordance with provincial requirements.

Standards and Design

19.14 The storm water management system should be designed to:

a) operate on a gravity basis; and

b) accommodate storm water flows from the adjacent road network.

LOW IMPACT DEVELOPMENT (LID):

An approach to land development that works with nature to manage storm water runoff where it falls. LID preserves and recreates natural landscape features and minimizes hard surfaces to create functional and appealing site drainage. LID treats storm water as a resource, rather than a waste product. LID includes a variety of landscaping and design practices that slow water down, spread it out, and allow it to soak in. These practices ultimately improve the quality and decrease the volume of storm water entering our waterways.

20 SOLID WASTE AND RECYCLING

This section addresses the management of solid waste through all stages of development, from construction and demolition to full build-out. The policies emphasize the reduction and diversion of waste through the recycling and reuse of materials. Each development stage has different solid waste requirements; the policies below provide guidance to developers and residents on managing solid waste effectively.

Objectives

- Ensure conceptual schemes and master site development plans address solid waste management during all stages of development in accordance with the County's Solid Waste Master Plan.
- Offer innovative solid waste management practices that encourage, promote, and maximize landfill diversion and minimize waste material hauling.
- Provide for the necessary infrastructure to support solid waste and recycling management in public spaces.
- Promote best practices for managing solid waste materials generated during construction activities.

Policies

General

20.1 The developer shall be responsible for the management and disposal of solid waste generated through all stages of construction and development.

20.2 Waste minimization and waste diversion practices are to be encouraged in the Plan area.

Residential Areas

20.3 Solid waste management will be the responsibility of property owners and/or lot owner associations within Springbank until such time as a County-sponsored waste management program is available in the area.

21 EMERGENCY SERVICES

Emergency services within the Plan area are focused on fire and protective service needs. The area is currently served by a fire station located near the Springbank Airport.

Objectives

- Ensure an appropriate and efficient level of fire and protective services is made available for current and future residents in order to provide for a safe and liveable community.
- Ensure development is designed and constructed to optimize the delivery of fire and protective services.

Policies

General

21.1 In association with Rocky View County Fire Services, the RCMP, and other emergency service providers, an adequate level of service shall be provided to meet current needs, as well as future needs, based on projected population growth and demographic change in the Springbank Plan area.

21.2 Fire services in the Plan area shall be provided from existing County emergency service facilities, and where appropriate, by contract from adjacent municipalities.

21.3 Rocky View County and The City of Calgary shall explore partnerships for the delivery of emergency services, where appropriate.

21.4 Policing in the Plan area shall be provided by the Royal Canadian Mounted Police (RCMP) as per the Provincial Police Service Agreement, until such time as another policing solution is required or sought out.

21.5 All commercial buildings should provide fire suppression systems, which shall be in compliance with the approved standards set by the current edition of the Alberta Building Code, Alberta Fire Code, and/or other relevant Federal or Provincial legislation.

21.6 In preparing local plans, development proponents shall work with the County to identify any potential land requirements for fire and protective services.

21.7 Local plans shall address fire and protection response measures as well as on-site firefighting requirements through consideration of such factors as efficient road design, safe and efficient access for emergency service vehicles, and fire control measures.

21.8 Crime prevention through environmental design features should be considered and incorporated into the design and construction of all new development wherever possible.

21.9 New subdivisions and/or developments shall accommodate at least two points of access/egress where required by County Standards and the Alberta Building Code and Alberta Fire Code.

EMERGENCY SERVICES FACILITY:

An emergency services facility is a site and building(s) containing the staff, equipment, and other apparatus required to deliver fire and/or protective services within the County and may include facilities and space for other related services.

Actions

1. The County shall explore potential for joint municipal communications between developers and Councils to set expectations and increase understanding on service delivery.
2. In accordance with the requirements of the Regional Servicing Plan (once adopted), the County will collaborate with The City of Calgary to explore joint modeling and any shared service delivery opportunities.

22 FLOOD RISK MANAGEMENT

The Plan area has the benefit of bordering the Elbow River, but this also brings significant flood risk to those lands adjacent to the rivers. The policies in this section seek to maintain the function of flood areas and maximize their ecological and recreational services.

Objectives

- Prevent development from occurring within flood prone areas to safeguard property and limit safety risks.
- Direct more vulnerable development away from areas at a higher risk of flooding.
- Support the preservation of floodway and flood fringe areas in their continued role of providing ecological and recreational services, together with wider flood and erosion control benefits.

Policies

General

22.1 No development in the Plan area shall take place within the floodway or flood fringe of the Elbow River, with the following exceptions:

a) essential roads and bridges that have to cross the flood risk area;

b) flood or erosion protection measures or devices;

c) pathways that are constructed level with the existing natural grades;

d) recreation facilities, provided there are no buildings, structures, or other obstructions to flow within the floodway; and

e) essential utility infrastructure that has to be located in the flood risk area for operational reasons.

22.2 Any exempt development allowed within the floodway or flood fringe shall be designed to limit impermeable surfaces, so as to not impede the groundwater storage capacity of these areas.

22.3 Local plans with lands partly affected by the floodway or flood fringe areas should include a flood hazard risk study, including hazard mapping where appropriate and prepared by a qualified professional. The study shall:

a) identify areas at a flood risk of 1:100 or greater, and those having a lesser flood risk between 1:100 and 1:1000.

b) demonstrate that there is sufficient developable area for the proposal after excluding flood way and flood fringe areas

c) provide recommendations on locating more vulnerable developments towards lower flood risk areas (greater than 1:1000, where possible) and on implementing other measures that would limit flood risk.

23 RENEWABLE RESOURCES

As Rocky View County expands, so do its energy requirements. Ensuring a secure and sustainable supply of energy will be important to the area's future prosperity. Across Canada, an increasing number of communities are engaged in the process of sustainable energy planning.

The Springbank area has a natural advantage for the development of renewable energy initiatives such as wind and solar, and this section aims to encourage the growth and use of these resources, where compatible with Springbank's rural character.

Objectives

- Support opportunities for renewable energy generations that reduce dependence on fossil fuel.
- Promote innovative technologies and processes to achieve environmental goals.
- Encourage the use of solar photovoltaic systems (PV) on rooftops and in agricultural settings.

Policies

General

23.1 Local plans should identify renewable and low-carbon energy opportunities available at the district or neighbourhood scale.

23.2 Developments are encouraged to assess the feasibility of solar energy equipment on new buildings through consideration of environmental and economic benefit.

23.3 Renewable energy generation projects should be supported in accordance with the intent of this plan, the applicable policies, bylaws, and standards, and applicable provincial regulations.

IMPLEMENTATION

24 IMPLEMENTATION

The Springbank ASP outlines the vision for physical development of the Springbank area and provides guidance with respect to infrastructure requirements, land use, subdivision, and development. The purpose of this section is to describe the implementation process, provide detail on the sequence of development, ensure adherence to the Springbank Area Structure Plan policies and strategies, and identify follow-up actions required for Plan success.

Objectives

- Implement the Land Use Strategy and policies of the Springbank Area Structure Plan.
- Provide criteria for the logical phasing of development, and ensure that the related cost of infrastructure development is identified and provided for.
- Implement key actions to facilitate development, and provide guidance on local plan requirements.
- Ensure local plans adhere to the vision, goals, objectives, and policies of the Plan.
- Provide for the review and amendment of the Plan as required.

Policies

Local Plan, Redesignation, and Subdivision Application Requirements

24.1 Applications for redesignation and subdivision shall require the concurrent or prior adoption of a local plan, unless otherwise directed by the policies of this Plan.

24.2 Local plans are to be prepared as per the policies of this Plan and, in order to be deemed complete, should include the applicable information set out within Appendix B of this Plan.

24.3 Subdivision applications shall address and adhere to the requirements of the local plan and the policies of this Plan.

24.4 Conceptual schemes should extend across the entire area of the proposed development, and where appropriate, all other adjacent lands with development potential. At a minimum, adjacent lands should be considered to be those directly adjoining parcels and those within the wider quarter section that have the potential to further subdivide. Council shall have the discretion to consider alternative local plan boundaries, with consideration to ensuring:

a) the alternate local plan area is comprehensive in nature;

b) the implications of development proceeding within an alternate local plan boundary have been examined; and

c) it has been demonstrated that any on-site or off-site planning issues have been resolved pursuant to the provisions of this Plan.

24.5 Where a local plan is not required, or is silent on a subject, the relevant policies of the Springbank ASP and County Plan shall apply to redesignation and subdivision applications.

24.6 Applications for redesignation, subdivision, development, and local plans shall comply with the policies and requirements of the following master plans and servicing standards, as amended or replaced, unless otherwise directed by the policies of this Plan:

a) Springbank Master Drainage Plan;

b) Active Transportation Plan: South County;

c) Applicable recreation master plan

d) Rocky View County Solid Waste Master Plan; and

e) Rocky View County Servicing Standards.

24.7 All conceptual schemes and master site development plans adopted by Council shall be appended, by bylaw, to this Area Structure Plan, with Table 09 (Appendix F) and Map 03 of this Plan updated accordingly.

Phasing

The Plan recognizes that development within the Springbank Plan area should progress in a logical and efficient manner, recognizing future land requirements, and logical extensions of servicing. Section 633(2)(a)(i) of the Municipal Government Act states that an Area Structure Plan must describe the sequence of development proposed for the area.

24.8 The principal consideration in the phasing of all development within the Springbank ASP shall be the availability of efficient, cost effective, and environmentally responsible utilities.

24.9 Infill development within the existing country residential areas of the Plan area shall be developed on the basis of connection to on-site private waste water treatment systems, and availability of communal water co-op connections or private water wells.

24.10 Criteria established in Sections 11 and 12 of this Plan shall guide the sequencing for Special Planning Areas 1-4.

Plan Review and Amendment

The future development outlined in the Springbank Area Structure Plan will principally be driven by market demand and availability of servicing. While the Area Structure Plan is sufficiently flexible to account for change, periodic review, and occasional amendment of the Area Structure Plan may be required. Under normal circumstances, the County will undertake an Area Structure Plan assessment every 10 years to determine if a full review is required, as per the County Plan. However, if the rate and extent of development were to change dramatically, the County may initiate a review earlier than 10 years.

24.11 The Springbank Area Structure Plan shall be subject to an assessment and possible full review every 10 years in accordance with the County Plan, County Policy, and the Municipal Government Act.

Actions

1. Actions are activities that need to be carried out by the County to achieve the goals, objectives, and policies of the Plan. The following are the recommended County actions to assist in the implementation of the Springbank Area Structure Plan.

Table 04: Implementation Actions

ACTION		SECTION
1	Develop architectural and community design guidelines that promote consideration of rural character, views, and landscape in new development.	9
2	The uses allowed and general regulations applied to Cluster Live-Work development areas shall be specified through amendments to the County's Land Use Bylaw, initiated either by the County or a submitted redesignation application.	8
3	Develop a Cluster Residential open space district within the County's Land Use Bylaw that provides for contemporary agriculture.	15
4	Develop design guidelines for the development of Range Road 33, promoting high-quality development that encourages community interaction and accommodates pedestrians through publicly and privately owned gathering spaces.	21
5	The County shall explore potential for joint municipal communications between developers and Councils to set expectations and increase understanding on service delivery.	25
6	In accordance with the requirements of the Regional Servicing Plan (once adopted), the County will collaborate with The City of Calgary to explore joint modeling and any shared service delivery opportunities.	25
7	Develop access management and road design requirements for 101st Street in collaboration with The City of Calgary.	20
8	Monitor and report on the Plan implementation as part of the yearly County Plan reporting.	28

25 INTERMUNICIPAL COORDINATION AND COOPERATION

The eastern boundary of the Springbank Area Structure Plan borders the city of Calgary. The ASP acknowledges the land use intent of the City and recognizes the need to plan for compatible land use transitions at the interface area. Undeveloped lands within close proximity of the municipal boundary have largely been designated as Special Planning Areas. Prior to proceeding with development on these lands, further collaboration with The City will be required to define appropriate development forms and densities that provide for mutual benefits and minimize cross boundary impacts.

The Plan contains a number of provisions relating to matters including storm water, utility service, transportation, and open-space that provide for compatible development and promote a coordinated and cooperative approach to planning.

In addition to the policies of this Plan, collaboration and the coordination of land use matters within Springbank shall be guided by the Rocky View County / City of Calgary Intermunicipal Development Plan. Throughout implementation of the Springbank ASP, the County will maintain open communication with The City, circulating relevant local plans and development applications, sharing technical information and identifying cross boundary issues and opportunities.

Objectives

- Encourage meaningful intermunicipal engagement and collaboration to achieve mutual goals and ensure adherence to the Interim Growth Plan and Regional Growth Plan (once adopted).

Policies

25.1 Any applications within the Plan area adjacent to the city of Calgary, together with all relevant supporting technical documents, shall be circulated to The City; collaboration on such applications shall begin at an early stage to allow sufficient time to identify and address potential impacts on the city.

25.2 Development proposals adjacent to the city of Calgary shall ensure that transition and interface tools are used in alignment with Sections 21 (Scenic and Community Corridors), 14 (Transitions); effective cross-boundary transition and interface shall be achieved through continued collaboration with The City.

Local Plans, Redesignation, and Subdivision

25.3 Rocky View County shall ensure that local plans and applications for redesignation and subdivision of lands in areas adjacent to Calgary address:

a) regional drainage and storm water quality;

b) alignment and connectivity of pathways and roadways with Calgary and regional mobility corridors, together with potential infrastructure improvements;

c) land use compatibility with adjacent municipal land uses;

d) gateway design elements; and

e) other appropriate policies of this Plan.

APPENDICES

APPENDIX A: DEFINITIONS

25.4 **Active transportation** means any form of transportation that is human powered. Typically, walking and cycling are the most common types of active transportation enjoyed in Rocky View County. These activities are performed within an active transportation network inclusive of facilities such as bicycle facilities located within a road right-of-way, sidewalks, pathways and trails.

Aggregate development relates to the extraction and/or processing of sand, gravel, clay, or marl that is excavated from the surface of a site, either in a processed or unprocessed form, but does not include such material that is expected to be unsuitable for sale.

Best management practices (BMPs) minimize the impact of increased runoff volumes and improve water quality. The types of key storm water BMPs that can be employed in future land development areas include the following:

- Minimize generation of runoff;
- Retain runoff on-site through evapotranspiration, infiltration and/or reuse;
- Capture, hold and use runoff within a development or municipal area for reuse (green space irrigation).

Compact residential development provides the benefit of preserving a larger area of open space for public and community use. It combines land that would otherwise have been within the private realm of landowners into a space that can serve a wider purpose including recreation, active transportation routes, habitat preservation, and small-scale agriculture uses. Due to the reduced residential development footprint, infrastructure can usually be provided more efficiently, and rural character can be preserved.

Community services reserves are defined in the Municipal Government Act as lands declared surplus by the school boards. Community services reserve land may be used for:

- a public library;
- a police station, a fire station, or an ambulance services facility;
- a non-profit day care facility, senior citizens' facility, or special needs facility;
- a municipal facility providing service directly to the public; and
- affordable housing.

Conceptual schemes are plans that are subordinate to an area structure plan. They may be adopted either by bylaw or by a resolution of Council. A conceptual scheme is prepared for a smaller area within an area structure plan boundary and must conform to the policies of the area structure plan. Conceptual schemes provide detailed land use direction, subdivision design, and development guidance to Council, Administration, and the public.

If a conceptual scheme area is of sufficient size that further detail is required for specific areas and phases, the conceptual scheme may identify smaller sub-areas and provide detailed guidance at that level. These smaller sub-areas are referred to as 'development cells'.

Constructed wetland is an artificial wetland created as a new or restored habitat for native vegetation and wildlife; it provides the same function as a storm water pond.

Contemporary agricultural means a variety of agricultural uses such as community gardens, equestrian uses, farm-to-table, markets, working farms and other such activities that are specifically designed to integrate into a residential community.

Environmental reserves are defined in the Municipal Government Act as lands dedicated to prevent development in unsuitable areas (e.g. floodways or escarpments), reduce water pollution, and provide access to lakes and rivers. Environmental reserves are dedicated as public land.

Greenway is a linear open space established along a corridor, such as a river, stream, ridgeline, rail-trail, canal, or other route suitable for conservation and recreation purposes.

Low Impact Development (LID) is an approach to land development that works with nature to manage storm water runoff where it falls. LID preserves and recreates natural landscape features and minimizes hard surfaces to create functional and appealing site drainage. LID treats storm water as a resource, rather than a waste product. LID includes a variety of landscaping and design practices that slow water down, spread it out, and allow it to soak in. These practices ultimately improve the quality and decrease the volume of storm water entering our waterways.

Master site development plans (MSDP) accompany a land use redesignation application and provide design guidance for the development of a large area of land with little or no anticipated subdivision. An MSDP addresses building placement, landscaping, lighting, parking, and architectural treatment. The plan emphasis is on site design with the intent to provide Council and the public with a clear idea of the final appearance of the development.

Section 28 of this Plan requires that conceptual schemes and MSDPs are appended, by bylaw, to the ASP. This means that the municipality and landowners have a statutory obligation to adhere to the policies and requirements set out within conceptual schemes and MSDPs.

Neighbourhood-commercial means small-scale commercial development that is intended to serve the day-to-day needs of local residents.

Open space means all land and water areas, either publicly owned or offering public access that are not covered by structures. Open space may include current and future parks, environmentally significant areas, and other natural areas, pathways and trails, greenways, parks, land for schools and recreation facilities, utility corridors, golf courses, and cemeteries.

Outdoor Storage means the storing, stockpiling or accumulating of products, goods, equipment, vehicles, or material in an area that is open or exposed to the natural elements;

Outside Display Areas means outdoor areas used for the display of examples of equipment, vehicles, products, or items related to the business use located on the site containing the display area.

Petroleum facilities are plants, pipelines, and batteries used to process and transport oil and gas. Petroleum wells are producing, suspended, or abandoned oil and gas wells.

Public frontage means the strip or extent of land that abuts a public road.

Regional Utilities means a communal system that collects sewage from large developed or developing areas and conveys the sewage to a regional treatment facility.

Reserves are lands dedicated to the County by the developer through the subdivision process, as defined in the Municipal Government Act. They include:

- environmental reserve;
- municipal reserve;
- community services reserve;
- school and municipal reserve; and
- school reserve.

Instead of a land dedication, the County may accept the equivalent value of the land as money. The use and provision of cash-in-lieu funds is directed by the MGA.

Residential Infill Development Plans are non-statutory plans that accompany a land use redesignation application and are used to comprehensively address a limited set of specific planning issues. They address the practical difficulty of multiple parcel ownership, and the burden of plan preparation falling on a single owner of a limited amount of land. Residential infill development plans require consultation with owners within the Plan area and will be retained by the County to guide future subdivision approval.

Storm water pond is an artificial pond that is designed to collect and treat storm water to an acceptable provincial standard. The storm water pond disposes of storm water through controlled release, absorption into the ground and/or evaporation.

Villa Condo developments can suit a range of groups, including retirees and those with mobility impairments. The key characteristic of Villa Condo developments is that they provide an accessible and low-maintenance housing option. Units are single storey and are surrounded by common land that is maintained by a homeowners' association or other private entity. They usually have a resident gathering space such as a community centre or place of worship.

Wetland is land saturated with water long enough to promote wetland aquatic processes as indicated by poorly drained soils, hydrophytic vegetation, and various kinds of biological activity that are adapted to a wet environment.

APPENDIX B: LOCAL PLAN REQUIREMENTS

Local Plan Requirements

Local plans should address the following items:

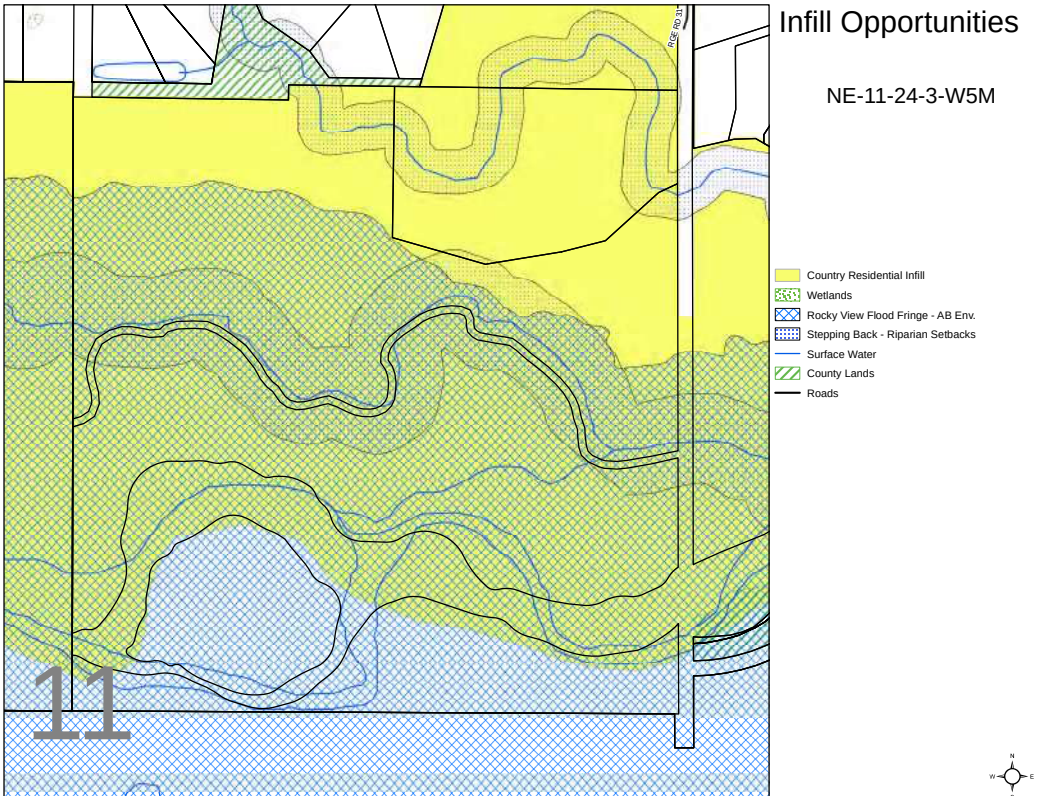
Table 05: Local Plan Requirements

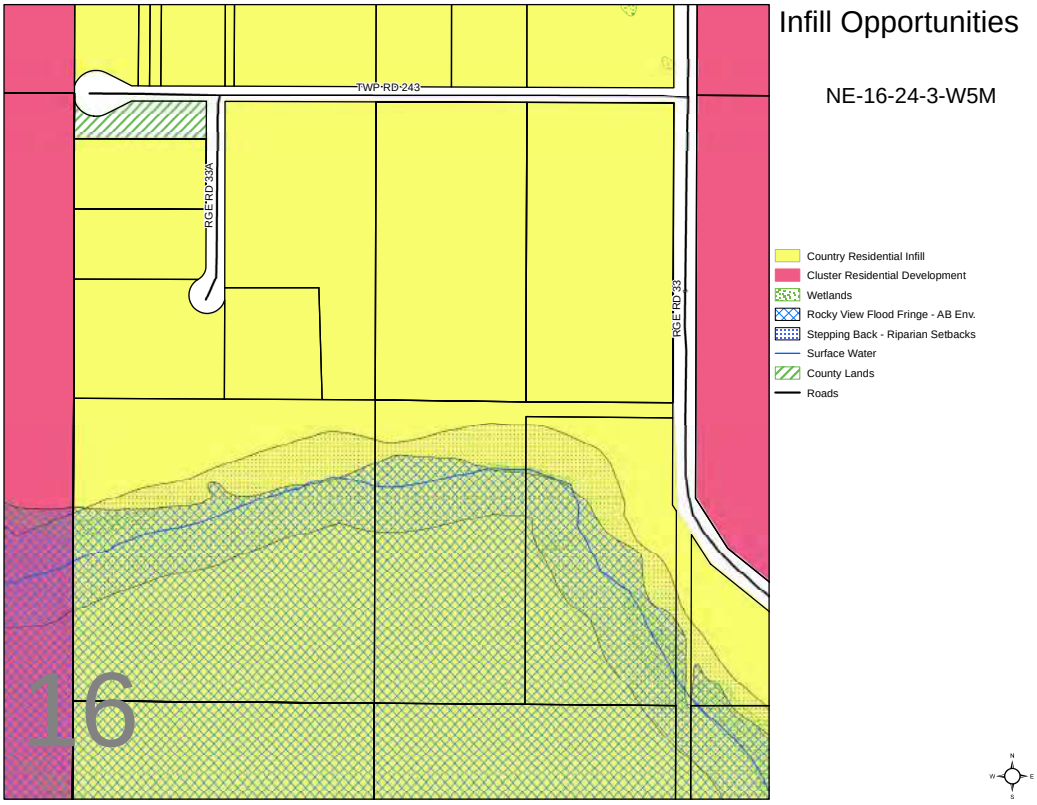
	ITEM	APPLICABLE DEVELOPMENT
1	A description and evaluation of the local plan area including: a. topography, soils, vegetation, geotechnical considerations; b. environmental sensitivity and significance; c. agricultural capability, natural resources; d. existing land use, ownership, development, and adjacent land uses; e. archaeological and historical considerations; and f. existing utilities and transportation routes.	**All.**
2	A land use concept including a. a vision for the proposal; b. lot design and configuration; c. lot sizes; and d. phasing of the development.	**All.**
3	A rationale for determining the boundary of the proposed local plan area.	**All.**
4	Proposed residential densities, including calculations of gross and net densities and minimum, average and maximum lot sizes.	**Residential and Cluster Live-Work.**
5	An assessment of how the application facilitates active transportation connections and details of any active transportation connections proposed within the local plan area.	**All development facilitating subdivision.**
6	An assessment of how the local plan aligns with policies of the Springbank ASP.	**All.**
7	Water and waste water servicing strategies, supported by applicable technical information required by the County. Such strategies should also include identification of any required rights-of-way to connect to regional or decentralized networks.	**All.**
8	Proposals for municipal reserve dedication, where reserves are outstanding.	**All developments facilitating subdivision.**
9	A summary of all community engagement and feedback received prior to submission of the local plan application, together with a description of how feedback has been incorporated into the local plan.	**All.**

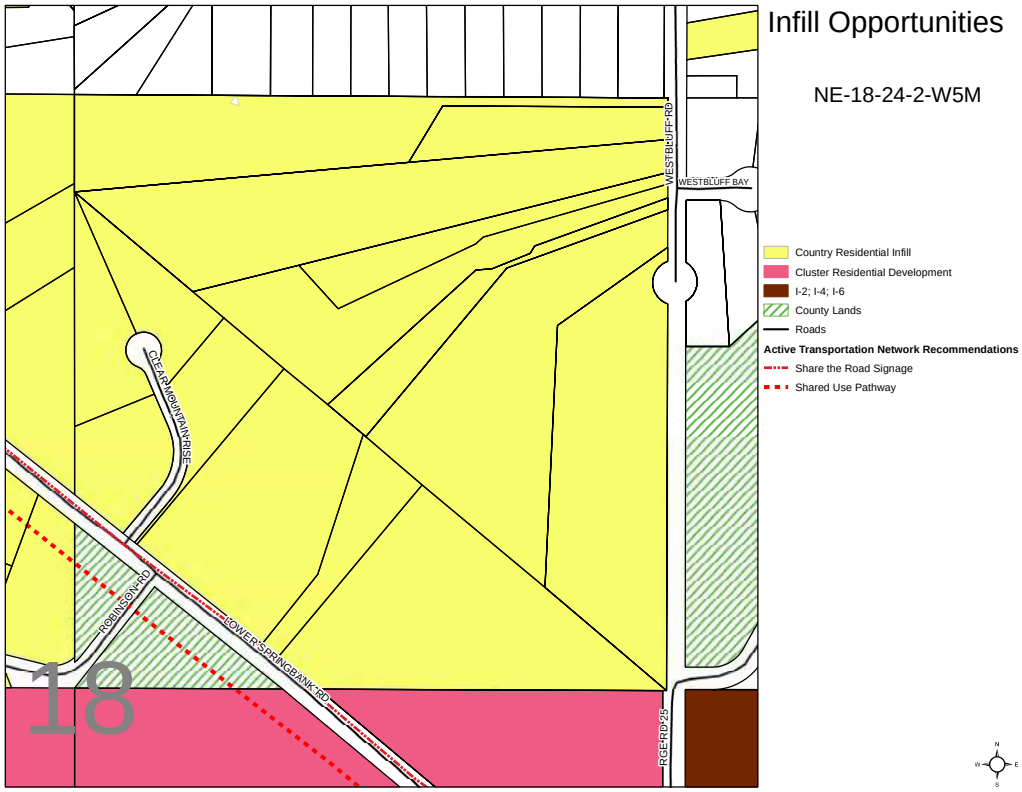
	ITEM	APPLICABLE DEVELOPMENT
10	Mitigation to minimize impacts on surrounding land uses through appropriate spatial transition and interface measures..	**All.**
11	An open space plan including: a. a rationale for designation of the chosen open space areas; b. details of the natural and physical attributes of the open space identifying developable and non-developable lands; c. a calculation of the open space area; d. proposals for how the open space will be implemented, managed and maintained for public use; e. proposals for ensuring connectivity with adjacent open space and active transportation connections, either existing or designated by this ASP; and f. a description of any recreational, community or other uses that are proposed to connect, or be sited within the open space.	**Cluster Residential and Cluster Live-Work.**
12	A landscaping plan that includes the following: a. site plans showing existing and a conceptual landscape design; b. an assessment of the existing landscape character; c. measures to screen any visually intrusive aspects of the development; d. proposals to retain important landscape features and boundary treatments; and e. maintenance proposals for existing and proposed landscaping.	**Cluster Residential, Cluster Live-Work, Villa Condo, and Institutional and Community Services.**
13	Proposals for design criteria that reflect Springbank's unique character and rural setting and that covers: a. building placement and setbacks; b. building mass, height, and architectural appearance; c. location and screening of parking stalls and outside storage; d. use of appropriate landscaping and screening measures to soften the appearance of a site; e. the design of lighting installations to minimize sky glow, light trespass and impacts on wildlife; f. ensuring sensitivity to the development form and appearance of adjacent land uses; g. promoting a consistent development form and theme within the local plan area; h. maintenance of sight lines and open space, particularly for development adjacent to Highway 1; i. measures to ensure the unobstructed movement of wildlife across the local plan area; j. building design that promotes energy conservation and efficient use of land; and k. consideration of identified gateway areas and policies of the ASP.	**All.**
14	A storm water strategy supported by applicable technical information required by the County and in line with the Springbank Master Drainage Plan.	**All.**
15	A road plan and design strategy that: a. promotes efficient and safe access and internal road circulation. b. highlights how the development promotes connectivity with adjoining lands. c. is supported by applicable technical information required by the County including, where necessary, a Traffic Impact Assessment.	**All.**

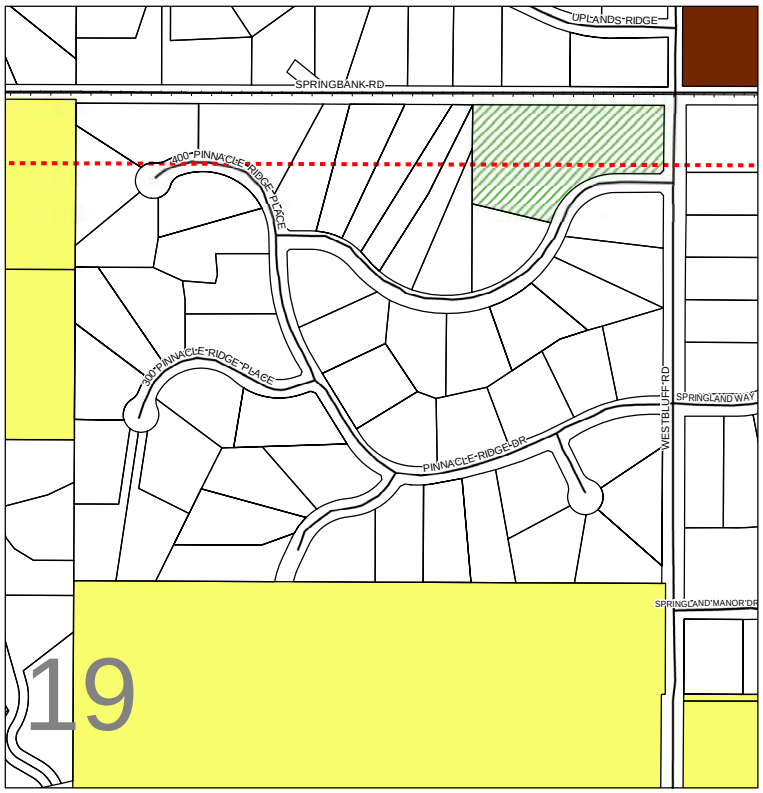
	ITEM	APPLICABLE DEVELOPMENT
16	An environmental strategy noting all environmentally sensitive areas within and adjacent to the local plan area and measures for avoiding or mitigating impact on these areas. The strategy shall be supported by applicable technical information required by the County.	**All**
17	A description of how the proposal will address potential impacts upon agricultural operations, together with any impacts of agricultural operations on the development itself.	**All developments adjacent to lands that are in agricultural use.**
18	A solid waste management plan that: a. addresses the responsibility for, and level of service of, solid waste management through all stages of development, including occupancy; b. provides for innovative solid waste management practices that encourage, promote, and maximize landfill diversion and minimize waste material hauling; c. includes the infrastructure required to support solid waste and recycling management in public spaces; d. identifies the appropriate waste transfer stations / sites and recycling depots that serve the local plan area; e. conforms to the policies of the County's Solid Waste Master Plan; and f. sets a solid waste diversion target for the construction stage and for the occupancy stage.	**All.**
19	Proposals for incorporating Springbank's heritage assets within the development, including the use of street and place naming reflecting local historic themes or physical features.	**All.**
20	A summary should be provided of the: a. development purpose and benefit to the public; b. proposed days and hours of operation c. anticipated numbers employed; d. anticipated users of the development; e. parking requirements and measures to reduce transportation impacts upon the surrounding road network and adjacent land uses.	**Institutional and Community Services, and Cluster Live-Work development.**
22	All applicable technical assessments and reports required to support the development proposal as specified by municipal policies, plans and standards.	**All.**

APPENDIX C: INFILL DEVELOPMENT CRITERIA




Infill Opportunities
NE-16-24-3-W5M
TWP RD 243
RGE RD 33A
RGE RD 33
16
Country Residential Infill
Cluster Residential Development
Wetlands
Rocky View Flood Fringe - AB Env.
Stepping Back - Riparian Setbacks
Surface Water
County Lands
Roads


Infill Opportunities
NE-18-24-2-W5M
WESTBLUFF RD
WESTBLUFF BAY
CLEAR MOUNTAIN RISE
ROBINSON RD
LOWER SPRINGBANK RD
RGE RD 25
18
Country Residential Infill
Cluster Residential Development
I-2; I-4; I-6
County Lands
Roads
Active Transportation Network Recommendations
Share the Road Signage
Shared Use Pathway



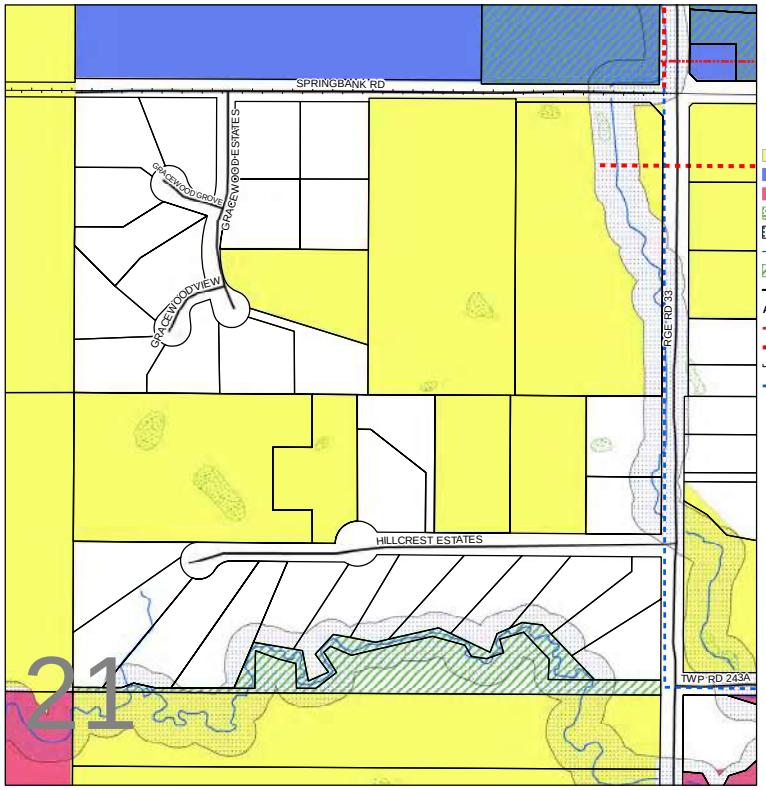
Infill Opportunities

NE-19-24-2-W5M

- Country Residential Infill
- I-2; I-4; I-6
- County Lands
- Roads

Active Transportation Network Recommendations

- Shared Use Pathway
- Shoulder Widening



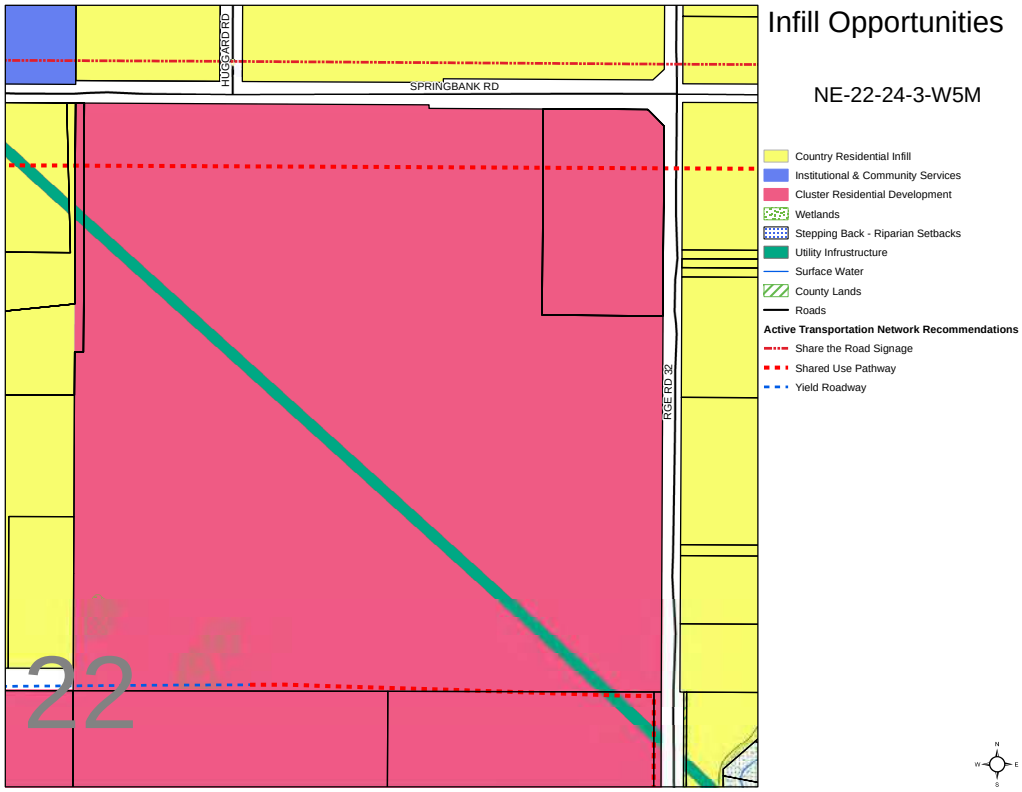
Infill Opportunities

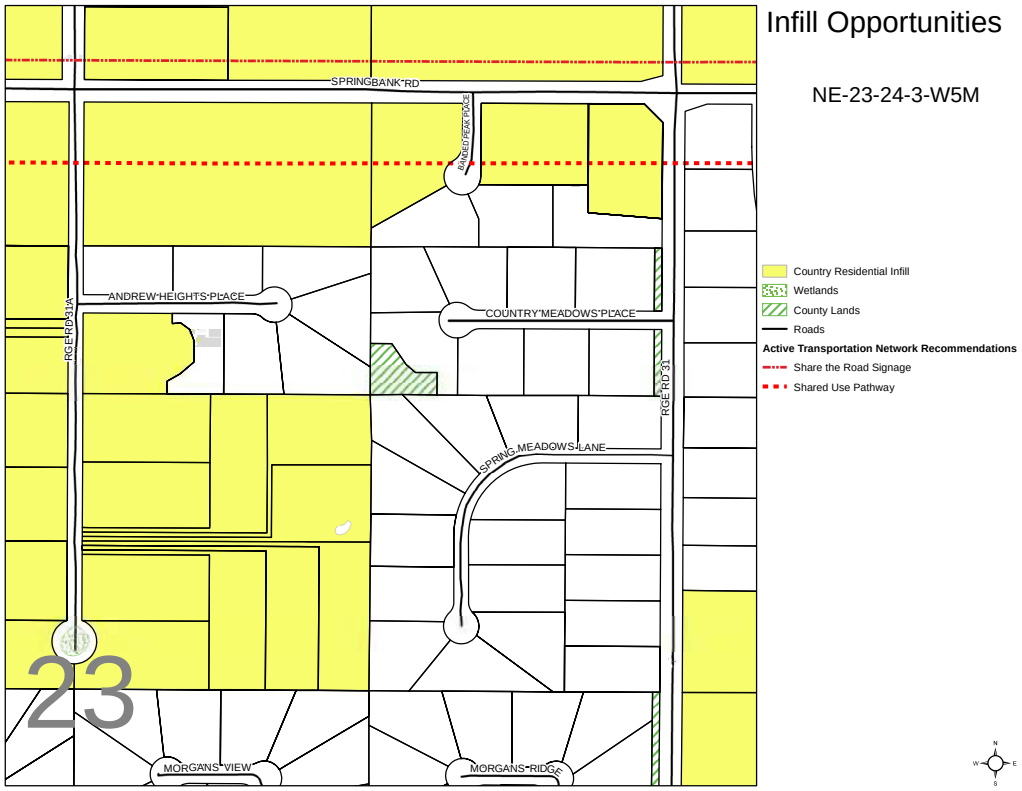
NE-21-24-3-W5M

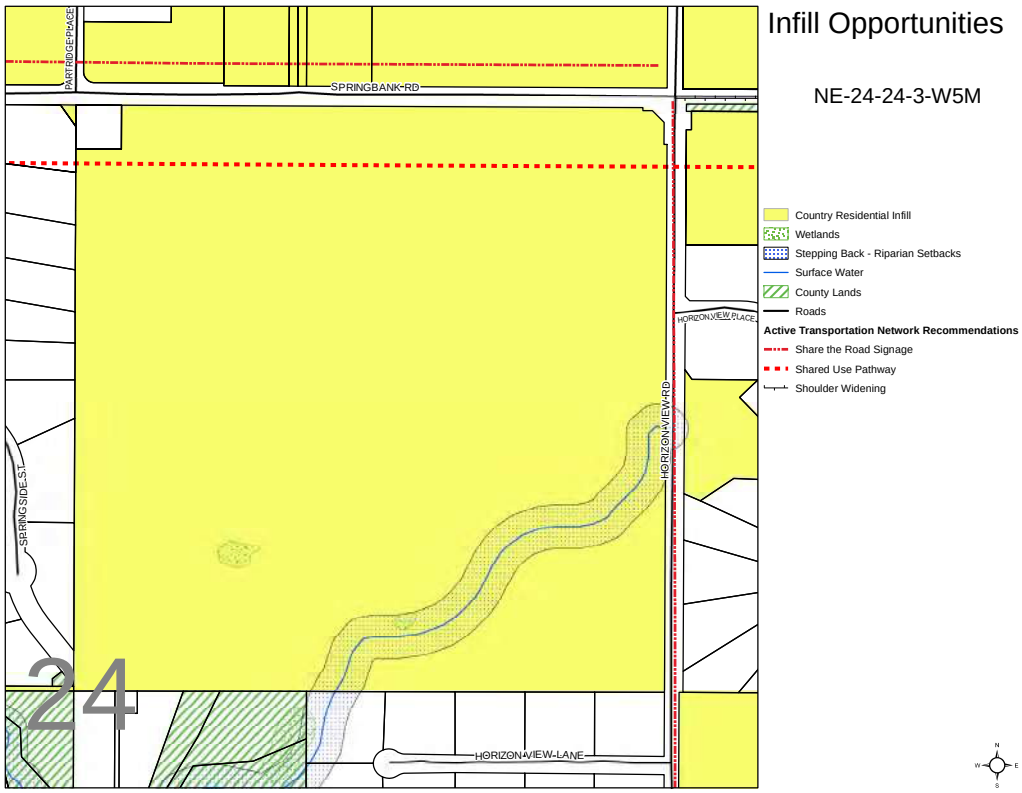
- Country Residential Infill
- Institutional & Community Services
- Cluster Residential Development
- Wetlands
- Stepping Back - Riparian Setbacks
- Surface Water
- County Lands
- Roads

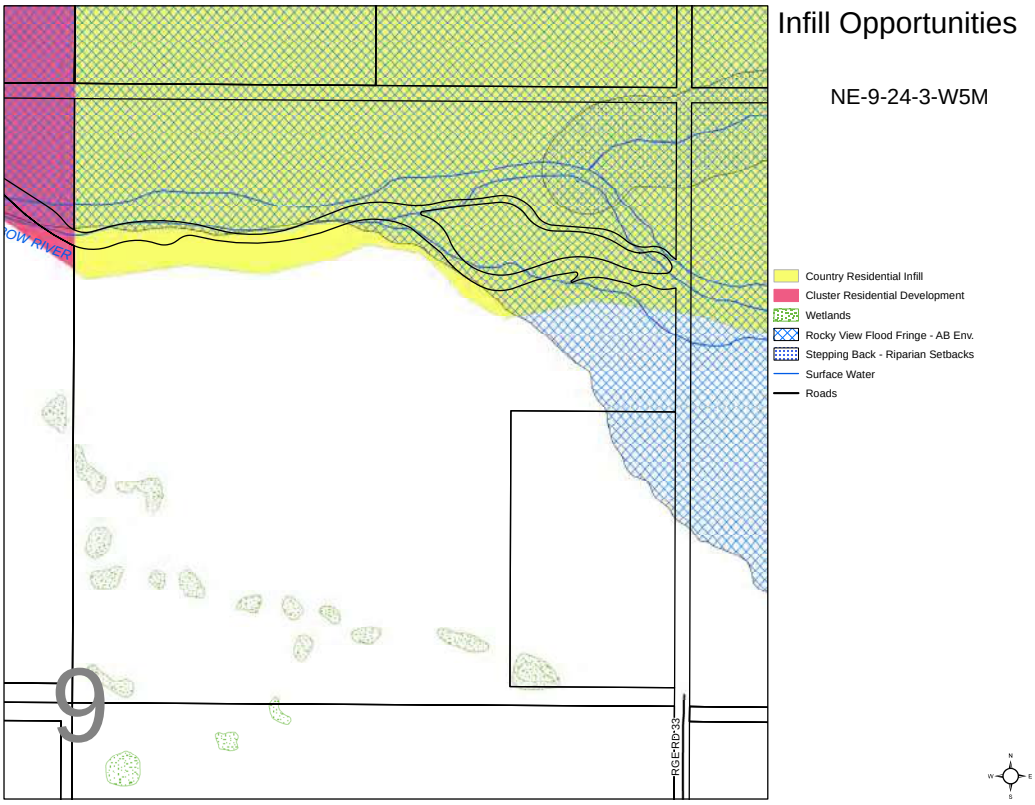
Active Transportation Network Recommendations

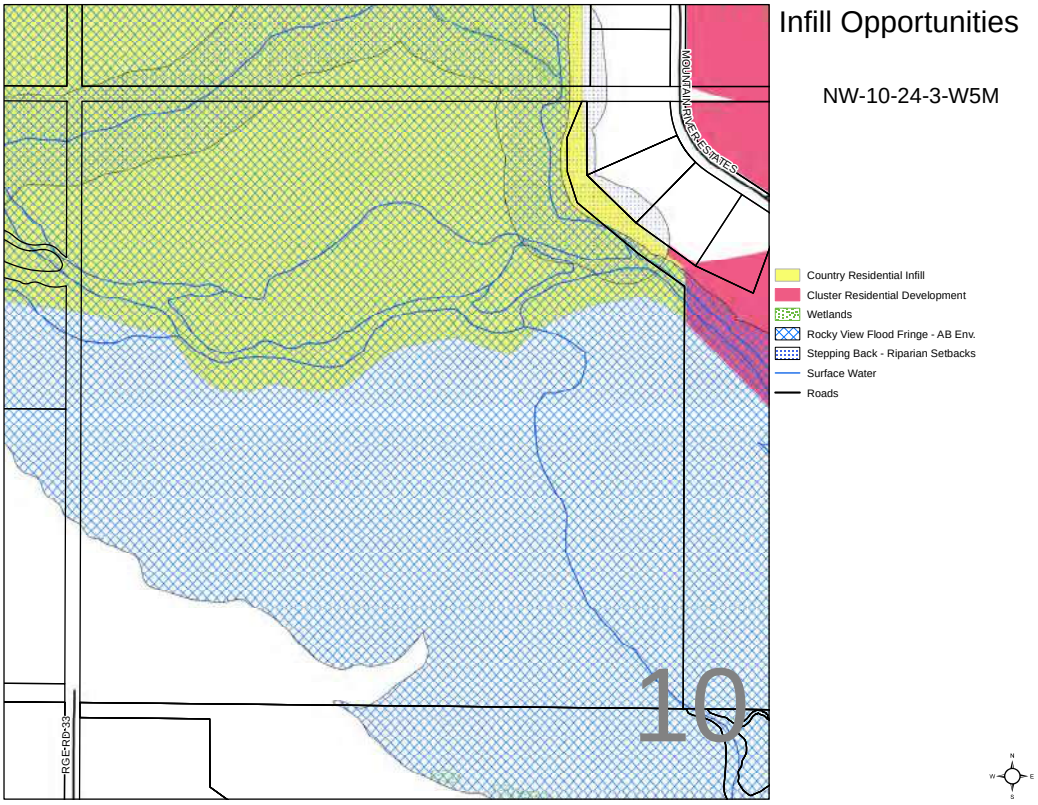
- Share the Road Signage
- Shared Use Pathway
- Shoulder Widening
- Yield Roadway

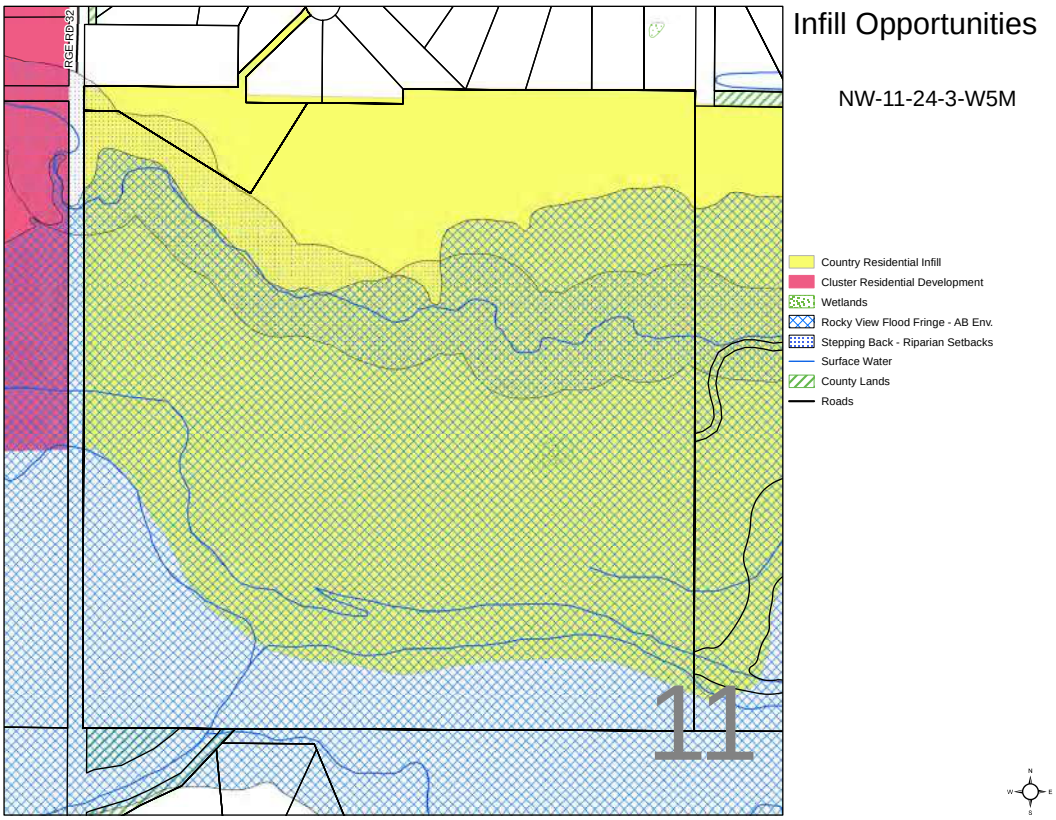

Infill Opportunities
NE-22-24-3-W5M
HUGGARD RD
SPRINGBANK RD
RGE RD 32
22
Country Residential Infill
Institutional & Community Services
Cluster Residential Development
Wetlands
Stepping Back - Riparian Setbacks
Utility Infrustructure
Surface Water
County Lands
Roads
Active Transportation Network Recommendations
Share the Road Signage
Shared Use Pathway
Yield Roadway

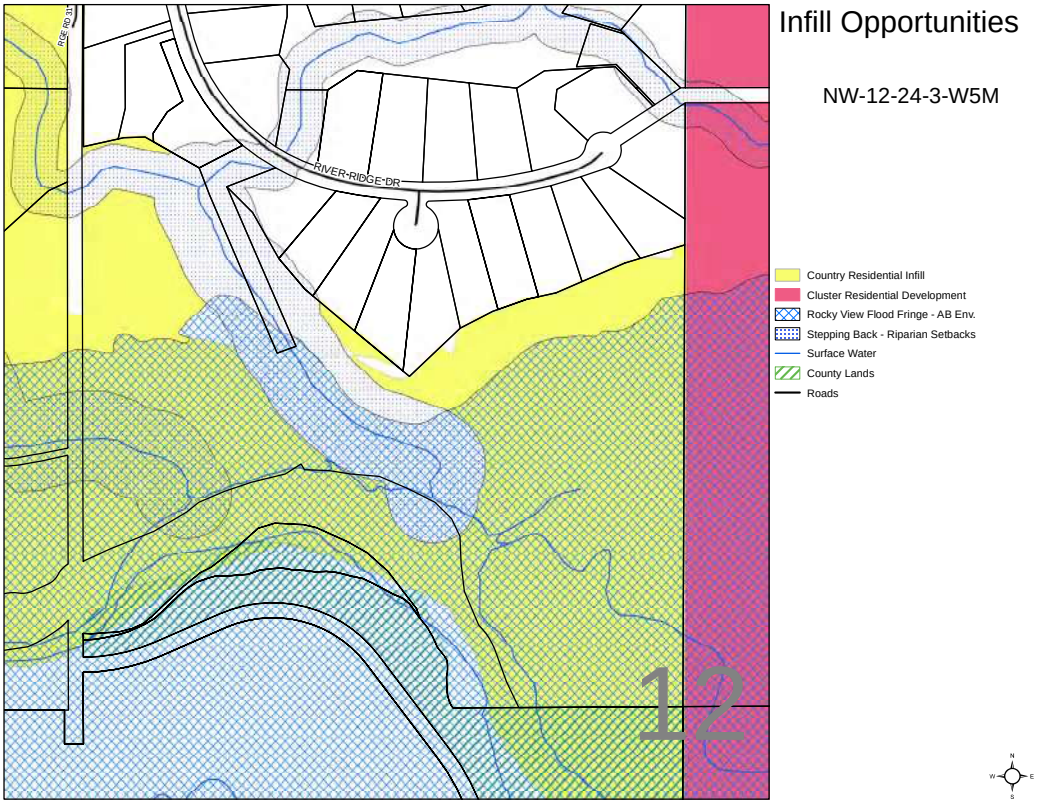

Infill Opportunities
NE-23-24-3-W5M
SPRINGBANK RD
RANGE PEAK PLACE
ANDREW HEIGHTS PLACE
COUNTRY MEADOWS PLACE
RGE RD 31A
RGE RD 31
SPRING MEADOWS LANE
23
MORGANS VIEW
MORGANS RIDGE
Country Residential Infill
Wetlands
County Lands
Roads
Active Transportation Network Recommendations
Share the Road Signage
Shared Use Pathway

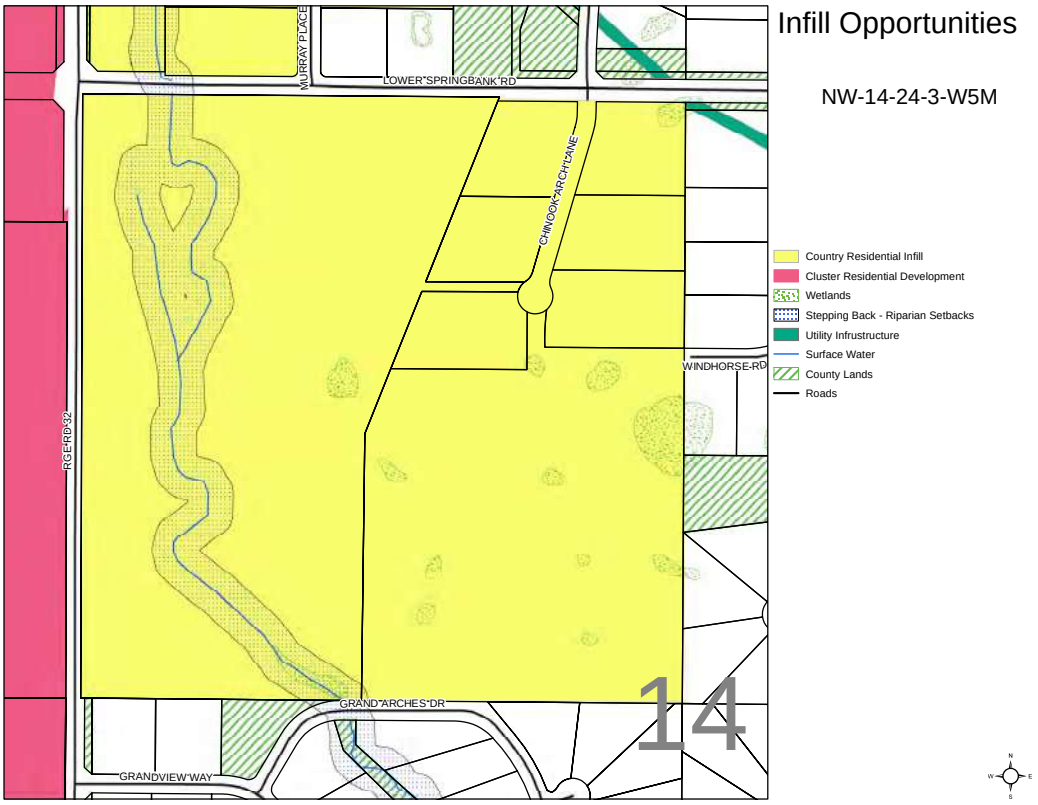

Infill Opportunities
NE-24-24-3-W5M
PARTRIDGE PLACE
SPRINGBANK RD
HORIZON VIEW PLACE
HORIZON VIEW RD
SPRINGSIDE ST
HORIZON VIEW LANE
24
Country Residential Infill
Wetlands
Stepping Back - Riparian Setbacks
Surface Water
County Lands
Roads
Active Transportation Network Recommendations
Share the Road Signage
Shared Use Pathway
Shoulder Widening

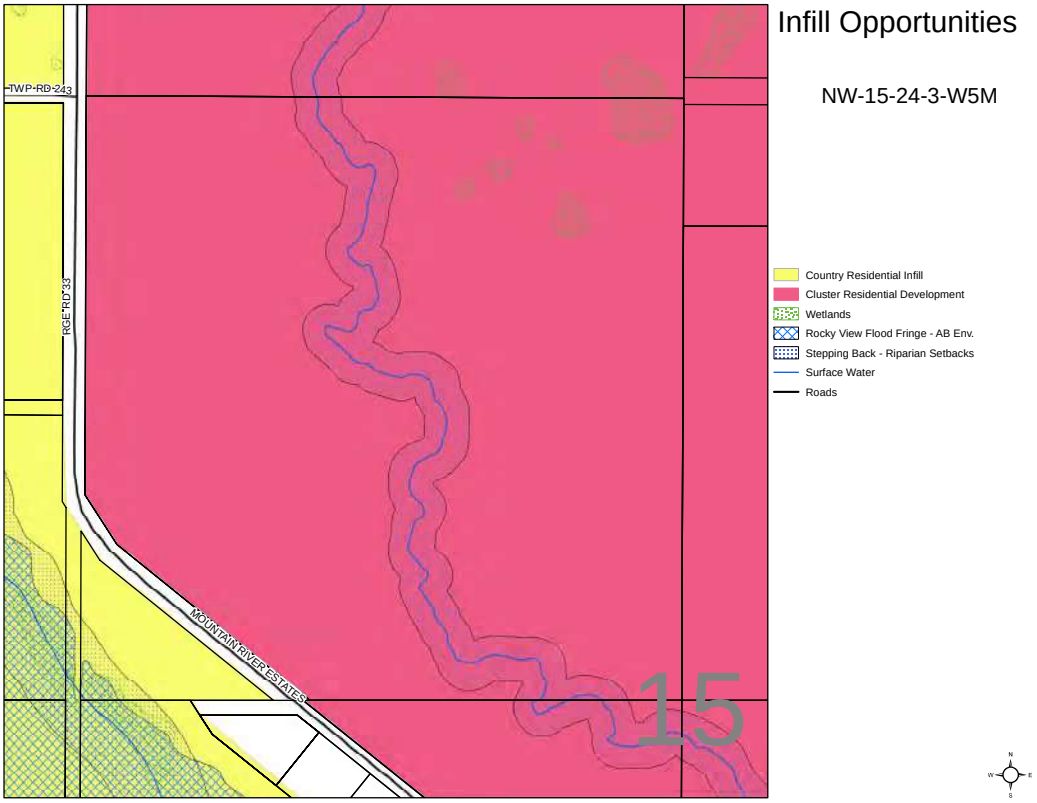

Infill Opportunities
NE-9-24-3-W5M
RGE RD 33
9
Country Residential Infill
Cluster Residential Development
Wetlands
Rocky View Flood Fringe - AB Env.
Stepping Back - Riparian Setbacks
Surface Water
Roads

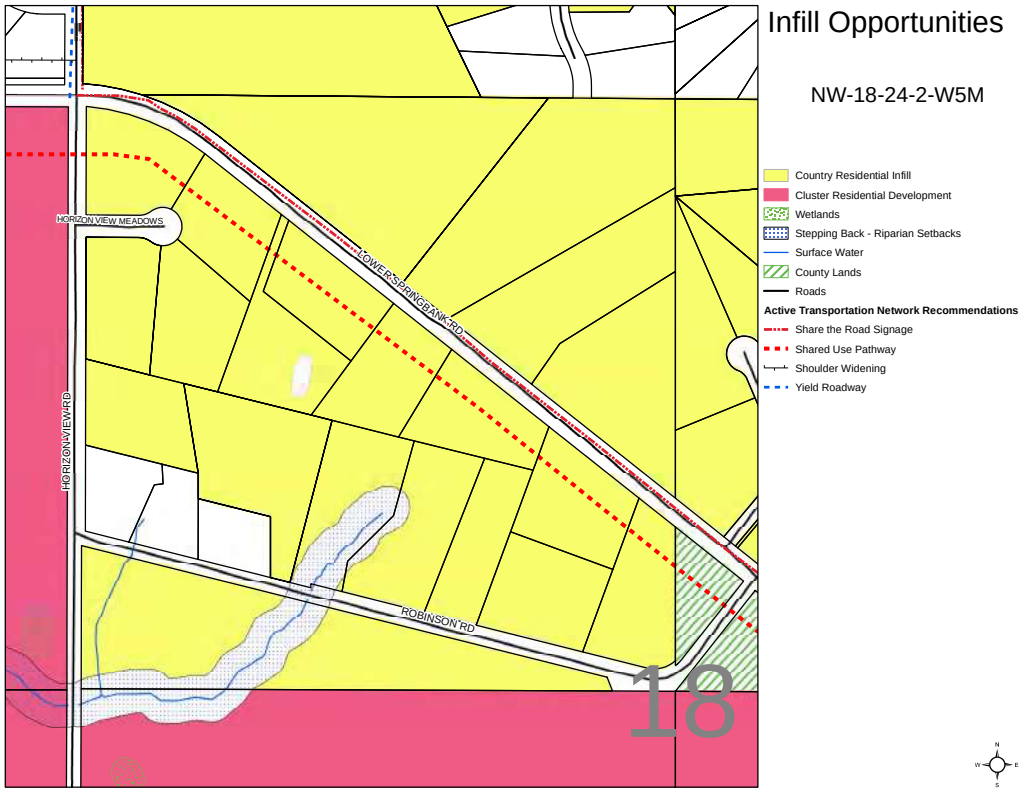

Infill Opportunities
NW-10-24-3-W5M
MOUNTAIN RIVER ESTATES
RGE RD 33
10
Country Residential Infill
Cluster Residential Development
Wetlands
Rocky View Flood Fringe - AB Env.
Stepping Back - Riparian Setbacks
Surface Water
Roads

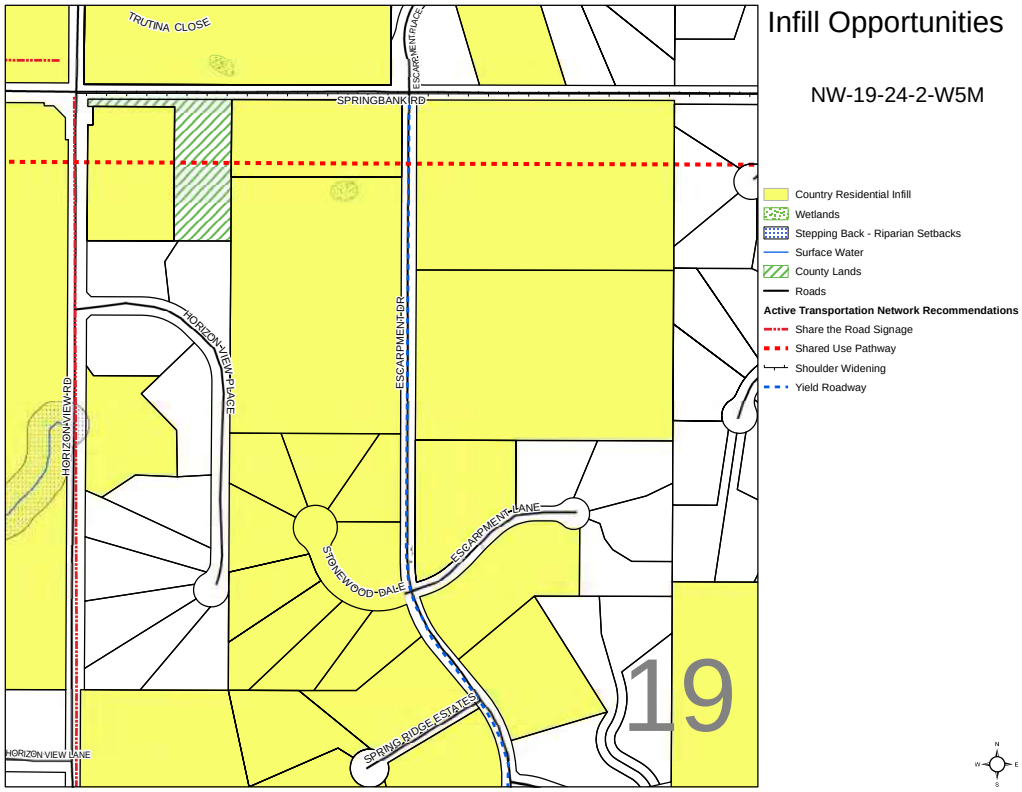

Infill Opportunities
NW-11-24-3-W5M
RGE RD 32
11
Country Residential Infill
Cluster Residential Development
Wetlands
Rocky View Flood Fringe - AB Env.
Stepping Back - Riparian Setbacks
Surface Water
County Lands
Roads

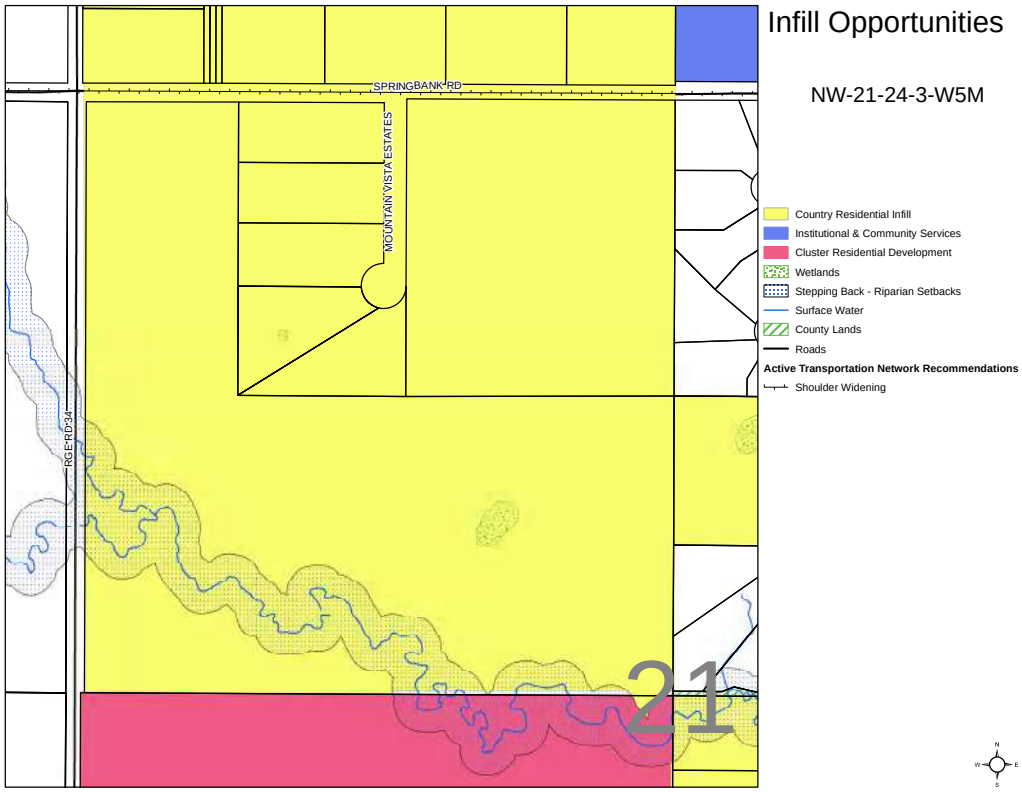

Infill Opportunities
NW-12-24-3-W5M
RIVER RIDGE DR
RGE RD 31
12
Country Residential Infill
Cluster Residential Development
Rocky View Flood Fringe - AB Env.
Stepping Back - Riparian Setbacks
Surface Water
County Lands
Roads

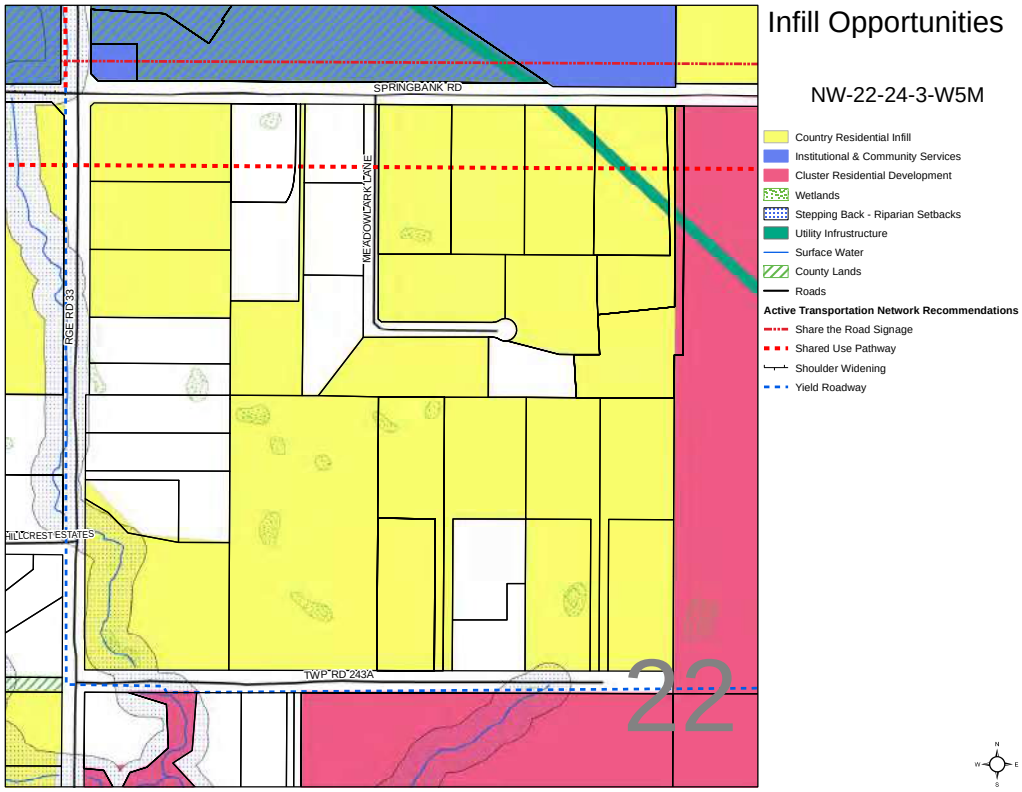

Infill Opportunities
NW-14-24-3-W5M
MURRAY PLACE
LOWER SPRINGBANK RD
CHINOOK ARCH LANE
WINDHORSE RD
RGE RD 32
GRAND ARCHES DR
GRANDVIEW WAY
14
Country Residential Infill
Cluster Residential Development
Wetlands
Stepping Back - Riparian Setbacks
Utility Infrustructure
Surface Water
County Lands
Roads

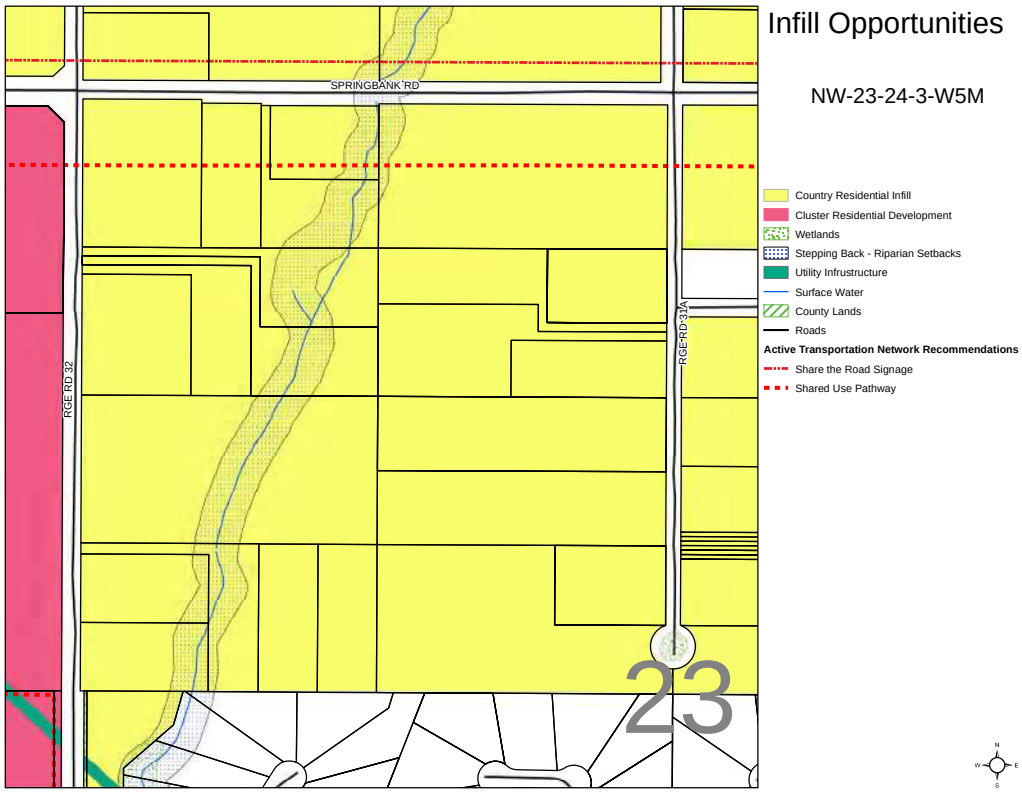

Infill Opportunities
NW-15-24-3-W5M
TWP RD 243
RGE RD 33
MOUNTAIN RIVER ESTATES
15
Country Residential Infill
Cluster Residential Development
Wetlands
Rocky View Flood Fringe - AB Env.
Stepping Back - Riparian Setbacks
Surface Water
Roads

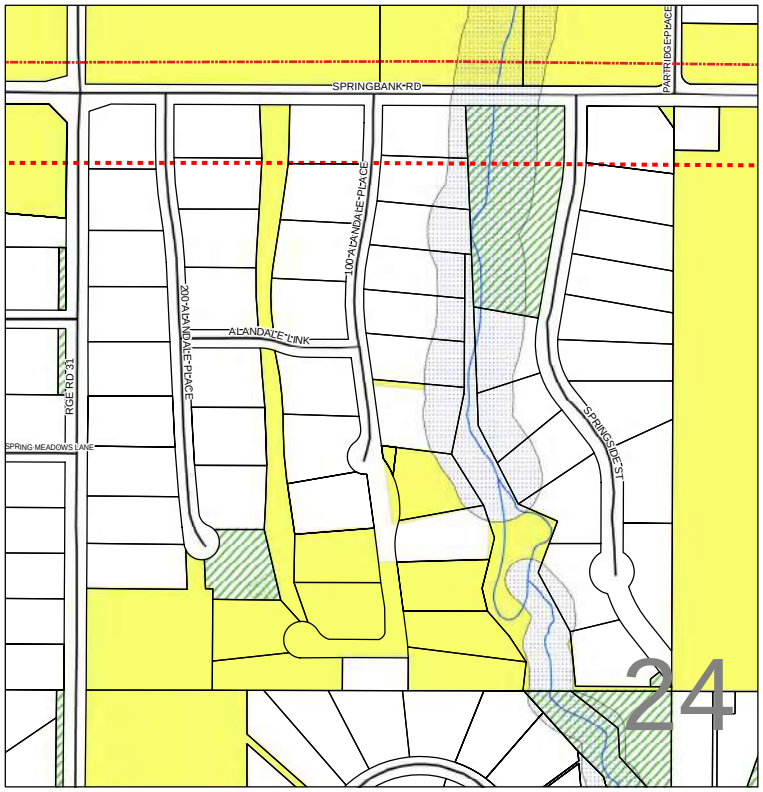

Infill Opportunities
NW-18-24-2-W5M
HORIZON VIEW MEADOWS
LOWER SPRINGBANK RD
HORIZON VIEW RD
ROBINSON RD
18
Country Residential Infill
Cluster Residential Development
Wetlands
Stepping Back - Riparian Setbacks
Surface Water
County Lands
Roads
Active Transportation Network Recommendations
Share the Road Signage
Shared Use Pathway
Shoulder Widening
Yield Roadway


Infill Opportunities
NW-19-24-2-W5M
TRUTINA CLOSE
ESCARPMENT PLACE
SPRINGBANK RD
HORIZON VIEW PLACE
ESCARPMENT DR
HORIZON VIEW RD
ESCARPMENT LANE
STONEWOOD DALE
SPRING RIDGE ESTATES
HORIZON VIEW LANE
19
Country Residential Infill
Wetlands
Stepping Back - Riparian Setbacks
Surface Water
County Lands
Roads
Active Transportation Network Recommendations
Share the Road Signage
Shared Use Pathway
Shoulder Widening
Yield Roadway


Infill Opportunities
NW-21-24-3-W5M
SPRINGBANK RD
MOUNTAIN VISTA ESTATES
RGE RD 34
21
Country Residential Infill
Institutional & Community Services
Cluster Residential Development
Wetlands
Stepping Back - Riparian Setbacks
Surface Water
County Lands
Roads
Active Transportation Network Recommendations
Shoulder Widening


Infill Opportunities
NW-22-24-3-W5M
SPRINGBANK RD
MEADOWLARK LANE
RGE RD 33
HILLCREST ESTATES
TWP RD 243A
22
Country Residential Infill
Institutional & Community Services
Cluster Residential Development
Wetlands
Stepping Back - Riparian Setbacks
Utility Infrustructure
Surface Water
County Lands
Roads
Active Transportation Network Recommendations
Share the Road Signage
Shared Use Pathway
Shoulder Widening
Yield Roadway


Infill Opportunities
NW-23-24-3-W5M
SPRINGBANK RD
RGE RD 32
RGE RD 31A
23
Country Residential Infill
Cluster Residential Development
Wetlands
Stepping Back - Riparian Setbacks
Utility Infrustructure
Surface Water
County Lands
Roads
Active Transportation Network Recommendations
Share the Road Signage
Shared Use Pathway



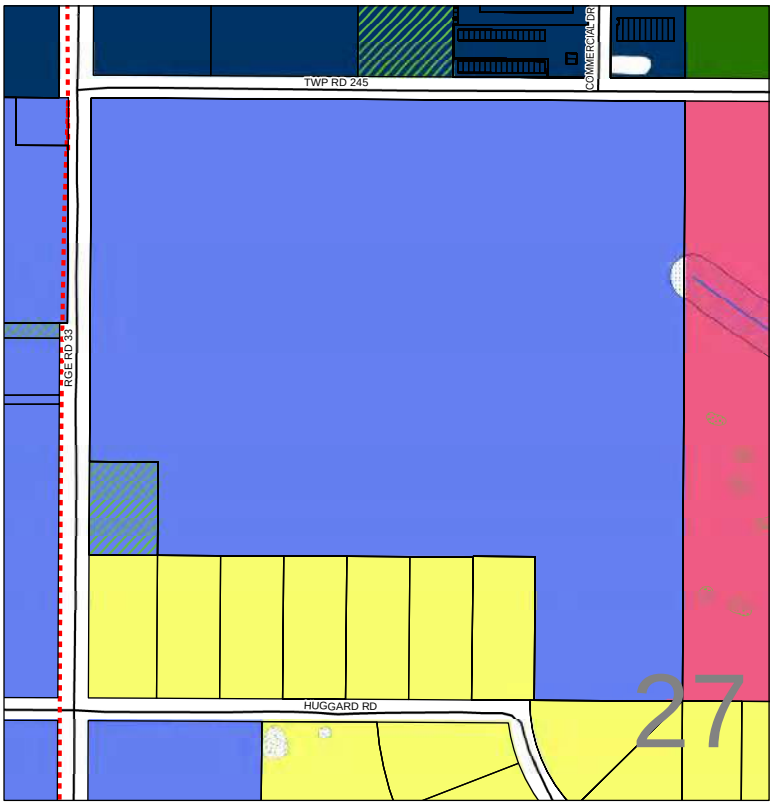
Infill Opportunities

NW-24-24-3-W5M

- Country Residential Infill
- Wetlands
- Stepping Back - Riparian Setbacks
- Surface Water
- County Lands
- Roads

Active Transportation Network Recommendations

- Share the Road Signage
- Shared Use Pathway



Infill Opportunities

NW-27-24-3-W5M

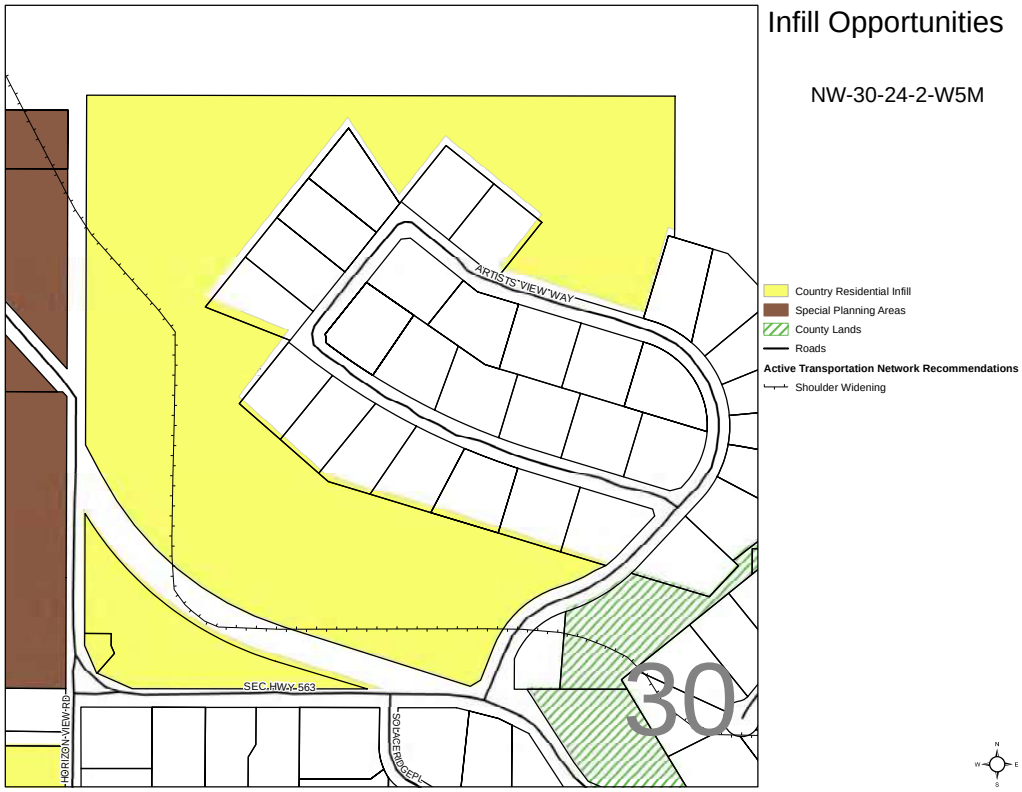
- Country Residential Infill
- Cluster Live-Work
- Institutional & Community Services
- Business Commmercial
- Cluster Residential Development
- Wetlands
- Stepping Back - Riparian Setbacks
- Surface Water
- County Lands
- Roads

Active Transportation Network Recommendations

- Shared Use Pathway

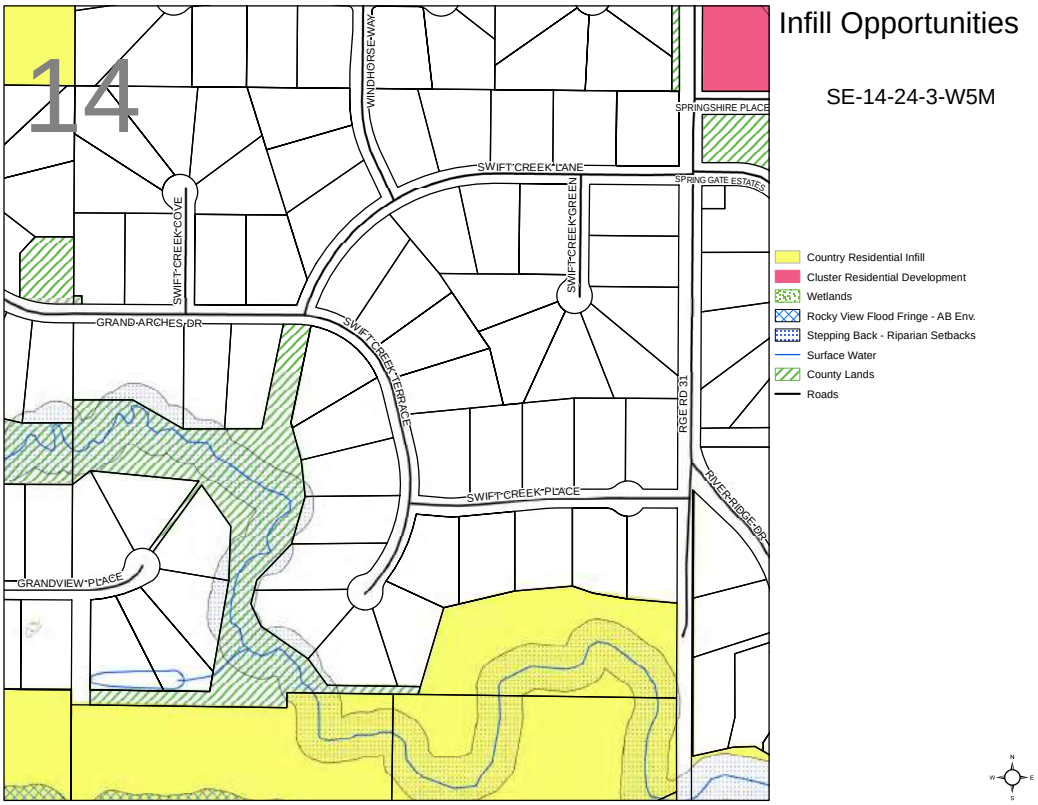
Infill Opportunities

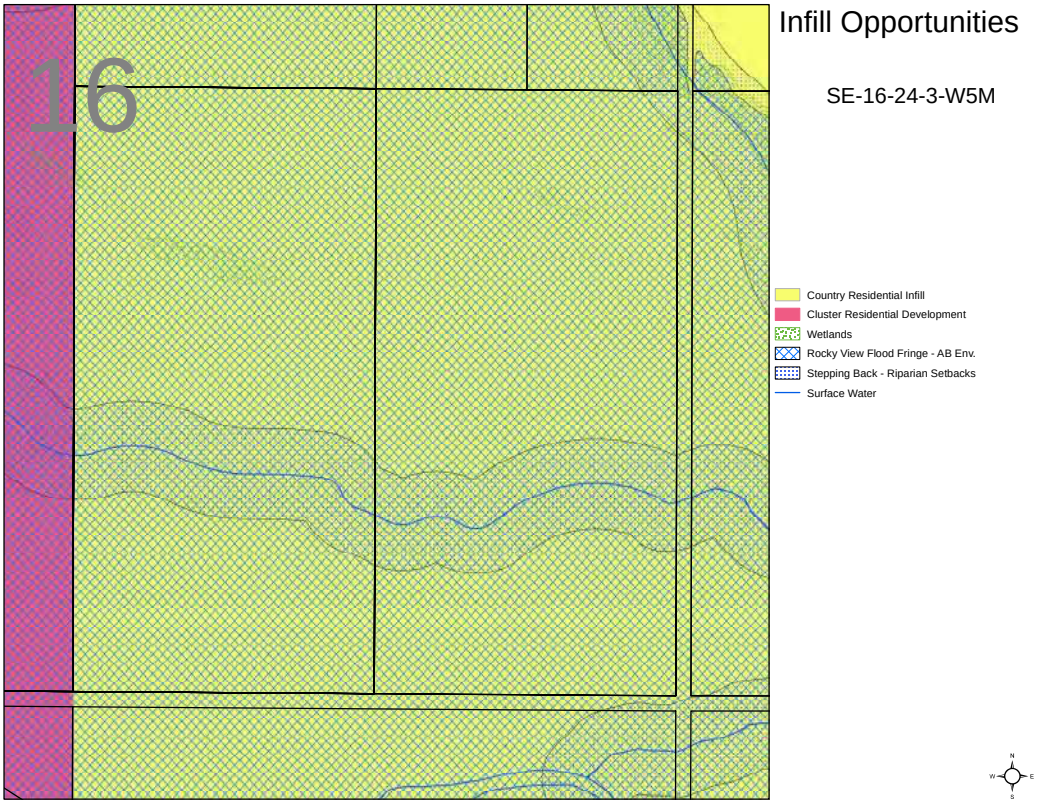
NW-30-24-2-W5M

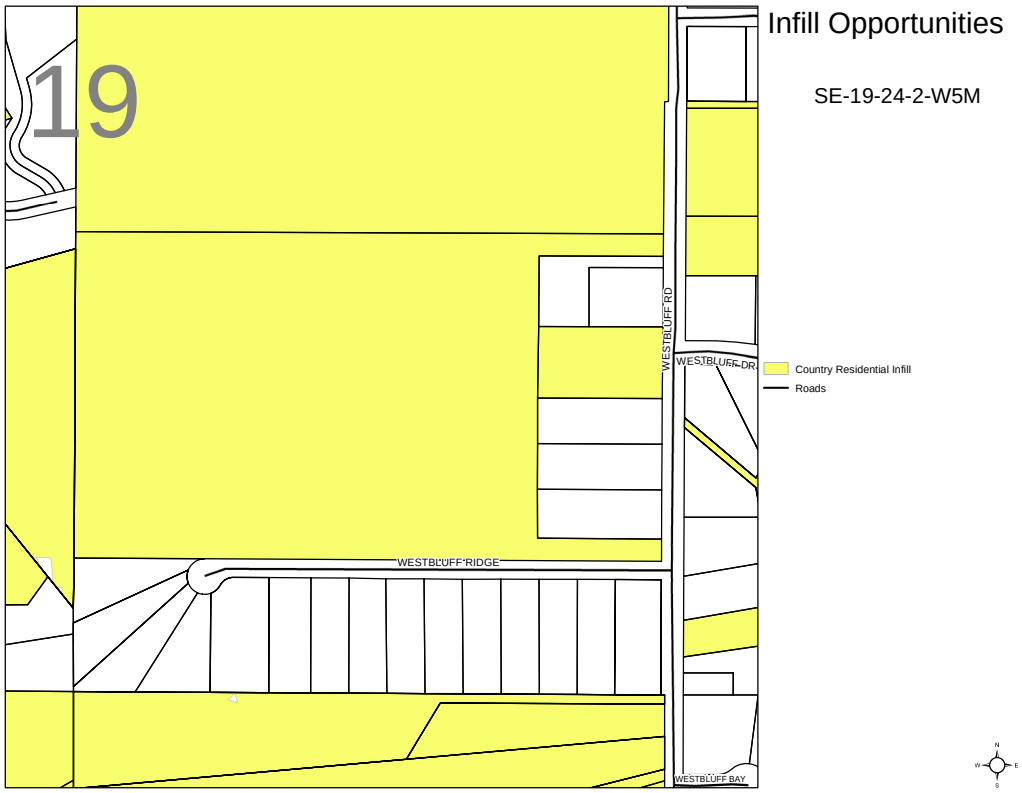


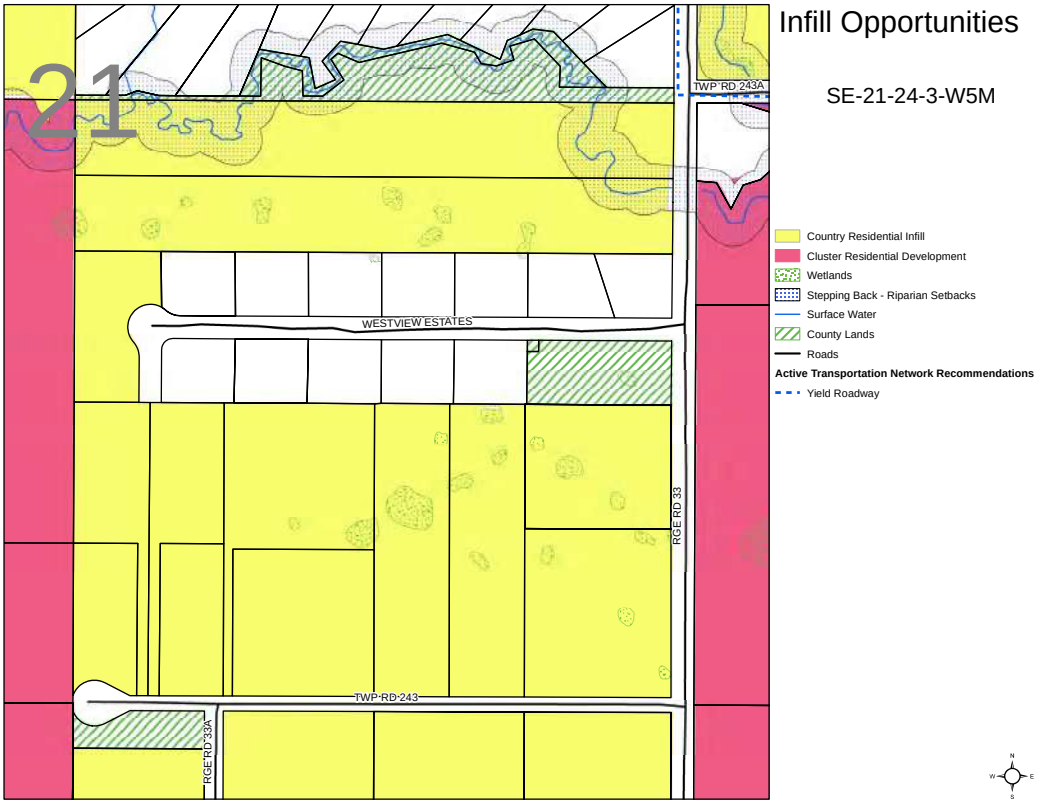
Infill Opportunities

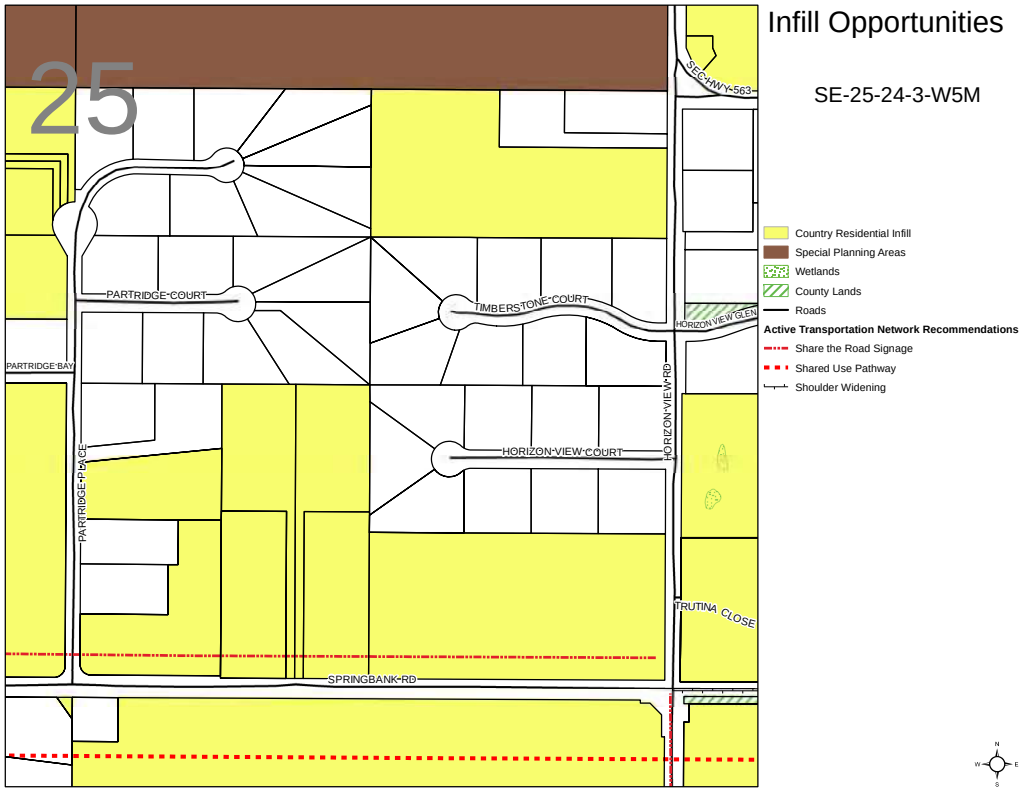
SE-14-24-3-W5M

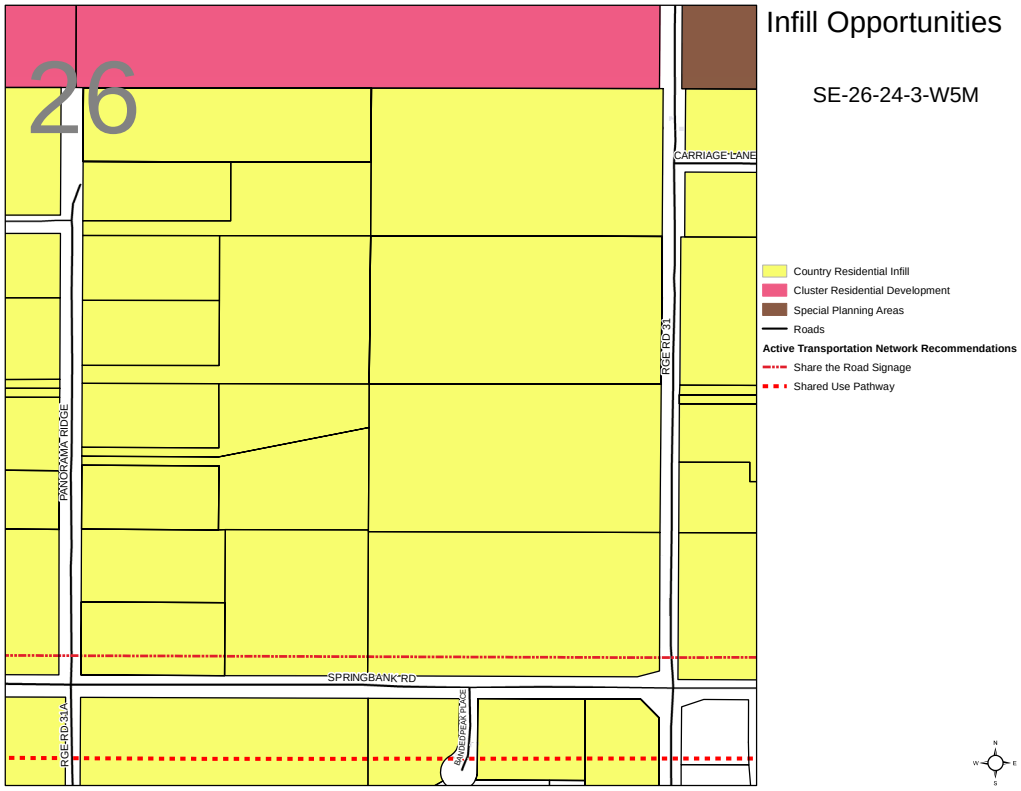


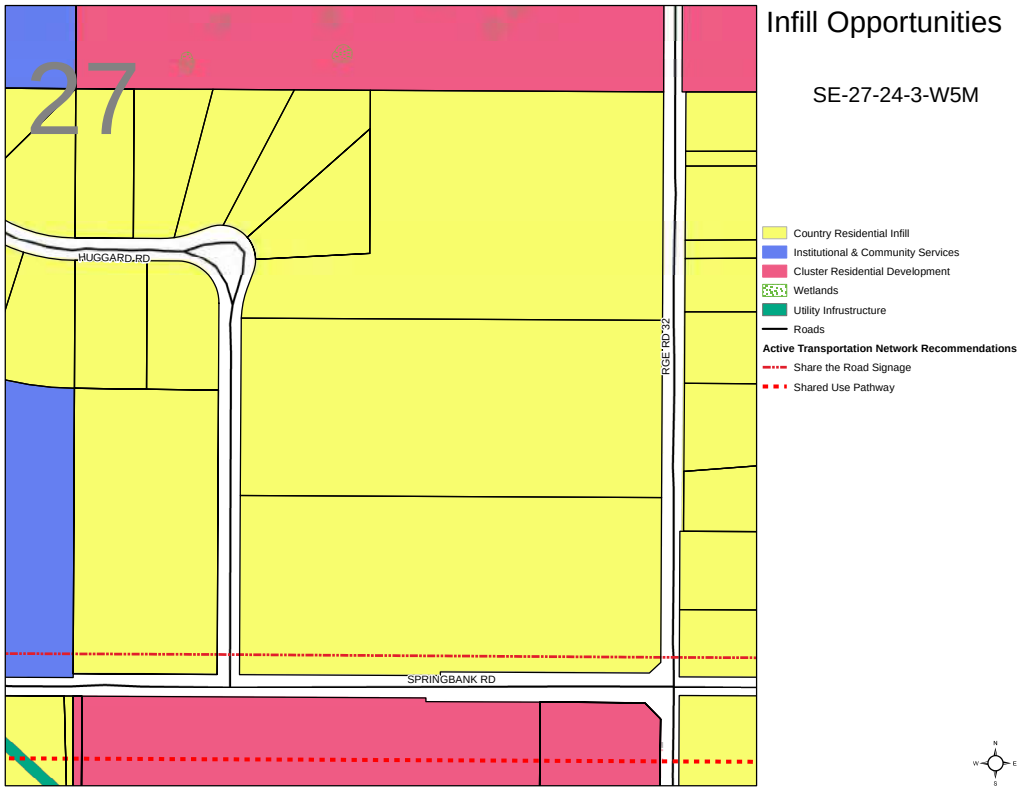

16
Infill Opportunities
SE-16-24-3-W5M
Country Residential Infill
Cluster Residential Development
Wetlands
Rocky View Flood Fringe - AB Env.
Stepping Back - Riparian Setbacks
Surface Water

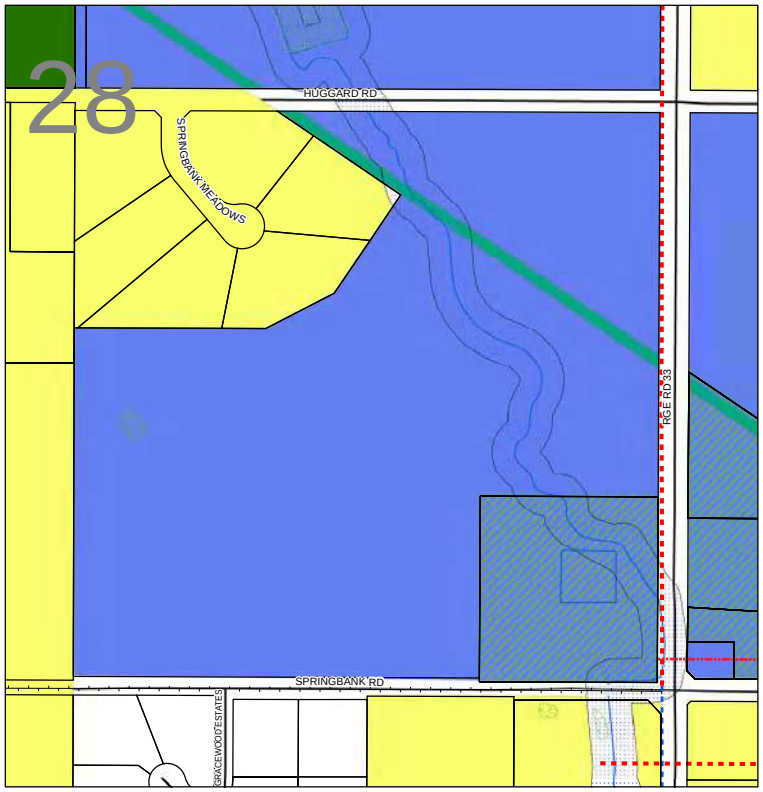

19
Infill Opportunities
SE-19-24-2-W5M
WESTBLUFF RD
WESTBLUFF DR
WESTBLUFF RIDGE
WESTBLUFF BAY
Country Residential Infill
Roads


Infill Opportunities
SE-21-24-3-W5M
21
TWP RD 243A
WESTVIEW ESTATES
RGE RD 33
TWP RD 243
RGE RD 33A
Country Residential Infill
Cluster Residential Development
Wetlands
Stepping Back - Riparian Setbacks
Surface Water
County Lands
Roads
Active Transportation Network Recommendations
Yield Roadway


Infill Opportunities
SE-25-24-3-W5M
25
SEC HWY 563
PARTRIDGE COURT
TIMBERSTONE COURT
HORIZON VIEW GLEN
PARTRIDGE BAY
HORIZON VIEW RD
HORIZON VIEW COURT
PARTRIDGE PLACE
TRUTINA CLOSE
SPRINGBANK RD
Country Residential Infill
Special Planning Areas
Wetlands
County Lands
Roads
Active Transportation Network Recommendations
Share the Road Signage
Shared Use Pathway
Shoulder Widening


Infill Opportunities
SE-26-24-3-W5M
26
CARRIAGE LANE
RGE RD 31
PANORAMA RIDGE
SPRINGBANK RD
RGE RD 31A
Country Residential Infill
Cluster Residential Development
Special Planning Areas
Roads
Active Transportation Network Recommendations
Share the Road Signage
Shared Use Pathway


Infill Opportunities
SE-27-24-3-W5M
27
HUGGARD RD
RGE RD 32
SPRINGBANK RD
Country Residential Infill
Institutional & Community Services
Cluster Residential Development
Wetlands
Utility Infrastructure
Roads
Active Transportation Network Recommendations
Share the Road Signage
Shared Use Pathway



Infill Opportunities

SE-28-24-3-W5M

- Country Residential Infill
- Cluster Live-Work
- Institutional & Community Services
- Wetlands
- Stepping Back - Riparian Setbacks
- Utility Infrastructure
- Surface Water
- County Lands
- Roads

Active Transportation Network Recommendations

- Share the Road Signage
- Shared Use Pathway
- Shoulder Widening
- Yield Roadway

Infill Opportunities

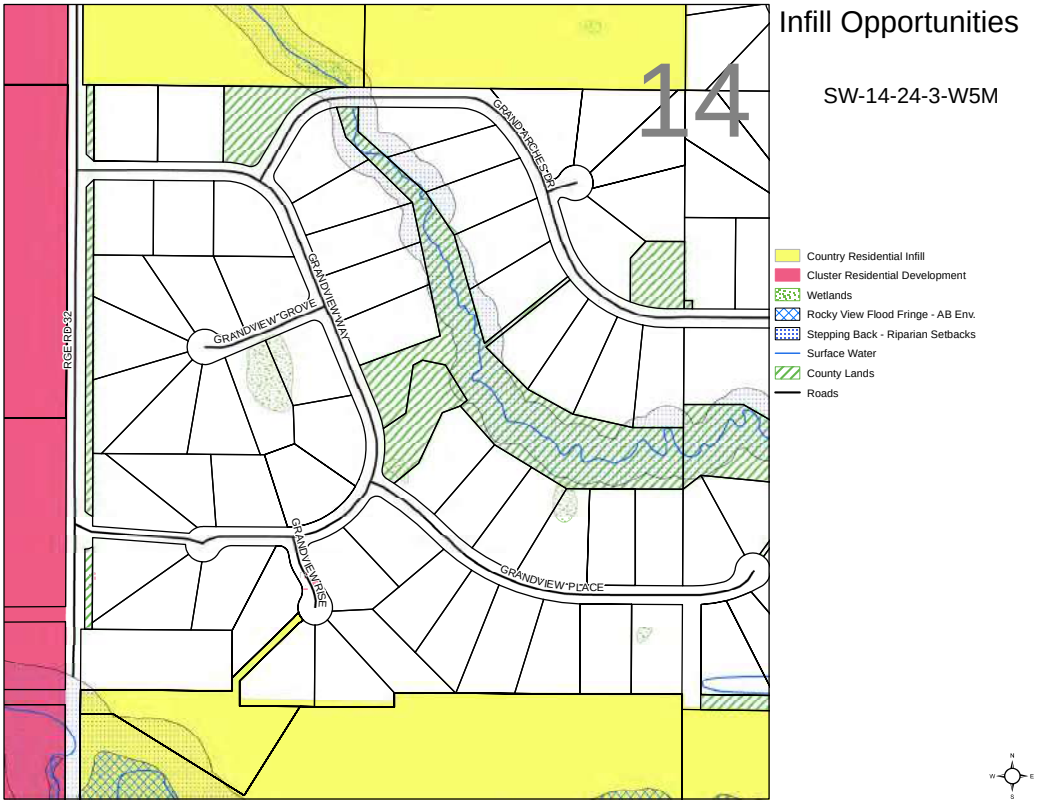
SE-30-24-2-W5M

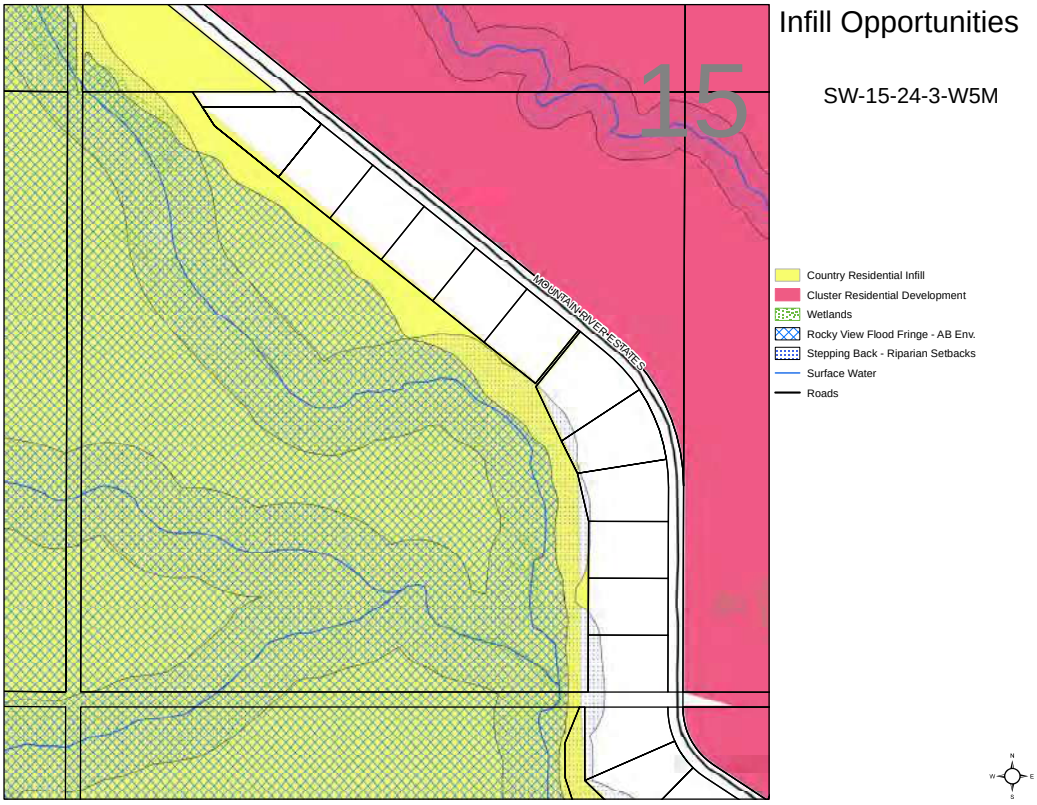
- Country Residential Infill
- I-2; I-4; I-6
- Wetlands
- Utility Infrastructure
- County Lands
- Roads

Active Transportation Network Recommendations

- Shared Use Pathway
- Shoulder Widening

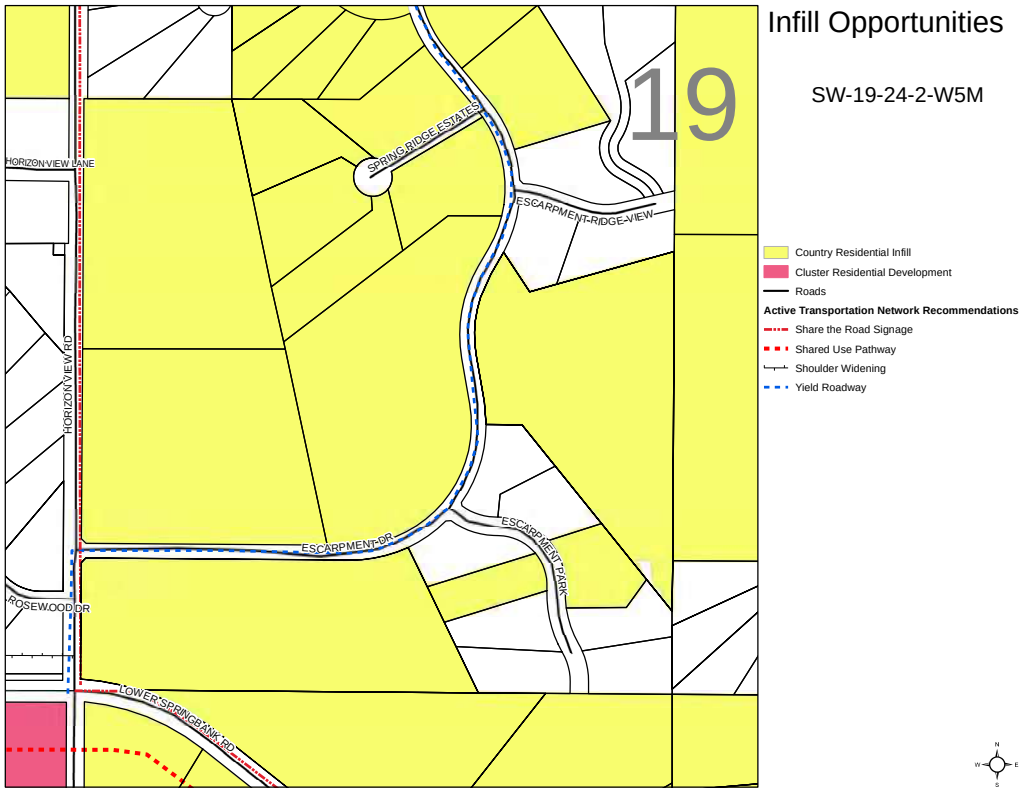
Infill Opportunities
SW-12-24-3-W5M
12
Country Residential Infill
Cluster Residential Development
Rocky View Flood Fringe - AB Env.
Surface Water
County Lands


Infill Opportunities
SW-14-24-3-W5M
14
GRANDARCHES DR
GRANDVIEW WAY
GRANDVIEW GROVE
RGE RD 32
GRANDVIEW RISE
GRANDVIEW PLACE
Country Residential Infill
Cluster Residential Development
Wetlands
Rocky View Flood Fringe - AB Env.
Stepping Back - Riparian Setbacks
Surface Water
County Lands
Roads



Infill Opportunities

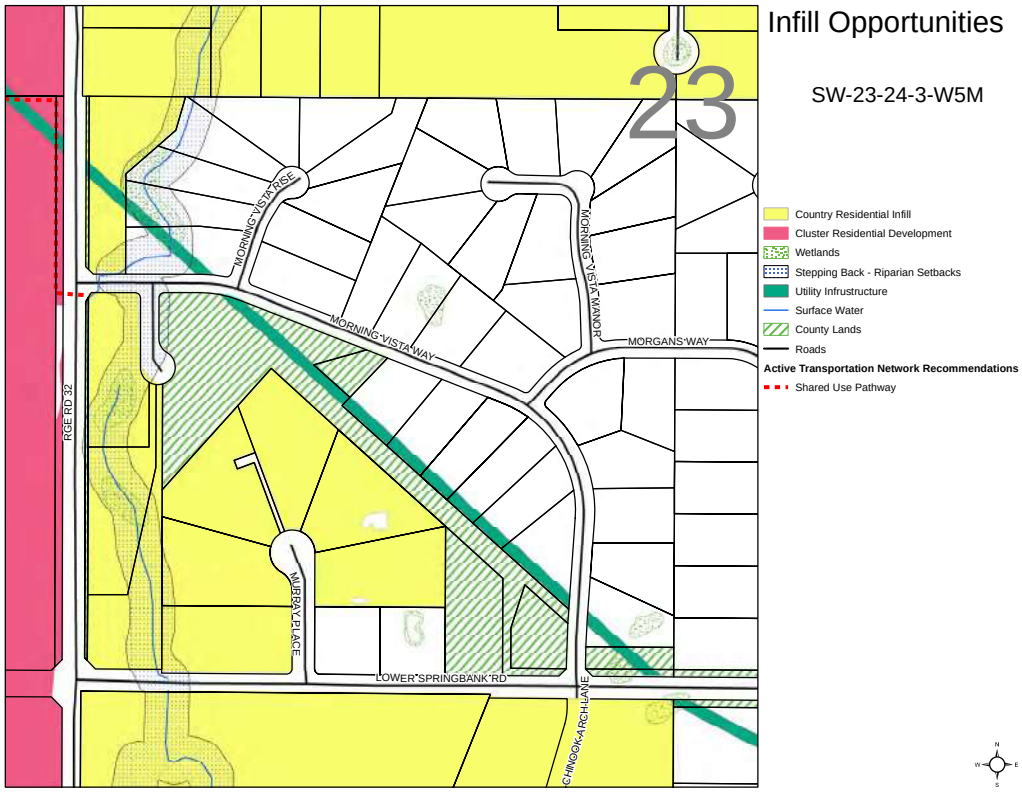
SW-15-24-3-W5M

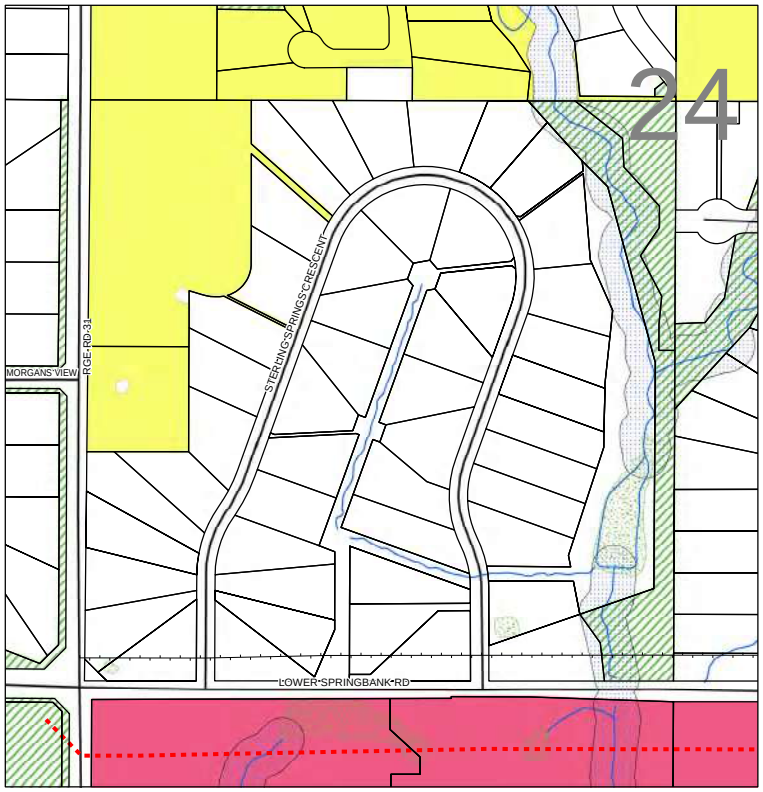


Infill Opportunities

SW-19-24-2-W5M

Infill Opportunities
SW-20-24-2-W5M
20
SPRINGLAND MANOR DR
SPRINGLAND MANOR CRESCENT
WESTBLUFF RD
WESTBLUFF DR
HERITAGE WOODS DR
WESTBLUFF COURT
WESTBLUFF PLACE
WESTBLUFF RIDGE
WESTBLUFF BAY
Country Residential Infill
Special Planning Areas
I-2; I-4; I-6
County Lands
Roads


Infill Opportunities
SW-23-24-3-W5M
23
MORNING VISTA RISE
MORNING VISTA MANOR
MORNING VISTA WAY
MORGANS WAY
RGE RD 32
MURRAY PLACE
LOWER SPRINGBANK RD
CHINOOK ARCH LANE
Country Residential Infill
Cluster Residential Development
Wetlands
Stepping Back - Riparian Setbacks
Utility Infrastructure
Surface Water
County Lands
Roads
Active Transportation Network Recommendations
Shared Use Pathway



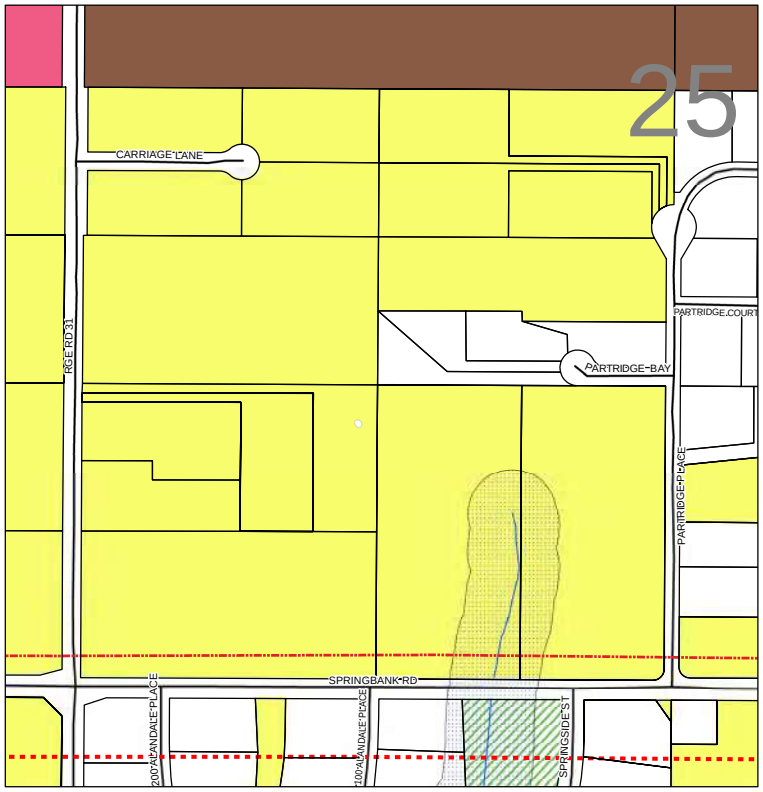
Infill Opportunities

SW-24-24-3-W5M

- Country Residential Infill
- Cluster Residential Development
- Wetlands
- Stepping Back - Riparian Setbacks
- Surface Water
- County Lands
- Roads

Active Transportation Network Recommendations

- Shared Use Pathway
- Shoulder Widening



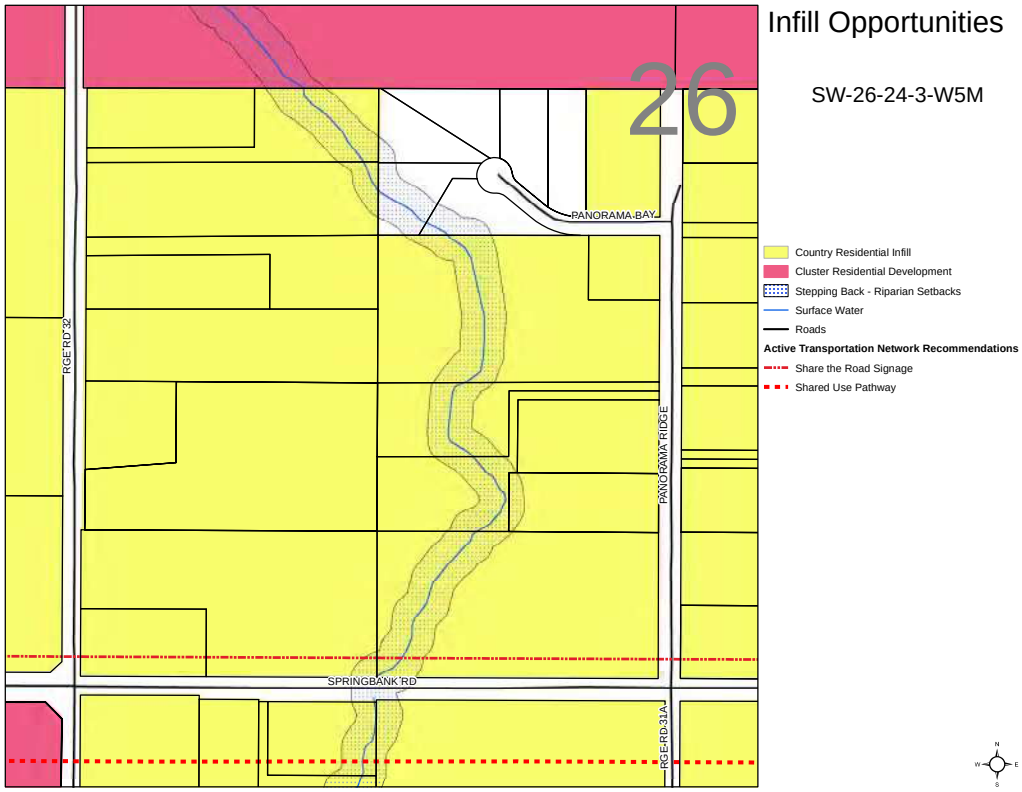
Infill Opportunities

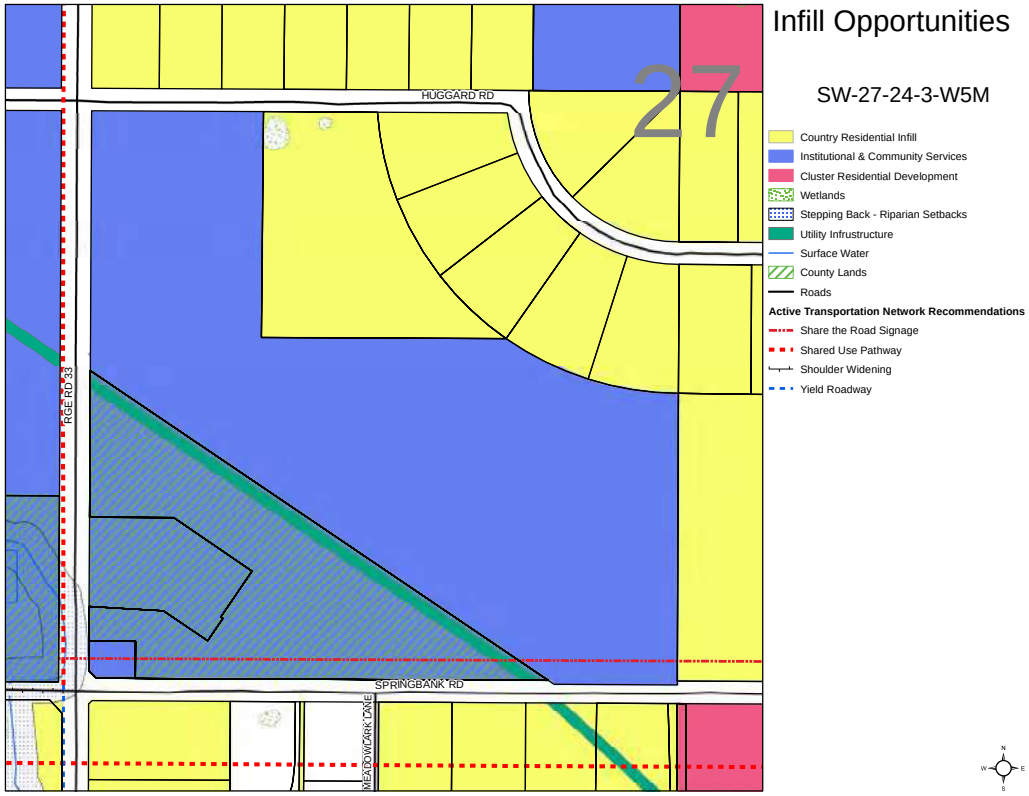
SW-25-24-3-W5M

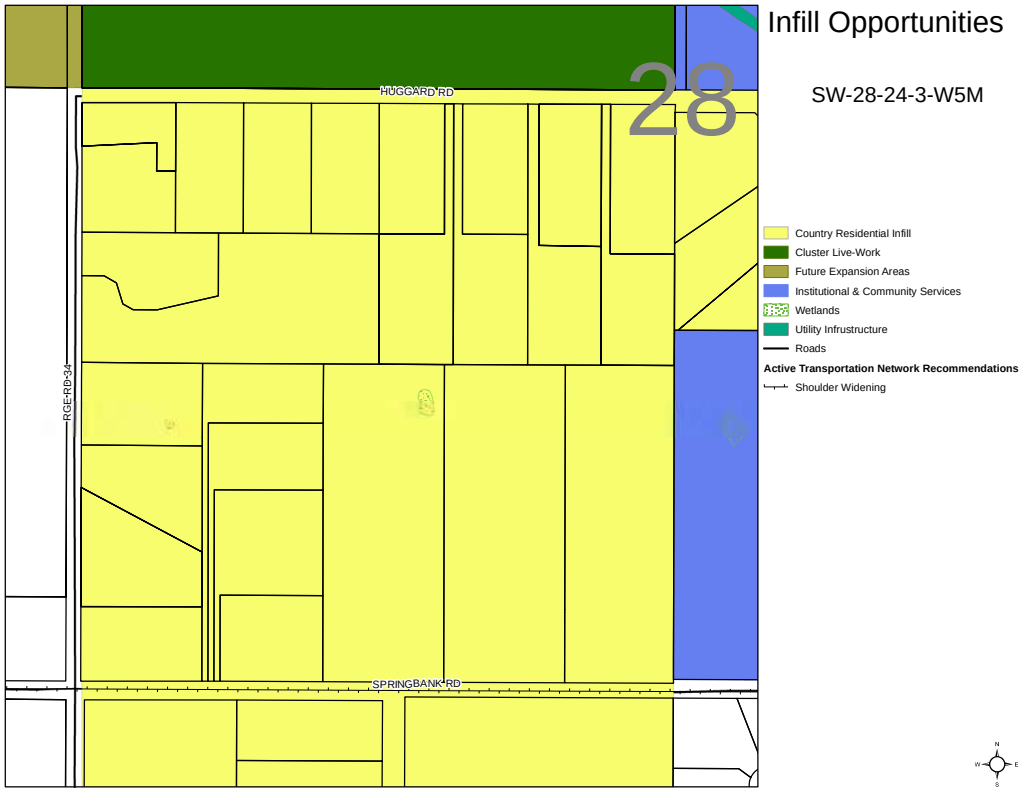
- Country Residential Infill
- Cluster Residential Development
- Special Planning Areas
- Stepping Back - Riparian Setbacks
- Surface Water
- County Lands
- Roads

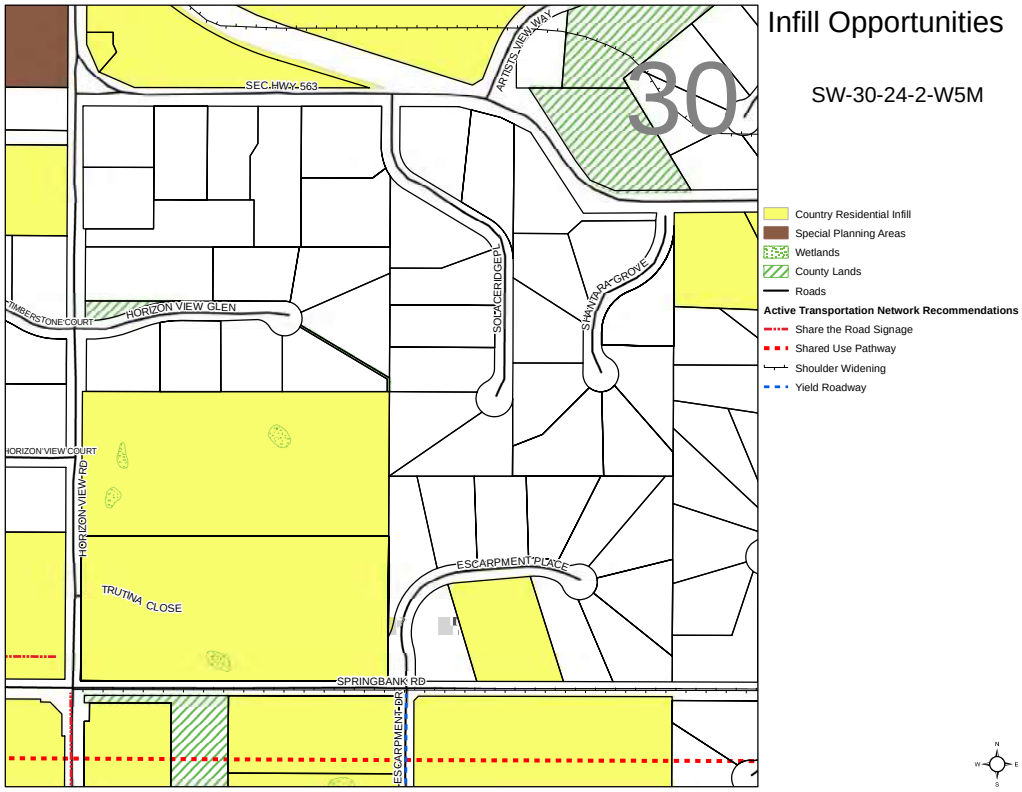
Active Transportation Network Recommendations

- Share the Road Signage
- Shared Use Pathway


Infill Opportunities
SW-26-24-3-W5M
26
PANORAMA BAY
RGE RD 32
PANORAMA RIDGE
SPRINGBANK RD
RGE RD 31A
Country Residential Infill
Cluster Residential Development
Stepping Back - Riparian Setbacks
Surface Water
Roads
Active Transportation Network Recommendations
Share the Road Signage
Shared Use Pathway


Infill Opportunities
SW-27-24-3-W5M
27
HUGGARD RD
RGE RD 33
SPRINGBANK RD
MEADOWLARK LANE
Country Residential Infill
Institutional & Community Services
Cluster Residential Development
Wetlands
Stepping Back - Riparian Setbacks
Utility Infrastructure
Surface Water
County Lands
Roads
Active Transportation Network Recommendations
Share the Road Signage
Shared Use Pathway
Shoulder Widening
Yield Roadway


Infill Opportunities
SW-28-24-3-W5M
28
HUGGARD RD
RGE RD 34
SPRINGBANK RD
Country Residential Infill
Cluster Live-Work
Future Expansion Areas
Institutional & Community Services
Wetlands
Utility Infrastructure
Roads
Active Transportation Network Recommendations
Shoulder Widening


Infill Opportunities
SW-30-24-2-W5M
30
SEC HWY 563
ARTISTS VIEW WAY
TIMBERSTONE COURT
HORIZON VIEW GLEN
SODA CREEK PL
SHANTARA GROVE
HORIZON VIEW COURT
HORIZON VIEW RD
TRUTINA CLOSE
ESCARPMENT PLACE
SPRINGBANK RD
ESCARPMENT RD
Country Residential Infill
Special Planning Areas
Wetlands
County Lands
Roads
Active Transportation Network Recommendations
Share the Road Signage
Shared Use Pathway
Shoulder Widening
Yield Roadway

APPENDIX D: DESIGN GUIDELINES

To ensure that Range Road 33 reflects the community's character and promotes interaction and connectivity, the following principles will guide development in this area until the Design Guidelines are established in accordance with Action Item 2 within Table 04: Implementation Actions). The principles will provide a starting point for the development of the design guidelines in combination with the community core areas as identified on Map 10: Scenic and Community Corridors.

Principles

1. A safe, active, and inviting corridor that balances the needs of vehicular, pedestrian, and other modes of transportation.
2. Gateway and entrance features developed in a manner that reflects Springbank's heritage and identity.
3. Parks and community nodes that provide for passive and active recreations, as well as formal and informal community gatherings throughout the day, all year long.
4. Buildings that are situated and orientated to frame the public street, and provide an intimate, comfortable, and visually interesting streetscape for pedestrians.
5. Buildings that are well balanced and proportioned to create a dynamic and interesting pedestrian experience at the street level.
6. Development that reflects the local context, adopts the existing cultural heritage, and fits in with its surroundings to create a distinct sense of place.
7. Landscaping that takes into consideration and coordinates with the surroundings, provides adequate screening for adjacent properties, and complements development on-site.
8. Signs that are designed and scaled to reinforce the overall character of the area, while still allowing businesses to clearly identify themselves, their goods, and their services.
9. Lighting that complements the individual architecture of a building, and extends into part of the streetscape.
10. Utility and service areas that are sensitively integrated into the overall site design and are appropriately located and screened to minimize visibility from the public realm.
11. Decorative fences and other similar privacy features that delineate public and private boundaries, promote connectivity, and complement the overall streetscape.

APPENDIX E: PLANNING SPRINGBANK

South Springbank Area Structure Plan

Overview

The development of Springbank has previously been guided by the following Area Structure Plans:

- Central Springbank ASP (Bylaw C-5354-2001, adopted October 2, 2001);
- Moddle ASP (Bylaw C-1725-84, adopted March, 1998).

The South Springbank ASP combines and updates portions of these ASPs, taking into account the new developments and policy documents and that have occurred since their adoption. Some of these changes are set out below:

- October, 2013 – Rocky View Municipal Development Plan (the County Plan) is adopted by Council;
- September, 2014 – South Saskatchewan Regional Plan is adopted by the Province;
- May, 2016 – Springbank Master Drainage Plan is approved by the County;
- October, 2018 – Interim Regional Growth Plan is adopted by the Calgary Metropolitan Region Board;
- March, 2019 – Construction of the Stoney Trail West ring road extension commences.

An ASP provides Council with an overall strategy when considering land use changes, subdivision, and development. When making decisions regarding development within an area structure plan, Council must consider the plan and a wide range of other factors such as the goals of the County, County-wide growth, and the ability to provide servicing. The ASP implements the higher-level policies and requirements of the Interim Growth Plan, the South Saskatchewan Regional Plan, the Rocky View County/City of Calgary Intermunicipal Development Plan, and the County Plan, through alignment with these documents.

An ASP does not predict the rate of development within the plan area; ultimately, growth is determined by market demand, which reflects the overall economic climate of the region.

Through the process of preparing an ASP, citizens are provided with opportunities at various stages in the process to have input into the development of policy. It is important that the vision, goals, and policies contained in the ASP address the interests of residents and stakeholders in the ASP area, as well as the interests of those in other parts of the County.

What is an Area Structure Plan?

An area structure plan (ASP) is a statutory document approved by Council and adopted by Bylaw. An ASP outlines the vision for the future development of an area in relation to matters such as land use, transportation, protection of the natural environment, emergency services, general design, and utility service requirements.

Section 633 of the Alberta Municipal Government Act states that an ASP must describe:

- the sequence of development proposed for the area;
- the land uses proposed for the area, either generally or with respect to specific parts of the area;

- the density of population proposed for the area either generally or with respect to specific parts of the area;
- the general location of major transportation routes and public utilities; and
- other matters the Council considers necessary, if required.

The policies in an ASP form a bridge between the general planning policies contained in the County Plan and the more detailed planning and design direction contained in a local plan, which may be in the form of a conceptual scheme, a master site development plan, or a residential infill development plan. ASP policies must align with the County Plan and applicable County policies. The ASP must be based on sound planning principles and must respond to the particular natural and physical development of the Plan area.

Local Plans

For brevity, this document uses the term local plan to refer to a conceptual scheme, master site development plan, or residential infill development plan. The County anticipates that the majority of local plans within the ASP boundary will be submitted as conceptual schemes. Subdivisions would generally be expected to submit a local plan in the form of a conceptual scheme or residential infill development plan. Land use changes that do not facilitate any future subdivision may be required to submit a local plan in the form of a master site development plan.

Local plans are developed within the framework provided by an ASP. Based on this framework, the local plan must demonstrate how development in the local area will retain the integrity of the overall ASP planning concept, and how development will be connected and integrated with adjacent areas. Policy sections in the ASP identify the unique requirements that must be addressed in the local plan due to the location and specific development conditions of the area. The technical requirements of a conceptual scheme, master site development

RESIDENTIAL INFILL DEVELOPMENT PLANS:

Non-statutory plans that accompany a land use redesignation application and are used to comprehensively address a limited set of specific planning issues. They address the practical difficulty of multiple parcel ownership, and the burden of plan preparation falling on a single owner of a limited amount of land. Residential infill development plans require consultation with owners within the plan area and will be retained by the County to guide future subdivision approval.

CONCEPTUAL SCHEMES:

Plans that are subordinate to an ASP. They may be adopted either by bylaw or by a resolution of Council. A conceptual scheme is prepared for a smaller area within an ASP boundary and must conform to the policies of the ASP. Conceptual schemes provide detailed land use direction, subdivision design, and development guidance to Council, Administration, and the public. If a conceptual scheme area is of sufficient size that further detail is required for specific areas and phases, the conceptual scheme may identify smaller sub-areas and provide detailed guidance at that level. These smaller sub-areas are referred to as 'development cells'.

MASTER SITE DEVELOPMENT PLANS (MSDP):

Accompany a land use redesignation application and provide design guidance for the development of a large area of land with little or no anticipated subdivision. An MSDP addresses building placement, landscaping, lighting, parking, and architectural treatment. The plan emphasis is on-site design with the intent to provide Council and the public with a clear idea of the final appearance of the development. Section 28 of this Plan requires that Conceptual Schemes and MSDPs are appended, by bylaw, to the ASP. This means that the municipality and landowners have a statutory obligation to adhere to the policies and requirements set out within conceptual schemes and MSDPs.

plan, and residential infill development plan are identified in Appendix B of this ASP. Local plans must also address the general requirements for preparing a conceptual scheme or master site development plan identified in the Rocky View County Plan.

Plan Interpretation

The following describes the meaning of some of the key words that are contained in a policy:

- **Shall:** a directive term that indicates the actions outlined are mandatory and therefore must be complied with, without discretion, by Administration, the developer, the Development Authority, and Subdivision Authority.
- **Should:** a directive term that indicates a strongly preferred course of action by Council, Administration, and/or the developer, but one that is not mandatory.
- **May:** a discretionary term, meaning the policy in question can be enforced by the County if it chooses to do so, dependent on the particular circumstances of the site and / or application.

Policy Direction from Other Plans

A description of the planning framework that guides this ASP, and how Springbank will grow in the future, is set out below.

Calgary Metropolitan Region Growth Plan

On January 1, 2018, Rocky View County and nine other municipalities became part of a regional planning area defined as the Calgary Metropolitan Region. The Calgary Metropolitan Region Board Regulation (190/2017), enacted under the Municipal Government Act, directs that a regional growth plan and a supporting regional servicing plan shall be prepared to guide how lands within the 10 participating municipalities will develop.

The Metropolitan Region Growth and Servicing Plans are to be submitted for Ministerial approval by January 1, 2021, and, among other matters, will identify the following:

- growth areas;
- development density;
- transportation, recreation, utility, and transit corridors; and
- servicing required to support the Growth Plan relating to transportation, water, waste water, storm water, solid waste, and emergency services.

The Growth Plan will also address policy matters relating to planning for regional corridors, environmentally sensitive areas, the intensification of existing settlement areas, and conservation of agricultural lands.

Interim Growth Plan

Prior to the Calgary Metropolitan Region Growth and Servicing Plans being adopted, the Region Board approved an Interim Growth Plan (IGP), which received approval by the Minister of Municipal Affairs on October 4, 2019. The IGP sets out three broad principles:

1. Promote the integration and efficient use of regional infrastructure.
2. Protect water quality and promote water conservation.
3. Encourage efficient, strong, and sustainable growth.

Policies within the IGP cover the following areas:

1. Region-wide policies – these relate to how municipalities collaborate to coordinate land-use planning, servicing, and infrastructure endeavours.
2. Flood prone area policies – these seek to prevent development in provincially-identified flood hazard areas.
3. Development policies – these outline evaluation criteria for different types of development based on regional planning principles and objectives.
4. Regional corridors policies – these relate to protection of regional transportation and transmission corridors.

In adopting the Springbank ASP, Rocky View County has ensured the Plan conforms to the principles and objectives of the IGP. The ASP is also in conformance with all relevant IGP policies, including:

The Interim Regional Evaluation Framework requires that new statutory plans and plan amendments are assessed against the principles, objectives, and policies of the IGP, and that certain plans and amendments are presented to the Calgary Metropolitan Region Board (CMRB) for consideration and approval.

As the Springbank ASP meets the threshold for submission to the CMRB, it was referred to the Board after receiving second reading from Rocky View County Council on [date to be inserted upon second reading, 2020].

South Saskatchewan Regional Plan

The South Saskatchewan Regional Plan (SSRP) establishes a 50-year vision for the region, and sets the strategic direction on a range of matters over the next 10 years, including:

- Aligning provincial policies at the regional level to balance Alberta's economic, environmental, and social goals;
- Using a cumulative effects management approach to balance economic development opportunities and social and environmental considerations;
- Setting desired economic, environmental, and social outcomes and objectives for the region;
- Describing the strategies, actions, approaches, and tools required to achieve the desired outcomes and objectives; and
- Providing guidance to provincial and local decision-makers regarding land use management for the region.

The SSRP provides municipalities with strategies that allow for flexibility in their planning and decision-making. These strategies are presented in a general manner to allow for interpretation and application in a locally meaningful and appropriate fashion. Each municipality must prepare statutory plans and policies to align with the principles of the SSRP.

Rocky View County's Municipal Development Plan (the County Plan) was prepared in alignment with the SSRP, and subsequently, all ASPs must follow the direction of the County Plan. The SSRP provides a number of principles to assist municipalities with strategic planning. A key premise of the SSRP is to use land more efficiently and to preserve large tracts of agricultural land. The County Plan implements these principles by

Table 06: Principles and Objectives of the IGP

ICP POLICY	CORRESPONDING ASP SECTIONS
Policy 3.2.2 Intermunicipal collaboration.	The County has undertaken thorough and structured engagement with the City of Calgary to address intermunicipal issues and opportunities throughout the ASP process, and this is reflected in the relevant Plan policies.
Policy 3.2.3 Protection of source water, wetlands, and regional corridors.	Policies within Sections 16 (Natural & Historic Environment) and 20 (Transportation) of this ASP address these matters.
Policies 3.3.1 and 3.3.2 Flood prone areas.	Policies within Sections 7 (Residential) and 17 (Reserves) of this ASP address these matters.
Policy 3.4.2 Expansion of Settlement Areas	Policies within Section 12 (Future Expansion Areas) of this ASP address these matters.
Policy 3.4.4 Country Residential Development	Policies within Section 7 (Residential) of this ASP address these matters.
Policy 3.4.5.1 Employment Areas	Policies within Section 9 (Business) of this ASP address these matters.
Policy 3.5.1.1 and Schedules 3 & 4 Mobility Corridors	Policies within Sections 21 (Scenic and Community Corridors) and 23 (Utility Services) of this ASP address these matters.
Policy 3.5.2.1 and Schedules 5 & 6 Transmission Corridors	Policies within Section 22 (Utility Services) of this ASP address these matters.

directing growth to identified growth areas and limiting development outside of these areas.

The Springbank ASP specifically achieves the following key SSRP objectives:

1. Agriculture – the region's agricultural industry is maintained and diversified.
2. Renewable Energy – opportunities for the responsible development of the region's renewable energy industry are maintained in support of Alberta's commitment to greener energy production and economic development.
3. Biodiversity – terrestrial and aquatic biodiversity, and related ecosystems, are maintained. The role of economic sectors in maintaining ecosystem services is recognized.
4. Surface Water Quality – surface water quality within the South Saskatchewan river basin is managed to ensure future water uses are protected.
5. Efficient Use of Land – the amount of land required for development of the built environment is minimized over time.
6. Historic Resources – artifacts, fossils, historic places, and aboriginal heritage that define the region's distinctive character are identified and effectively managed.

7. Planning Cooperation and Integration – cooperation and coordination are fostered among all land use planners and decision-makers. Partnerships are formed to ensure growth occurs in a sustainable manner.
8. Building Sustainable Communities – promote healthy and sustainable communities; maintain and enhance the natural environment; establish land-use patterns for orderly, economical, and beneficial development; and minimize risk to health, safety, and property loss.

Rocky View County / City of Calgary Intermunicipal Development Plan

Adopted by both the County and the City of Calgary in 2012, the Intermunicipal Development Plan (IDP) seeks to encourage cooperation and coordination between the municipalities on cross boundary matters. As much of Springbank's eastern boundary adjoins the municipal boundary with Calgary, it was important to maintain cooperation and engagement with the City throughout development of the ASP.

The IDP identifies Springbank as a County Growth Corridor, acknowledging that the area is designated as a Country Residential area within the County Plan. The IDP also highlights Key Focus areas within Springbank that require special attention in collaboration between the municipalities. The Highway 1 corridor is considered to be important as a transition area and is an area that has previously seen annexation by the City. The municipal boundary south of Highway 1 is also seen as an area requiring collaboration with the City, taking into account the development interface and the construction of the Stoney Trail transportation corridor.

Where further collaboration and coordination of land use and infrastructure planning is seen to be required to achieve suitable development forms along the municipal boundary, these areas have been designated as Special Planning Areas (see Section 11). These areas will require further amendments to this ASP, initiated by the County, prior to proceeding to submission of local plans and land use amendments.

Rocky View County Plan

The Springbank ASP is consistent with the policies of the County Plan. The County Plan provides an overall policy framework on a variety of matters, ranging from the development of residential and commercial areas, to the provision of emergency services and infrastructure.

A key direction of the County Plan is to use land efficiently by directing growth to defined areas, thus conserving the remaining large blocks of land for agricultural use. Springbank is identified as a Country Residential Area in the County Plan. The County Plan encourages efficient use of land by reducing the development footprint through the use of compact residential development. The County Plan emphasizes the importance of retaining rural character through the use of adjacent open space, community design, and reducing the development footprint.

Section 9 of the County Plan provides support for country residential communities such as Springbank, providing for a high-quality built environment, while also retaining rural character. The County Plan provides direction for reviewing existing country residential ASPs and states that the County should consider reducing the overall area dedicated to country residential uses where development potential is not being fulfilled. Instead, alternative development forms, such as compact residential development, should be considered to reduce the development footprint on the rural landscape. The support for Cluster Residential development within this ASP aligns with the goals, objectives, and policies of the County Plan in this respect.

Section 13 of the County Plan supports the infilling and intensification of existing Business areas within the County; Map 05 of this ASP identifies a Regional Business Area around the Springbank Airport and also a Highway Business Area adjacent

COMPACT RESIDENTIAL DEVELOPMENT:

Provides the benefit of preserving a larger area of open space for public and community use. It combines land that would otherwise have been within the private realm of landowners into a space that can serve a wider purpose including recreation, active transportation routes, habitat preservation, and small-scale agriculture uses. Due to the reduced residential development footprint, infrastructure can usually be provided more efficiently, and rural character can be preserved.

For the purposes of this ASP, compact residential development is called Cluster Residential development (see Section 7).

to the Highway 1/Range Road 33 interchange. Comprehensively planned commercial/residential developments have been identified on the western side of Springbank Airport, south of Harmony, and along Highway 1 towards the eastern boundary of the Plan area, adjacent to the city of Calgary. This ASP provides for the continuing growth of business uses, both commercial uses and certain forms of industrial uses, within these identified areas.

Public Engagement Process

Throughout the ASP review project, Rocky View County sought to emphasize meaningful discussion with the Springbank community, and worked to promote an inclusive and transparent process.

The County's engagement strategy provided opportunities for much-valued input from landowners, stakeholders, adjacent municipalities, and the general public, all of which has, in part, informed the overall vision and policies of the ASP. An emphasis was placed on working with the community at an early stage to firstly discuss broad objectives for Springbank, and then later to examine suitable land use options and policies. A summary of the key events within the process is found in Table 07.

Table 07: Public Engagement - Key Events

PHASE	DATE	ENGAGEMENT
Phase 1 Project Launch	November, 2016	The County commenced the ASP review project with an information session at the Heritage Club, providing details on the project background and the need for the review. The event was advertised by a mail-out to all Springbank addresses, together with public notices and signs. It was attended by approximately 80 people. The County project webpage was launched on this date.
Phase 2 Setting the ASP Direction	February, 2017, and, June, 2017	The County held a week of "coffee-chats": structured, but informal discussions with groups or residents, landowners and other stakeholders. The chats at the Springbank Park for All Seasons sought to ascertain the following: • where development should, and should not, be focused within the community; • whether the existing ASPs' boundaries should be amended or amalgamated; and • how the County should engage with the community for future projects. The coffee-chats were attended by approximately 90 people. A separate workshop evening was held to examine the community's specific priorities for subject areas, such as transport, conservation, and servicing. Some 100 people attended this event at the Heritage Club. Due to the positive feedback from attendees on the previous coffee-chat engagement format, a further round of these chats was held at the Springbank Park for All Seasons. These chats built on the previous feedback received and focused on seeking input on a high-level land use strategy, together with discussions on specific areas of the community. Approximately 60 people attended the meetings.
Phase 3 Draft Vision, Objectives, and Land Use Scenarios	June, 2018	The County sought input on its draft vision, goals, and objectives, together with three land use scenarios to the Springbank community at an open house attended by 125 people. The open house at the C3 Church was advertised by means of a further landowner mail-out and via press notices. Feedback was requested through an online mapping tool, which received over 2,000 comments, and a survey, which was completed by 70 people.
Phase 4 Draft Plan	May, 2019	A pre-release of the first draft was published on the County webpage. This was to ascertain initial feedback on ASP policies, while technical reports on servicing, transportation, and the environment were still being completed. Comments were invited in writing, and through individual and group meetings. Appropriate feedback was incorporated into the draft alongside the subsequent technical analysis.
Phase 5 Final Draft and Council	April, 2020	The final draft of the ASP, alongside supporting technical studies, was presented to the public. The final draft of the ASP was released publicly through the County webpage prior to taking the document forward for Council consideration. A public hearing was advertised for presentation of the ASP to Council,l allowing public comment on the document. The hearing was held on [date to be inserted].

Intermunicipal Engagement (City of Calgary)

In preparing this ASP, the County worked collaboratively with The City of Calgary to identify shared issues and opportunities. This Plan addresses the comments and concerns identified by the City in its comments to the County. Genuine engagement with the municipality was undertaken throughout the ASP process. This included two technical workshops, and reporting to councilors and staff at Intermunicipal Committee meetings. An outline of the key intermunicipal engagement events is set out below.

Table 08: Key Intermunicipal Engagements

PHASE	DATE	ENGAGEMENT
Phase 1 Project Launch	December, 2016	The County prepared an Intermunicipal Engagement Plan as agreed upon with the City. This Plan identified how the County would engage with the City, and was updated throughout the project to adapt to any changes in the direction of the ASP.
Phase 2 Setting the ASP Direction	February, 2017	The City was notified of the County's public engagement events that were held, and was advised of the materials available at the events.
	April, 2017	A site visit was undertaken to a range of locations in Springbank, with staff from both municipalities and Alberta Transportation attending. Discussions were focused on identifying any policy or technical issues and opportunities at an early stage.
	November, 2017	Representatives from both municipalities met to discuss the County's servicing study for Springbank, and potential options for water and waste water servicing to support development.

PHASE	DATE	ENGAGEMENT
Phase 3 Draft Vision, Objectives, and Land Use Scenarios	June, 2018	The County invited the City to the open house held to present the draft vision, goals, objectives, and land use scenarios. Two City staff attended, and the associated materials were later sent through to the City for comment.
	July, 2018	An update was presented by the County to the Intermunicipal Committee, outlining the draft land use scenarios and the status of the project.
	November, 2018	The County invited the City to comment on its refined draft land use scenario.
	January, 2019	A further technical workshop was held with the City and Alberta Transportation to examine issues and opportunities in relation to the draft land use scenario prepared. There were 22 staff in attendance, and discussions were held on the following areas: • Planning; • Parks, pathways, and recreation; • Transportation; • Water and waste water; and • Fire Service provision. Following the joint workshop, both Administrations agreed on 16 action items to be addressed within the ASP and through separate intermunicipal projects or communications.
Phase 4 Draft Plan	January, 2019	An update was presented by the County to the Intermunicipal Committee outlining the draft land use scenarios and the status of the project. An update was provided on the ASP and the outcomes of the workshop held with City Administration.
	May, 2019	The City was sent the pre-release of the County's first draft of the ASP and was invited to submit comments. No comments were received from the City.
	December, 2019	The County shared the draft ASP with the City, together with its completed transportation, environmental and servicing studies, and met with City representatives to discuss any issues or opportunities with respect to the findings.
	April, 2020	A formal circulation was sent to the City to invite comments on the draft Plan. The City's provided comments were incorporated into the final draft Plan where appropriate.
Phase 5 Final Draft and Council	April, 2020	The City was formally circulated the final draft of the ASP. Comments received from the City were provided within the report to Council alongside the draft ASP.

APPENDIX F: LOCAL PLANS IN THE SPRINGBANK PLAN AREA

Table 09: Local Plans in the Springbank Plan Area

LOCAL PLAN	BYLAW	APPROVAL DATE	DEVELOPMENT
Pinnacle Ridge Conceptual Scheme	C-4635-96	May 14, 1996	Country Residential
Murray Lands Conceptual Scheme	C-5944-2004 C-5960-2004	July 27, 2004 February 8, 2005	Country Residential
Grand View Estates Conceptual Scheme	C-5936-2004	January 18, 2005	Country Residential
Timberstone Conceptual Scheme	C-6078-2005	June 14, 2005	Country Residential
Montebello Conceptual Scheme	C-6123-2005	September 27, 2005	Country Residential
Barnard Conceptual Scheme	C-6151-2005	October 25, 2005	Country Residential
Lariat Loop Conceptual Scheme	C-6197-2006	February 14, 2006	Country Residential
Partridge View Conceptual Scheme	C-6473-2007	June 12, 2007	Country Residential
Wilson Conceptual Scheme	C-6249-2006	June 26, 2007	Country Residential
Robinson Road Conceptual Scheme	C-6490-2007	July 3, 2007	Country Residential
Bingham Crossing Conceptual Scheme	C-7184-2012	September 11, 2012	Business Commercial
Springbank Creek Conceptual Scheme	C-7298-2013	October 1, 2013	Country Residential
North Escarpment Drive Conceptual Scheme	C-7649-2017	April 11, 2017	Country Residential
Atkins Conceptual Scheme	C-7755-2018	May 22, 2018	Country Residential
Lazy H Estates Conceptual Scheme	C-7799-2018	May 14, 2019	Country Residential

These local plans are considered to form part of this ASP as appended documents, and they provide detailed land use direction, subdivision design, and development guidance for the areas they cover. All future conceptual schemes and master site development plans adopted by Council shall be appended, by bylaw, to this Area Structure Plan, with Table 09 and Map 03 updated accordingly.

ROCKY VIEW COUNTY

ROCKY VIEW COUNTY

PLANNING AND DEVELOPMENT SERVICES

TO: Council

DATE: July 28, 2020 **DIVISION:** 5

FILE: 1012-370

SUBJECT: First Reading Bylaw – Conrich Area Structure Plan Amendments

PURPOSE: To give first reading to amendments to the Conrich Area Structure Plan to guide future redesignation, subdivision, and development proposals within the Future Policy Area.

GENERAL LOCATION: Located within Conrich

APPLICANT: Rocky View County

POLICY DIRECTION: The *Municipal Government Act*, Interim Growth Plan, County Plan, and Conrich Area Structure Plan (ASP).

COUNCIL OPTIONS:

Option #1: THAT Bylaw C-8033-2020 be given first reading.

Option #2: THAT Bylaw C-8033-2020 be denied.

BACKGROUND:

On April 28, 2020, the draft Conrich Area Structure Plan amendments were presented to Council for consideration of first reading. The item was tabled until July 28, 2020 to allow Administration to include a buffer area on the north side of Township Road 250 and west of Range Road 284.

Initial amendments have been made to the previous first reading draft of the ASP, in consultation with the landowner, to include a buffer; however, Administration will continue to make amendments to the ASP following first reading, once stakeholder and landowner consultation, and updates to the supporting technical studies are complete. The draft Conrich Area Structure Plan is presented for first reading of the bylaw and if granted, the Plan can proceed to a Public Hearing. The Plan amendments will be subject to the Calgary Metropolitan Regional Board process.

Respectfully submitted,

"Theresa Cochran"

Executive Director
Community Development Services

Concurrence,

"Al Hoggan"

Chief Administrative Officer

AB/llt

APPENDICES:

APPENDIX 'A': Bylaw C-8033-2020 & Schedule A
APPENDIX 'B': Consolidated Draft Conrich Area Structure Plan

Administration Resources
Andrea Bryden, Planning and Development Services

ROCKY VIEW COUNTY

BYLAW C-8033-2020

A Bylaw of Rocky View County, in the Province of Alberta, to amend Rocky View County Bylaw C-7468-2015, being the *Conrich Area Structure Plan.*

The Council of Rocky View County enacts as follows:

Title

1 This Bylaw may be cited as *Bylaw C-8033-2020*.

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 THAT Bylaw C-7468-2015 be amended to provide a policy framework for redesignation, subdivision, and development proposal, as shown on the attached Schedule 'A' forming part of this Bylaw.

Transitional

4 Bylaw C-8033-2020 is passed and comes into full force and effect when it receives third reading and is signed in accordance with the *Municipal Government Act*.

ROCKY VIEW COUNTY

READ A FIRST TIME IN COUNCIL this _____ day of _____, 20XX

PUBLIC HEARING HELD this _____day of _____, 20XX

READ A SECOND TIME IN COUNCIL this_____ day of _____, 20XX

READ A THIRD TIME IN COUNCIL this_____ day of _____, 20XX

_____
Reeve

_____
Chief Administrative Officer or Designate

_____
Date Bylaw Signed

SCHEDULE 'A'

FORMING PART OF BYLAW C-8033-2020

Schedule of textual amendments to Bylaw C-7468-2015, known as the Conrich Area Structure Plan:

Amendment #1

Within Section 2.0 Plan Organization, Part II: Plan Policies, second sentence, delete the following text, which reads:

19

And replace with:

21

Amendment #2

Within Section 2.0 Plan Organization, delete the following paragraph, which reads:

Appendix A contains definitions of technical terms used in the Plan. Appendix B provides

a list of design guidelines for commercial and industrial development. Appendix C provides a list of key Alberta Energy Regulator documents that applicants should refer to when developing near oil and gas infrastructure.

And replace with:

Appendix A contains definitions of technical terms used in the Plan. Appendix B provides a concept for the development context of the Hamlet of Conrich. This concept was derived from a community workshop held as part of the Future Policy Area project. Appendix C provides an overview of the intermunicipal engagement undertaken in amending the Future Policy Area. Appendix D provides a list of design guidelines for commercial and industrial development. Appendix E provides a list of key Alberta Energy Regulator documents that applicants should refer to when developing near oil and gas infrastructure.

Amendment #3

Within Section 3.0 Plan Area, second paragraph, first sentence, delete the following text which reads:

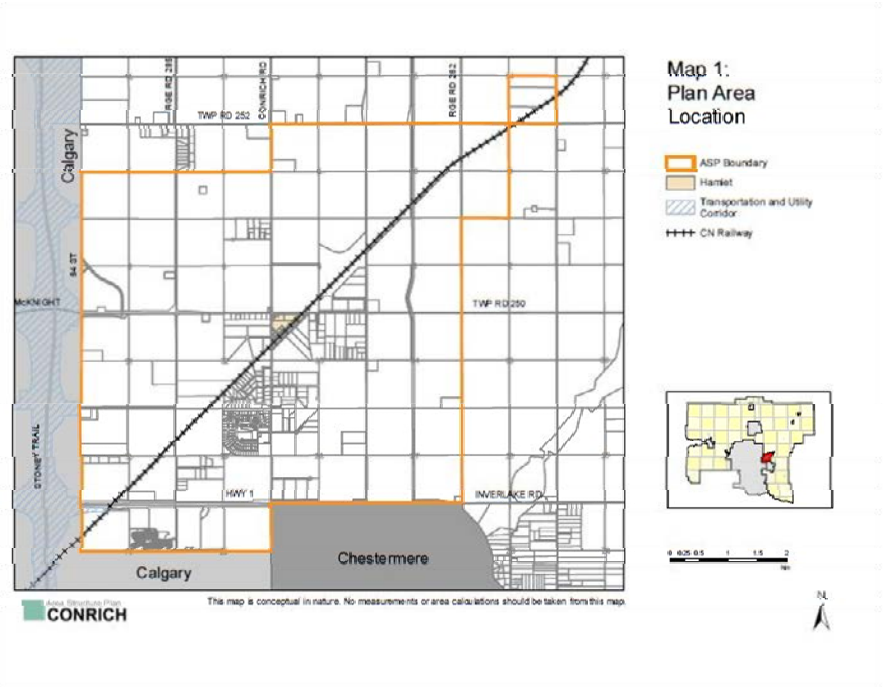
4,402 hectares (10,876 acres)

And replace with:

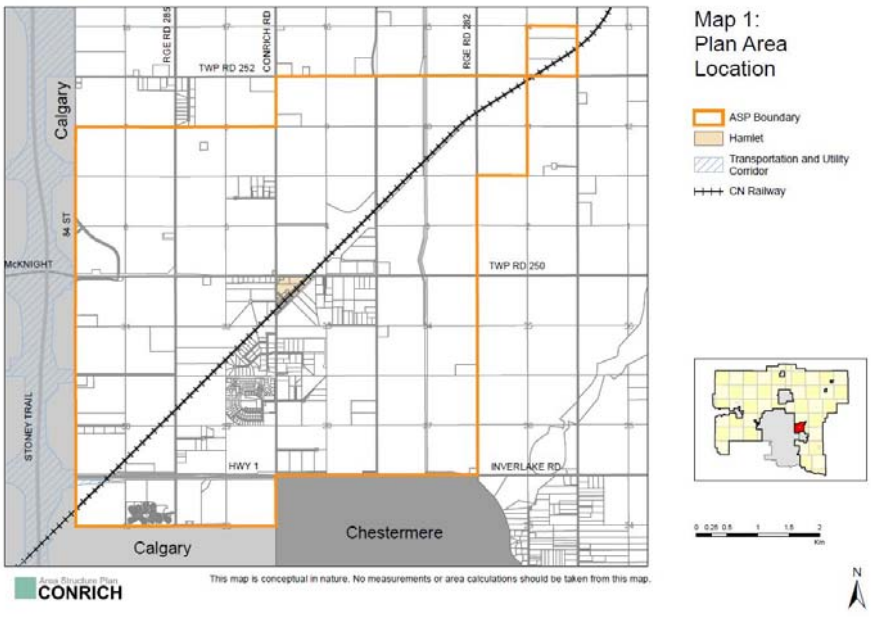
4,375 hectares (10,811 acres)

Amendment #4

Delete Map 1: Plan Area Location:

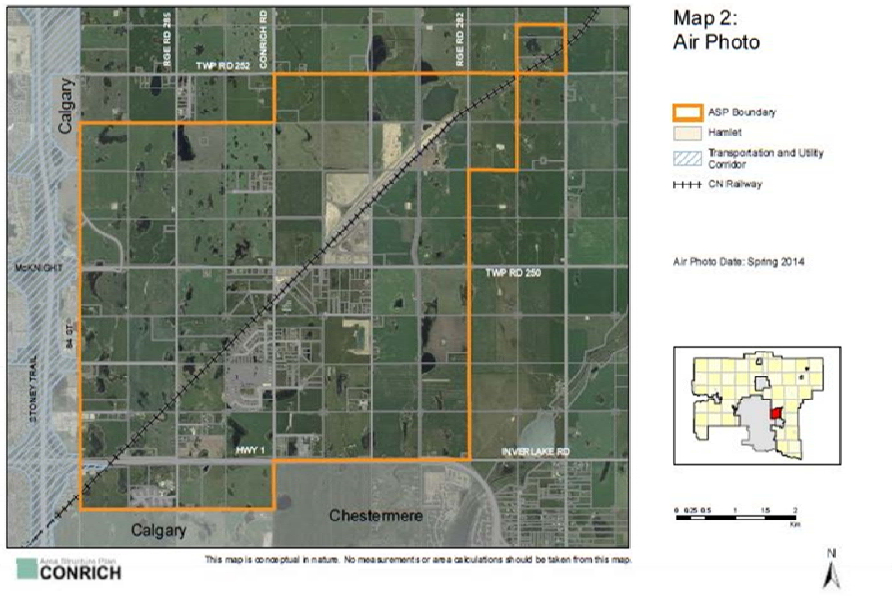


And replace with Map 1: Plan Area Location:

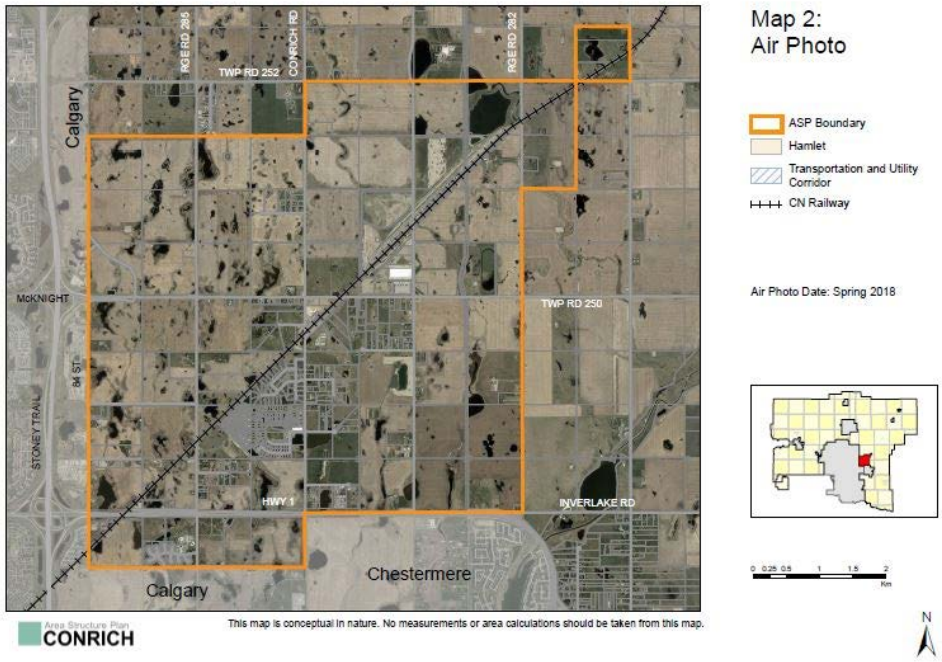


Amendment #5

Delete Map 2: Air Photo:

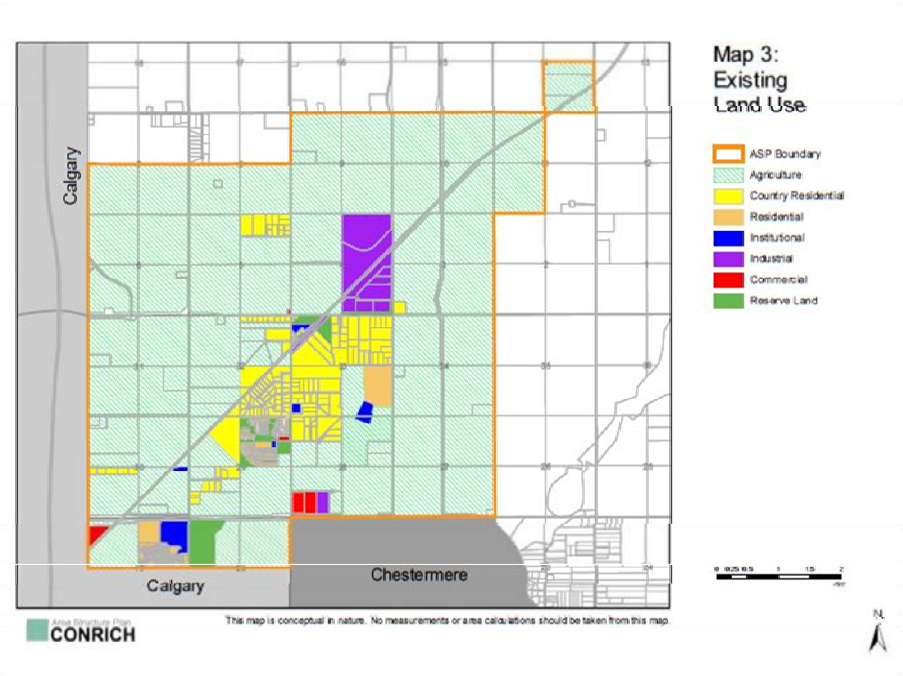


And replace with Map 2: Air Photo:

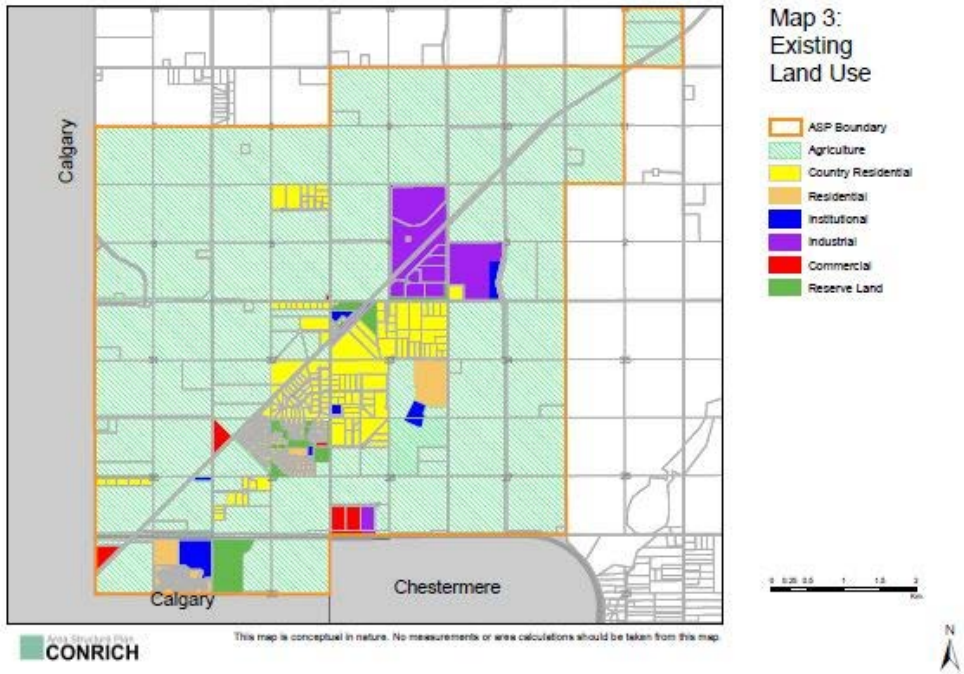


Amendment #6

Delete Map 3: Existing Land Use:

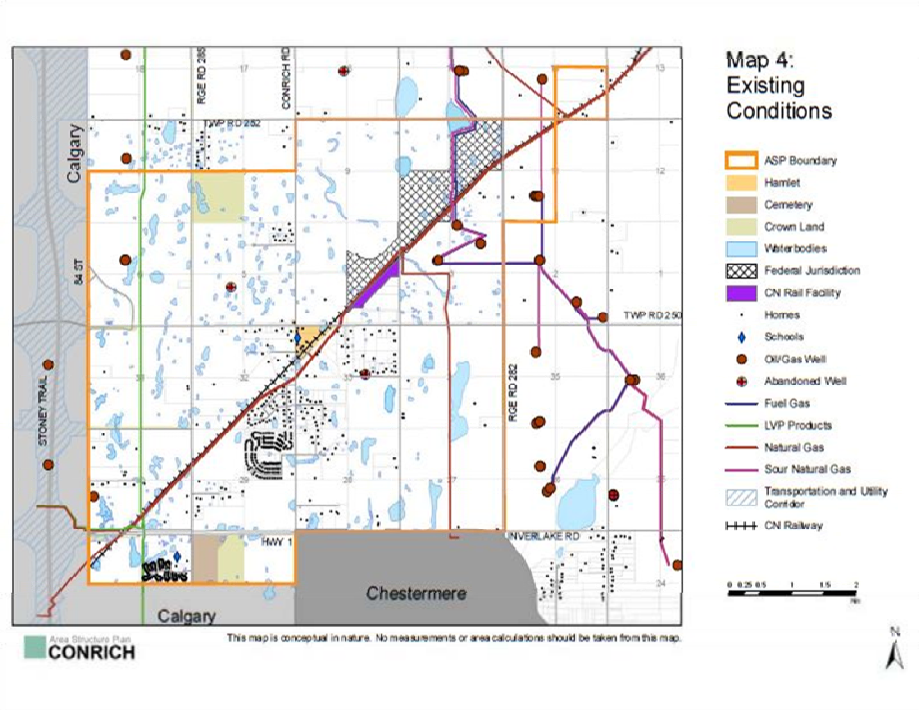


And replace with Map 3: Existing Land Use:

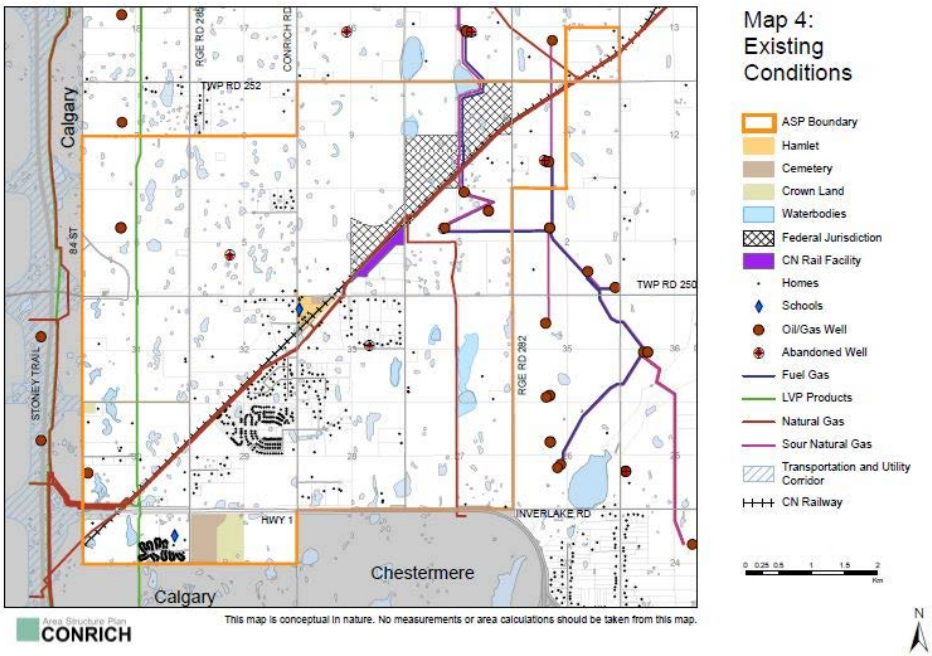


Amendment #7

Delete Map 4: Existing Conditions:



And replace with Map 4: Existing Conditions:



Amendment #8

Within Section 5.0 Planning For Tomorrow, Overview, add the following text, which reads:

When the Conrich Area Structure Plan was brought for Council consideration in 2015, amendments to the Plan resulted in the establishment of a Future Policy Area that included the hamlet and surrounding area. This area was planned for through a separate project in 2019 and applicable amendments have been embedded into the Area Structure Plan to guide the development of the hamlet and surrounding residential area.

Amendment #9

Within Section 5.0 Planning For Tomorrow, Policy Direction from Other Plans, add the following text and table, which reads:

INTERIM GROWTH PLAN

On January 1, 2018, Rocky View County and nine other municipalities became part of a regional planning area defined as the Calgary Metropolitan Region. The Calgary Metropolitan Region Board Regulation (190/2017), enacted under the Municipal Government Act, directs that a regional growth plan and a supporting regional servicing plan shall be prepared to guide how lands within the 10 participating municipalities will develop. Prior to the Calgary Metropolitan Region Growth and Servicing Plans being adopted, the Region Board has approved an Interim Growth Plan (IGP). The IGP sets out three broad principles.

1. Promote the integration and efficient use of regional infrastructure.
2. Protect water quality and promote water conservation.
3. Encourage efficient, strong, and sustainable growth.

In adopting the Conrich Area Structure Plan amendments for the Future Policy Area, Rocky View County has ensured the statutory plan amendments conform with the principles, objectives and policies of the Interim Growth Plan, including*:*

Table 1: Principles and Objectives of the Interim Growth Plan

Interim Growth Plan Policy	***Corresponding ASP Sections***
Policy 3.2.2 *Intermunicipal collaboration*	*The County has undertaken thorough and structured engagement with the City of Calgary and City of Chestermere to address intermunicipal issues and opportunities throughout the amendment process. Appendix C provides specific methods of intermunicipal collaboration.*
Policy 3.3.1 and 3.2.3 *Protection of source water, wetlands, and regional corridors*	*Policies within Section 19 (Natural Environment) and 23 (Utility Services) of this ASP address these matters.*

Policy 3.4.1.2 *Intensification of settlement areas*	*Policies in Sections 8 (Hamlet Residential), 9 (Country Residential), 10 (Phase 2 Residential), and Section 11 (Commercial) of this ASP address these matters.*
Policy 3.4.2.1 and 3.4.2.2 *Expansion of settlement areas*	*Policies in Sections 8 (Hamlet Residential), 9 (Country Residential), 10 (Phase 2 Residential), Section 11 (Commercial), and Section 23 (Transportation) of this ASP address these matters.*
Policy 3.4.5 *Employment areas*	*Policies in Section 11 (Commercial) of this ASP address these matters.*
Policies 3.5.1.1 and 3.5.2.1 *Mobility and Transmission Corridors*	*Policies in Sections 15 (Gateways), 19 (Open Space and Parks), 23 (Transportation), and 23 (Utility Services) address these matters.*

Amendment #10

Within Section 5.0 Planning For Tomorrow, Public Engagement Process, add the following text, which reads:

> **Future Policy Area:** To facilitate development within the Future Policy Area, further public engagement was undertaken between May and June, 2019. Engagement included an interactive workshop, online survey, and individual landowner meetings. The intent of the engagement was to develop the land use strategy for the Future Policy Area and confirm the hamlet boundary for Conrich. A development concept for the vision of the hamlet is included in Appendix B.

Amendment #11

Within Section 7.0 Conrich Development Strategy, first paragraph, delete the last sentence, which reads:

> The strategy is discussed in general terms below, shown on Map 5: Land Use Strategy, with related maps and policies in Sections 8 to 28.

And replace with:

> The strategy is discussed in general terms below, shown on Map 5: Land Use Strategy and Map 6: Hamlet of Conrich, with related maps and policies in Sections 8 to 29.

Amendment #12

Within Section 7.0 Conrich Development Strategy, second paragraph, primary components #1, delete the last sentence, which reads:

> The hamlet location and land use will be developed as a separate process following adoption of this plan and amended into the Conrich Area Structure Plan at a later date.

Amendment #13

Within Section 7.0 Conrich Development Strategy, 1. Hamlet of Conrich, delete the last 3 paragraphs, which reads:

> There are a number of options for the location of a community core and hamlet residential development areas. The final land use plan for the hamlet will be developed as a separate process and amended into this plan. The study area for the hamlet is referred to as a future policy area and is shown on Map 5.

And replace with:

Key components include:

a. Supporting the Hamlet's identity through signage, identifiable boundaries, and the development of a main street. The Plan recommends broadening the defined area of the Hamlet beyond the historical area surveyed in 1910.

b. Planning for a Community Core is a critical component to support the development of the Hamlet. As part of the transportation plan, the intersection of Township Road 250 and Conrich Road will be moved north, resulting in a portion of the original road being limited to local traffic. This transportation improvement provides the opportunity to develop a pedestrian-oriented Community Core. Mitigation of noise from re-routed traffic in this area will be an important factor in supporting pedestrian-oriented development. While the commercial area will predominately serve the needs of local residents, its development will also be shaped by the demand from workers employed to the north of the Hamlet. The development of the Community Core will enhance the Hamlet's identity and unique character; the core will allow for the following uses:

    i. Schools, parks, trails, seniors' residences, and places of worship; and

    ii. Hamlet Commercial services such as small shops, cafes, and personal service businesses.

    Development in the Community Core will be required to follow the design guidelines for local, commercial areas as set out in the County's Commercial, Office, and Industrial Design Guidelines and comply with the design requirements of Appendix D.

c. Providing a variety of housing choices within two different residential forms including:

    i. Hamlet Residential areas that will provide a majority of the housing as single detached dwellings interspersed through nodes with multi-family units; and

ii. Country Residential areas. This is an existing development form not normally associated with a hamlet and typically consists of 2.0 or 4.0 acre lots. This Plan encourages the retention, infill, and build-out of existing Country Residential Areas where lots may be greater than 4.0 acres in size.

Amendment #14

Within Section 7.0 Conrich Development Strategy, Future Policy Area, delete the following text, which reads:

FUTURE POLICY AREA

A future policy area is identified on the lands south of Township Road 252 and north of the highway business zone (Map 5). The future policy will include a hamlet boundary, a community core, and residential areas. It is not expected that all of the land within the future policy area will form part of the hamlet. Land not located within the final hamlet boundary will be identified for other uses that are consistent with the Conrich Area Structure Plan.

Objectives

Limit land use and development to agricultural redesignation, approved subdivisions, and allowed uses until the current land use districts, the hamlet of Conrich boundaries, community core, residential development areas, and other land uses are determined.

Policies

7.1 Local plans, land use redesignation, and new subdivision shall not be supported within the future policy area, as shown on Map 5.

7.2 Notwithstanding Policy 7.1, development consistent with Section 12: Agriculture of this plan shall be allowed.

7.3 Subdivisions approved prior to the adoption of this plan within the future policy area may proceed.

Amendment #15

Within Section 7.0 Conrich Development Strategy, Population, delete the following text and table, which reads:

The approximate estimated population density for the plan area is shown in Table 1. Final densities will be determined with amendments to the future policy area and preparation of *local plans*.

Table 1. Conrich area population and density at full build-out.

Development Area	Gross Area hectares (ac)	Gross Residential Area[1] hectares (ac)	Units[2] per hectare (ac)	Population	Population Density[2] per hectare (ac)
Future Policy Area[3]	To be determined	To be determined	To be determined	To be determined	To be determined
Prince of Peace	59.7 (147)	40 (98.8)	48.6 (19.7)	3507	87.65 (35.5)

Pleasant Place	43 (106)	43 (106)	6.9 (2.8)	420	10 (4)

[1]Gross residential area = gross area - regional uses such as *open space*, commercial centres, institutional sites, business parks, express ways and environmental reserve.

[2]Units and population density per hectare are based on gross area.

[3]Population and density to be determined based on development within the future policy area.

[4]Population and density is based on a portion of the area (106 acres) being developed as hamlet residential. Final numbers may be higher or lower, based on chosen residential form.

And replace with:

The approximate estimated population density for the plan area is shown in Table 2, along with the estimated population density at full build-out for other parts of the Plan area. Final densities will be determined with the preparation of *local plans*.

Table 2. Conrich area population and density at full build-out.

Development Area	Gross Area hectares (ac)	Gross Residential Area[1] hectares (ac)	Net Residential Area hectares (ac)	Units[2] per hectare (ac)	Population	Population Density[2] per hectare (ac)
Hamlet of Conrich	737 (1820)	656 (1621)	496 (1,226)	8.65(3.5)	1 3,174	10 (4)
Phase 2 Residential[3]	386 (953)	386 (953)	270 (667)	8.65 (3.5)	9,340	10 (4)
Prince of Peace	59.7 (147)	40 (98.8)	40 (98.8)	48.6 (19.7)	3507	87.65 (35.5)
Pleasant Place[4]	43 (106)	43 (106)	30 (74)	8.65 (3.5)	1,039	10 (4)

[1]Gross residential area = gross area - uses such as commercial centres, institutional sites, and business parks...

[2]Units and population density per hectare are based on net residential area. Units per hectare were established based on the 2018 census data. Net residential area and population calculation includes country residential land uses within hamlet assumed to be developed at 0.25 units per acre.

[3]Population and density of Phase 2 residential lands will be finalized at local plan stage in accordance with Section 10.0 – Phase Two Residential.

[4]Population and density is based on a portion of the area (106 acres) being developed as hamlet residential. Final numbers may be higher or lower, based on chosen residential form.

Amendment #16

Within Section 7.0 Conrich Development Strategy, 2. Regional Business Centre, Delete Table 2, which reads:

Table 2. Approximate gross areas of the land use types

Land Use Type	Gross area hectares (ac)
Residential	215 (532)
Future Policy Area	1,100 (2,717)
Industrial	1,957 (4,836)
Highway Business/Industrial	131 (324)

Highway Business	574 (1,419)
Institutional	32 (78)
Long Term Development	393 (970)
Total	**4,402 (10,876)**

And replace with Table 3:

Table 3. Approximate gross areas of the land use types

Land Use Type	Gross area hectares (ac)
Residential	300 ()(741)
Hamlet Residential	533 (1,317)
Hamlet Industrial/Commercial	3 (8)
Hamlet Commercial	13 (32)
Phase 2 Residential	386 (954)
Industrial	1,957 (4,836)
Highway Business/Industrial	131 (324)
Highway Business	574 (1,419)
Institutional	85 (210)
Long Term Development	393 (970)
Total	**4,375 (10,811)**

Amendment #17

Within Section 7.0 Conrich Development Strategy, Sub-Components, Phasing, second sentence, delete the following text, which reads:

(Map 13: Phasing)

And replace with:

(Map 14: Phasing)

Amendment #18

Within Section 7.0 Conrich Development Strategy, Sub-Components, Phasing, add the following text to the second paragraph, after the second sentence, which reads:

,subject to the policies of this plan.

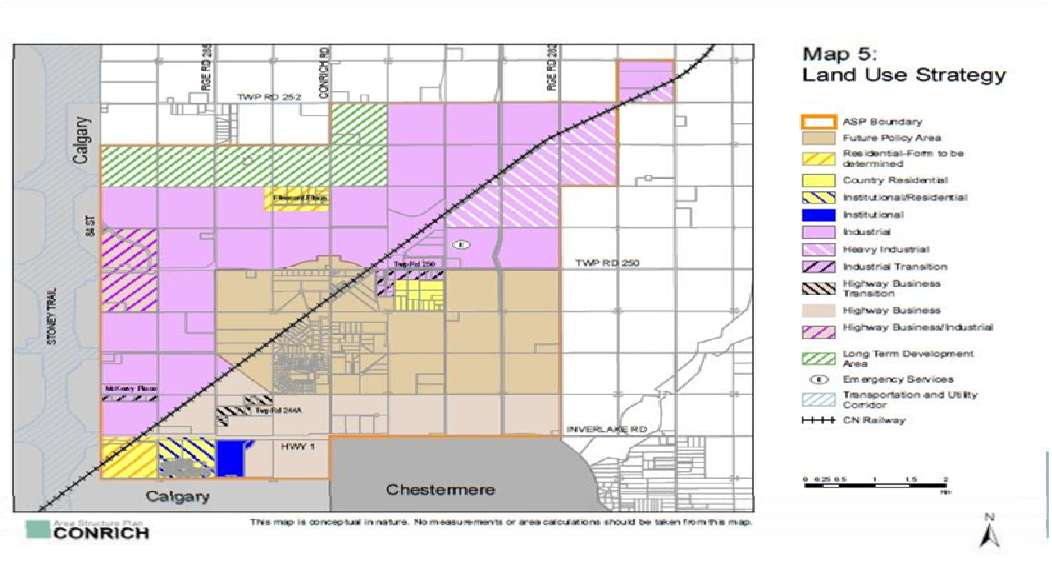
Amendment #19

Within Section 7.0 Conrich Development Strategy, Sub-Components, Phasing, third paragraph, between the second and third sentence, add the following text, which reads:

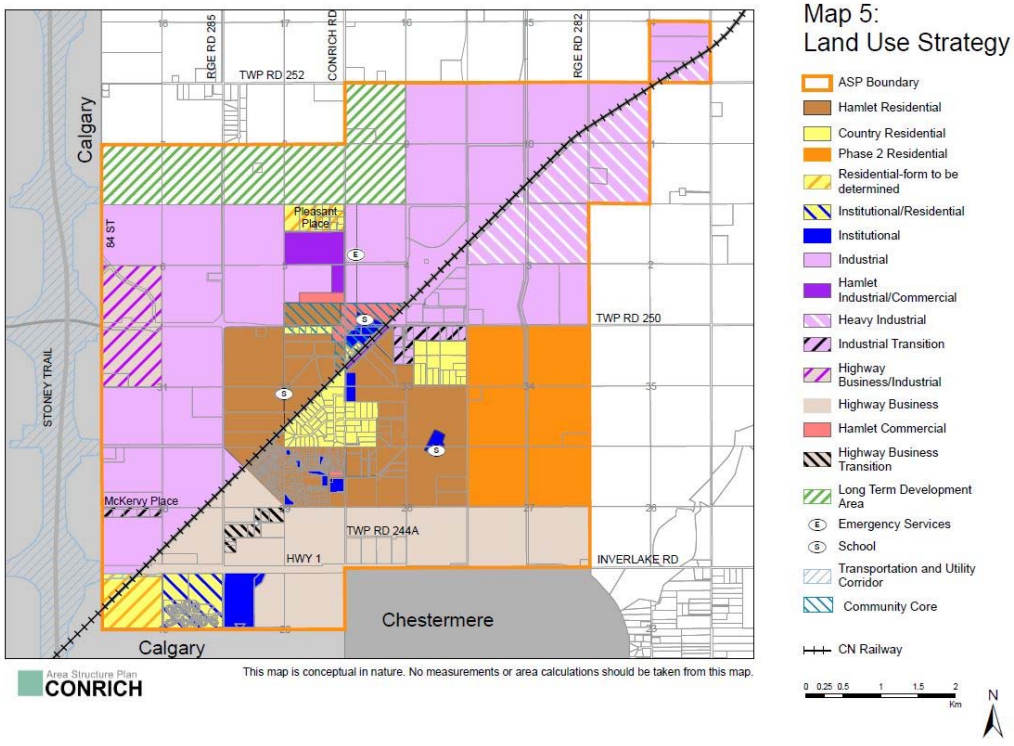
The plan identifies lands east of the Hamlet as Phase 2 Residential. Development of these lands are subject to the policies of Section 10.0. Development not in accordance with the applicable policies of Section 10.0 will require an amendment to this plan.

Amendment #20

Delete Map 5: Land Use Strategy:

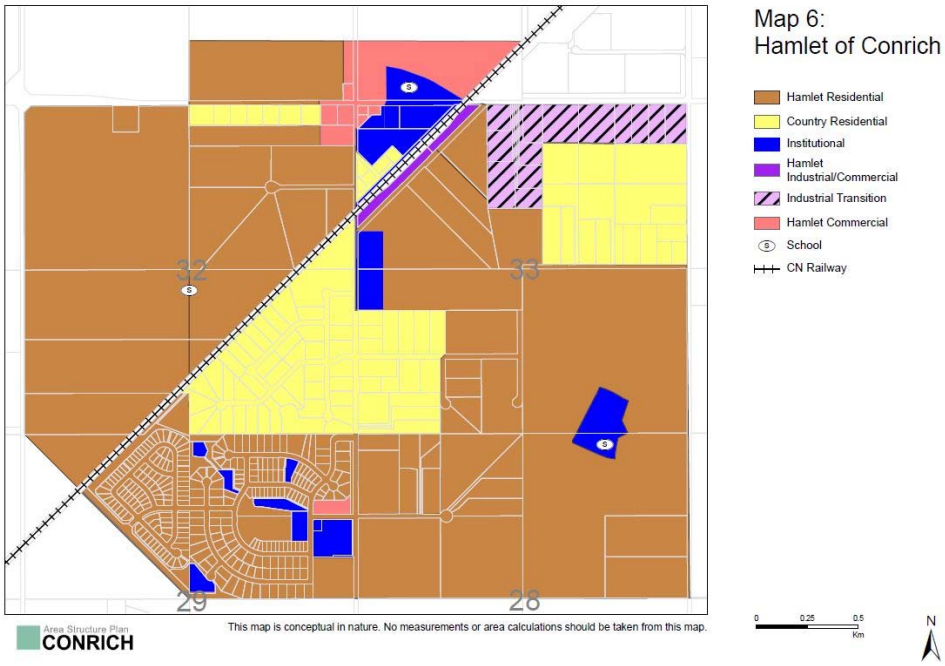


And replace with Map 5: Land Use Strategy:



Amendment #21

Add Map 6: Hamlet of Conrich:



Amendment #22

Within Section 8.0 Hamlet Residential, first paragraph, delete the following text, which reads:

(Map 12: Local Plans)

And replace with:

(Map 13: Local Plans)

Amendment #23

Within Section 8.0 Hamlet Residential, second paragraph, between the second and third sentence, add the following text, which reads:

Integrated community and institutional development will be incorporated into local plans that, while predominately servicing the needs of Plan area residents, also serve residents from neighbouring municipalities.

Amendment #24

Within Section 8.0 Hamlet Residential, Policies, add policy 8.1, which reads:

Hamlet Residential Development within the Hamlet of Conrich shall be supported in the areas identified as 'Hamlet Residential' on Maps 5 and 6.

Amendment #25

Within Section 8.0 Hamlet Residential, Policies, delete existing policy 8.3, which reads:

The following uses in the hamlet residential area may be allowed where they are determined to be compatible and appropriate:

a. public, recreational, and institutional uses; and

b. local commercial uses.

And replace with:

The following uses in the hamlet residential area may be allowed without an amendment to Map 5 and Map 6, where they are determined to be compatible and appropriate:

a. public, recreational, and institutional uses; and

b. hamlet commercial uses.

Amendment #26

Within Section 8.0 Hamlet Residential, Policies, add policy 8.5, which reads:

In addition to reserve dedication, public, recreational, and institutional uses should comprise 10% of the gross local plan area.

Amendment #27

Within Section 8.0 Hamlet Residential, Policies, add policy 8.6, which reads:

Notwithstanding Policy 8.4, less than 10% of the gross *local plan* area may be used for public, recreational, and institutional uses when:

a. hamlet commercial is proposed;

b. seniors' accommodation is proposed;

c. greater than 10% of area is proposed for medium density residential in accordance with Policy 8.9; or

d. gross residential density exceeds 9.63 units per hectare (3.9 units per acre) in accordance with Policy 8.8.

Amendment #28

Within Section 8.0 Hamlet Residential, Policies, add policy 8.7, which reads:

Local plans proposing hamlet commercial public, recreational, and / or institutional uses shall conform to the applicable policies of this Plan.

Amendment #29

Within Section 8.0 Hamlet Residential, Policies, add the following definition, which reads:

Public, Recreational, and Institutional uses should be limited to include athletic and recreation services, indoor / outdoor recreation services, open space, parks, public buildings, places of worship, or private schools.

Amendment #30

Within Section 8.0 Hamlet Residential, Policies, Community Design, existing policy 8.6, add the following text as f., which reads:

> *an open space, pathways and trails network to provide alternative methods of pedestrian movement; and*

Amendment #31

Within Section 8.0 Hamlet Residential, Policies, Community Design, add policy 8.15, which reads:

> Local plans should identify and implement mechanisms by which open space, wetlands, riparian areas, and other areas of environmental significance not qualifying as Environmental Reserve will be permanently preserved, and any privately owned portions not subject to further development.

Amendment #32

Within Section 8.0 Hamlet Residential, Policies, Community Design, add the following definition, which reads:

> **Open Space** means all land and water areas, either publicly owned or offering public access that are not covered by structures. Open space may include current and future parks, environmentally significant areas, and other natural areas, pathways and trails, greenways, parks, land for schools and recreation facilities, utility corridors, golf courses, and cemeteries.

Amendment #32

Within Section 8.0 Hamlet Residential, Policies, Community Design, add policy 8.17, which reads:

> Local plans should, in collaboration with the City of Calgary and the City of Chestermere, identify and accommodate the provision of future regional transit within the local plan area, including bus stops, parking, and other transit needs.

Amendment #33

Within Section 8.0 Hamlet Residential, Policies, Community Design, add policy 8.18, which reads:

> *Local plans* abutting the railway shall provide sufficient buffering, safety, and noise control techniques to mitigate the impact on residential development in accordance with the, 'Guidelines for New Development in proximity to Railways Operations,' in effort to mitigate the impact of new residential development in proximity to the railway. At a minimum, this should include:
>
> a. A minimum 30.0 metre setback from the railway right-of-way;
>
> b. A 2.5 metre high earthen berm that separates the residential development from the rail line; and
>
> c. A 1.83 metre chain link fence installed and maintained along the mutual property line. A conceptual depiction of appropriate buffering in proximity to the railway is shown on Figure 3.

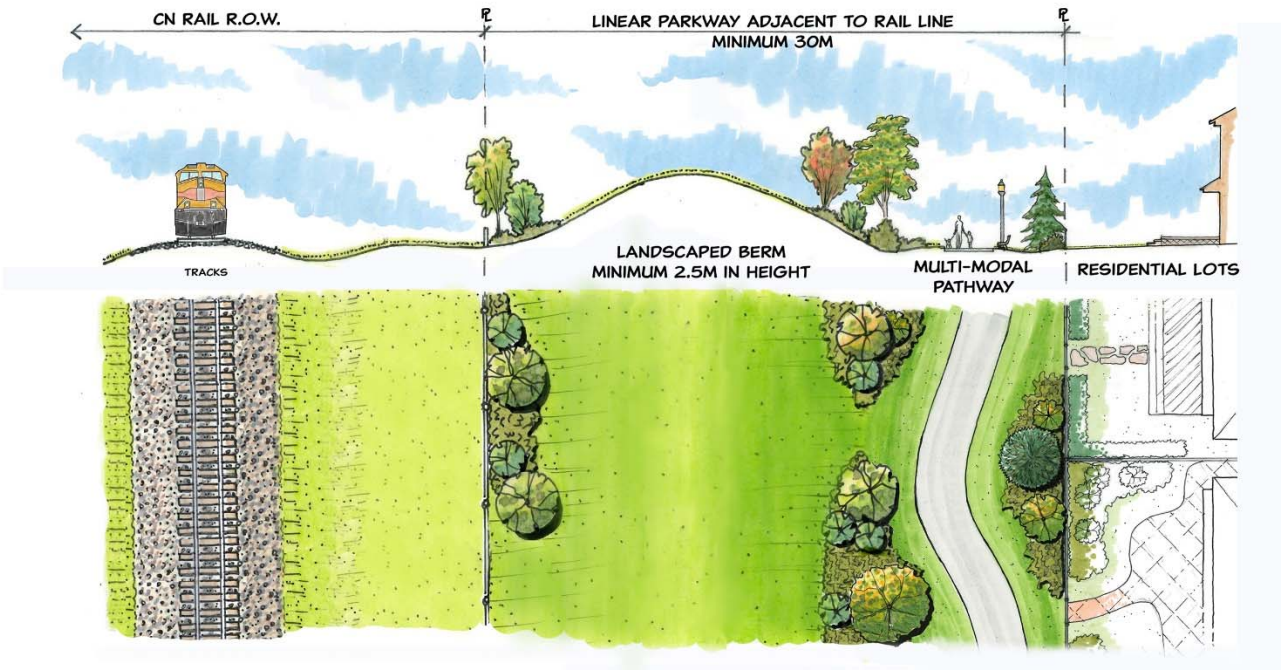
Amendment #34

Within Section 8.0 Hamlet Residential, Policies, Community Design, add policy 8.19, which reads:

> *Local plans* abutting the future re-alignment of Township Road 250 shall provide appropriate noise control techniques to mitigate the impact of the increase in heavy vehicle traffic.

Amendment #35

Within Section 8.0 Hamlet Residential, Policies, Community Design, add Figure 3: Railway Interface Concept, as follows:



Amendment #36

Within Section 8.0 Hamlet Residential, Polices, Prince of Peace Area, delete the following text, which reads:

> Map 12

And replace with:

> Map 13

Amendment #37

Within Section 9 Country Residential, Policies, add the following text, which reads:

> and Map 6: Hamlet of Conrich

Amendment #38

Within Section 9 Country Residential, Policies, add the following text to the end of policy 9.1, which reads:

and Map 6

Amendment #39

Within Section 9 Country Residential, Policies, add Policy 9.2, which reads:

The minimum parcel size in the country residential areas should be 0.80 hectares (1.98 acres).

Amendment #40

Within Section 9 Country Residential, Policies, add policy 9.3, which reads:

Applications for redesignation or subdivision for country residential development should provide:

a. A plan demonstrating potential connectivity to immediately adjacent residential or agricultural parcels as determined necessary by the County;
b. An access management strategy that provides direct access to a County roadway and reduces the reliance on legal access arrangements; and
c. Appropriate reserve dedication to support environmentally sensitive areas, as well as open space, trails and pathways network as generally shown on Map 8.

Amendment #41

Within Section 9 Country Residential, Policies, Pleasant Place, existing policy 9.3, delete the following text, which reads:

(Map 6 and Section 14)

And replace with:

(Map 7 and Section 15)

Amendment #42

Within Section 9 Country Residential, Policies, Residential Transition Areas, existing policy 9.6, delete the following text, which reads:

(Section 14)

And replace with:

(Section 15)

Amendment #43

Within Section 9 Country Residential, Policies, Township Road 250 Transition Area, delete the last sentence, which reads:

Due to the complex land use and design issues in this transition area, the plan recommends future design work to be carried out by the County.

And replace with:

> A conceptual scheme has been adopted by Council to mitigate the potential impacts on country residential residents.

Amendment #44

Within Section 9 Country Residential, Policies, Township Road 250 Transition Area, delete existing policy 9.9, which reads:

> Applications for industrial and residential development in the area identified on Map 12: Local Plans as Township Road 250 requires a *local plan*. Due to the fragmented nature of the area, the County shall prepare the *local plan*, following consultation with the landowners.

And replace with:

> Applications for industrial and residential development in the area identified on Map 13: Local Plans as Township Road 250 shall be prepared in accordance with the provisions of the Township Road 250 Conceptual Scheme.

Amendment #45

Add section 10.0 Phase 2 Residential, including Objectives, Policies and definitions, which reads:

10.0 PHASE 2 RESIDENTIAL

East of the Hamlet of Conrich lands, between Range Road 283 and Range Road 282, it is anticipated that further residential development will be required to accommodate future growth in the Conrich area. These lands have been identified as Phase 2 Residential. While it is anticipated that residential development will mainly be in the form of single family homes, opportunities will exist for other housing types that are carefully planned in keeping with the character of Conrich.

Local plans will ensure consideration is given to providing compatible uses such as parks, open space, trail and pathway alignments, as well as schools where a need is identified. Integrated community and institutional development will be incorporated into local plans. Local and / or small-scale regional commercial opportunities may be provided for if market demand exists. Collaboration with neighbouring municipalities to identify regional commercial, recreational and / or institutional needs and mitigate cross-boundary impacts will be an important consideration in development of the Phase 2 Residential lands.

Objectives

- Support the development of comprehensively designed residential neighbourhoods that promote interaction between residents.
- Require neighbourhoods to have an integrated parks, open space, and trail system that promotes walking and cycling and provides for a positive recreational and/or cultural experience for residents.
- Ensure residential areas provide for an efficient internal transportation network, with connections to other neighbourhoods as well as the hamlet’s residential and core area.
- Provide for a range of lot sizes and housing types to accommodate the varying needs and incomes of Rocky View County residents.

- Provide for human scale design and attractive hamlet residential areas through the use of architectural and community design guidelines.
- Ensure the development pattern follows a logical extension of infrastructure and provides pedestrian connectivity to the hamlet's residential and core area.

Policies

10.1 Residential Development shall be supported in the areas identified as 'Phase 2 Residential' on Map 5.

10.2 Applications for non-residential development shall require an amendment to this Plan, with the following exceptions:

a. development for agricultural purposes in accordance with Section 13.0

b. public, recreational, and institutional uses;

c. small-scale regional commercial uses that predominately service the travelling public, immediately south of Township Road 250; and

d. local commercial uses.

Development of the above noted uses may proceed without an amendment to Map 5.

10.3 Development within the Phase 2 Residential lands may proceed without an amendment to this Plan, provided all of the following criteria have been met:

a. Approximately 80 per cent of the land within the Hamlet of Conrich identified as Hamlet Residential, Hamlet Commercial, and Institutional has an adopted local plan and / or land use;

b. The County and City of Calgary have completed the East Stoney Trail Analysis and all necessary transportation upgrades to support the proposed development have been identified to the satisfaction of the City of Calgary and the County;

c. Regional recreational, community, and institutional needs have been identified in collaboration with the City of Calgary and City of Chestermere;

d. It has been demonstrated that sufficient water and wastewater capacity exists to service the proposed development;

e. Sufficient emergency response provisions including but not limited to the construction of a new fire hall are complete; and

f. Stormwater infrastructure to allow for a permanent outfall from the Phase 2 Residential area in accordance with the CSMI has been identified and accounted for in the associated funding model.

10.4 The predominant land use within the Phase 2 Residential area shall be single detached residences; multi-family residences such as semi-detached homes, row houses, and townhouses shall also be allowed.

10.5 A comprehensive local plan shall be required to support applications for residential development.

10.6 In addition to reserve dedication, public, recreational, and institutional uses should comprise 10% of the gross local plan area.

10.7 Notwithstanding Policy 10.8, less than 10% of the gross local plan area may be used for public, recreational, and institutional uses when:

a. local commercial is proposed;

b. senior accommodation is proposed;

c. greater than 10% of the area is proposed for medium density residential in accordance with Policy 10.12; or

d. gross residential density exceeds 9.63 units per hectare (3.9 units per acre) in accordance with Policy 10.11.

10.8 Local plans proposing commercial, public, recreational, and / or institutional uses shall conform to the applicable policies of this Plan.

Public, Recreational, and Institutional should be limited to include athletic and recreation services, indoor / outdoor recreation services, open space, parks, public buildings, places of worship, or private schools.

DENSITY

10.9 The gross residential density of the residential area should be 9.63 units per hectare (3.9 units per acre).

10.10 Medium density residential (townhomes, row houses, and multi-unit) land use should comprise at least 10 per cent of the net developable area within a hamlet residential area.

Gross residential density calculations include land for residential lots and local uses such as hamlet commercial businesses, local parks, elementary schools, local roads, and small institutional sites such as daycares.

COMMUNITY DESIGN

10.11 The Phase 2 Residential area should provide:

a. street-oriented residential design;
b. a variety of lot widths and home sizes;
c. parks and pedestrian connections to adjacent areas;
d. sidewalks on at least one side of the roadway;
e. vehicular connections to other neighbourhoods within the hamlet;
f. an open space, pathways and trails network to provide alternative methods of pedestrian movement; and
g. dark sky friendly street lighting.

Street-oriented design affects the character of the street and how neighbours interact with each other. A vital street with good design encourages activity by providing a safe and inviting pedestrian environment, a home design that encourages interaction, and a road design that calms traffic movement.

10.12 Medium density residential development should:

a. be oriented to the public street with parking located in the rear or side;
b be located in proximity to community amenity areas such as open space, a park, or the main street; and

c. provide landscaped open areas that are safe and secure for residents and integrate private outdoor living areas with public open space.

10.13 Local plans should provide architectural design guidelines that promote neighbourly interaction by:

a. promoting front yard aesthetics;
b. providing street trees and street-oriented porches or patios; and
c. requiring garages to be located in the rear of residences, contiguous, or recessed from the front façade.

10.14 Local plans should encourage rural identity through the use of:

a. street names;
b. architectural controls that emphasize a rural look and feel; and
c. landscaping that uses local/native plant species.

10.15 Local plans shall provide an analysis of open space and recreational needs and opportunities to determine the amount and location of land to be dedicated to parks and open space within a hamlet residential area.

Open Space means all land and water areas, either publicly owned or offering public access that are not covered by structures. *Open space* may include current and future parks, environmentally significant areas, and other natural areas, pathways and trails, greenways, parks, land for schools and recreation facilities, utility corridors, golf courses, and cemeteries.

10.16 Local plans should identify and implement mechanisms by which open space, wetlands, riparian areas, and other areas of environmental significance not qualifying as Environmental Reserve will be permanently preserved, and any privately owned portions that will not be subject to further development.

10.17 Local plans shall provide a transportation analysis addressing the need for an efficient vehicular and pedestrian network within, and external to, the Phase 2 Residential area.

10.18 Local plans should, in collaboration with the City of Calgary and the City of Chestermere, identify and accommodate the provision of future regional transit within the local plan area, including bus stops, parking, and other transit needs.

10.19 Local plans shall provide regulations for buffering and setbacks from any pipelines that bisect the Phase 2 Residential area, in consultation with the utility provider.

10.20 Local plans that abut Township Road 250 and/or the Township Road 250 Conceptual Scheme lands shall provide buffering and noise control measures to create effective transitions between the existing uses and new residential development.

10.21 The County shall consult with the City of Calgary, the City of Chestermere, applicable provincial agencies, and other stakeholders to deliver regional recreation, culture, and community service needs as identified through collaborative planning, studies, and agreements.

Amendment #46

Within Section 10.0 Commercial, Hamlet Commercial, delete the first sentence, which reads:

The hamlet commercial area should form part of the community core and will be determined as part of the future policy area review.

And replace with:

The hamlet commercial area should form part of the Community Core and will be centered at the intersection of Conrich Road and Township Road 250 as shown on Map 9.

Amendment #47

Within Section 10.0 Commercial, Hamlet Commercial, add the following sentence to the end of the first paragraph, which reads:

Future development of commercial within the Phase 2 Residential lands shall conform to the Hamlet Commercial policies of this Section, where applicable.

Amendment #48

Within Section 10.0 Commercial, Policies, General, delete existing policy 10.1, which reads:

Highway business development shall be located in the areas identified on Map 5.

And replace with:

Highway Business development shall be located in the areas identified on Map 5 and 6. Other local neighbourhood commercial areas may be allowed, where they do not detract from the development of the Hamlet Commercial area and a demand has been demonstrated.

Amendment #49

Within Section 10.0 Commercial, Policies, Land Use – Highway Business, existing policy 10.8, delete text, which reads:

(Sections 13, 14, and Map 6)

And replace with:

(Sections 14, 15, and Map 7)

Amendment #50

Within Section 10.0 Commercial, Land Use – Hamlet Commercial, existing policy 10.12, which reads:

While the majority of local area commercial shall should be located within the hamlet core, other local neighbourhood commercial development may be allowed within the hamlet's neighbourhoods.

And replace with:

While the majority of local area commercial shall be located within the Community Core, other local neighbourhood commercial development may be allowed within the hamlet and Phase 2 Residential neighbourhoods.

Amendment #51

Within Section 10.0 Commercial, Land Use – Hamlet Commercial, add the following policy, which reads:

Local plans proposing hamlet commercial abutting the future re-alignment of Township Road 250 shall provide appropriate noise control techniques to mitigate the impact of the increase in heavy traffic.

Amendment #52

Within Section 10.0, Land Use – Hamlet Commercial, add the following policy, which reads:

> *Local plans* proposing hamlet commercial and / or institutional uses within the Community Core as shown on Map 5 shall include design guidelines to allow for the development of an east / west main street that intersects with Conrich Road, which may be external to the *local plan* area. These design guidelines shall be appended to the *local plan*, and guide future development within the Community Core.

Amendment #53

Within Section 10.0 Commercial, Local Plans, delete existing policy 10.19, which reads:

> A *local plan* shall be required to support applications (see Section 27) for highway business development. The *local plan* should:
>
> a. provide detailed planning and design policies and guidelines;
> b. address the County's Commercial, Office, and Industrial Design Guidelines and document how the *local plan* meets those guidelines;
> c. provide architectural and site guidelines in order to provide a consistent, thematic design to the commercial area;
> d. where applicable, coordinate with the adjacent municipality to ensure effective transition across municipal boundaries;
> e. where necessary, provide for current and future access requirements to Highway 1; and
> g. where necessary, ensure vehicle and pedestrian connections are in general accordance with other *local plan* areas, and, with Maps 7 and 8 of this plan.

And replace with:

> A *local plan* shall be required to support applications (see Section 28) for Highway Business and Hamlet Commercial development. The *local plan* should:
>
> a. provide detailed planning and design policies and guidelines;
> b. address the County's Commercial, Office, and Industrial Design Guidelines and document how the *local plan* meets those guidelines;
> c. provide architectural and site guidelines in order to provide a consistent, thematic design to the commercial area;
> d. where applicable, coordinate with the adjacent municipality to ensure effective transition across municipal boundaries;
> e. where necessary, provide for current and future access requirements to Highway 1; and
> h. where necessary, ensure vehicle and pedestrian connections are in general accordance with other *local plan* areas, and, with Maps 8 and 9 of this plan.

Amendment #54

Within Section 12.0 Agriculture, first paragraph, second sentence, delete the following text, which reads:

> Section 13

And replace with:

> Section 14

Amendment #55

Within Section 13.0 Agriculture Interface, Policies, delete existing policy 13.1, which reads:

> Until such time as the Agricultural Boundary Design Guidelines are adopted, the policies of this Plan shall guide the design of developments bordering agricultural lands.

And replace with:

> Applications for non-agricultural development adjacent to agricultural lands should adhere to the County's Agricultural Boundary Design Guidelines.

Amendment #56

Within Section 13.0 Agriculture Interface, Policies, existing policy 13.4, delete the following text, which reads:

> Map 7

And replace with:

> Map 8

Amendment #57

Within Section 14.0 Non-Residential/Residential Interface, Policies, General, existing policy 14.1, delete the following text, which reads:

> Map 6

And replace with:

> Map 7

Amendment #58

Within Section 14.0 Non-Residential/Residential Interface, Policies, Business Uses, existing policy 14.3, delete the following text, which reads:

> Map 6

And replace with:

> Map 7

Amendment #59

Within Section 14.0 Non-Residential/Residential Interface, Policies, Setback Area Use and Landscaping, existing policy 14.7, delete the following text, which reads:

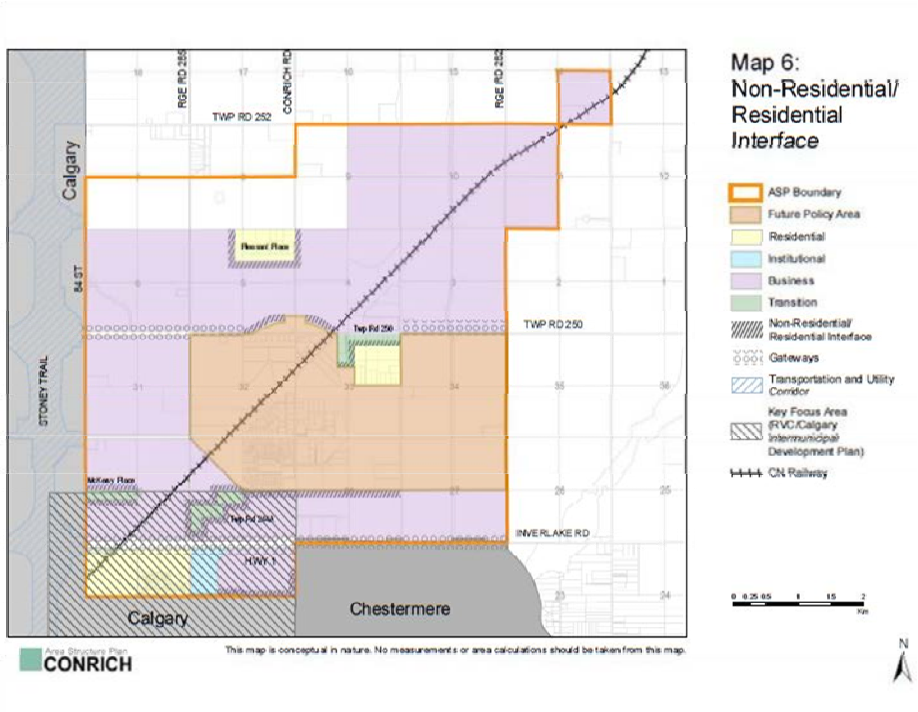
Appendix B

And replace with:

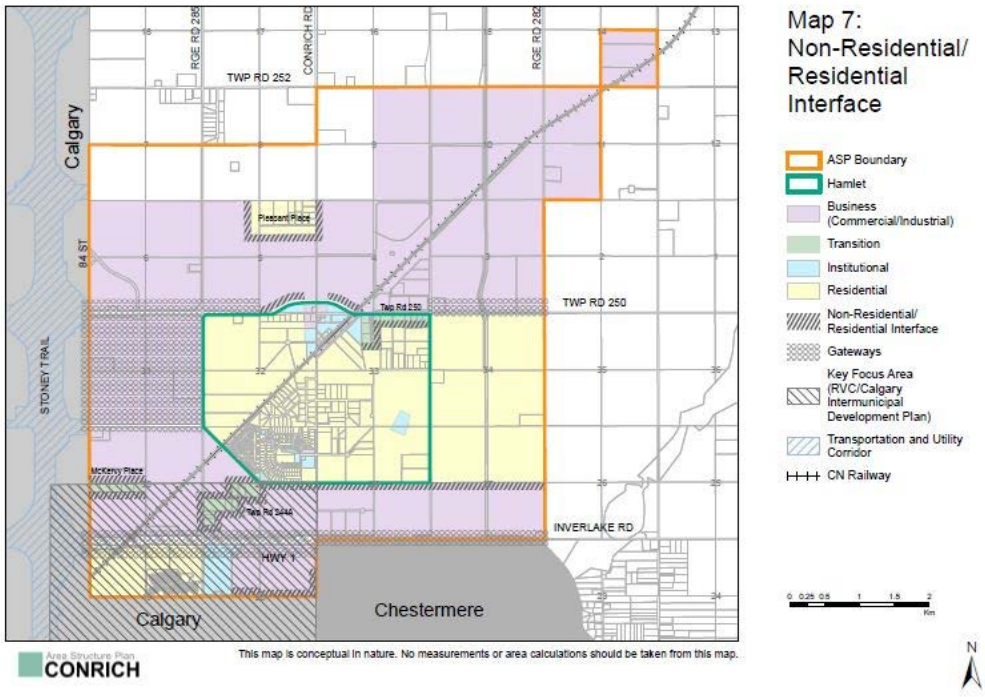
Appendix D

Amendment #60

Delete Map 6: Non-Residential/Residential Interface:



And replace with Map 7: Non-Residential/Residential Interface:



Amendment #61

Within Section 15.0 Gateways and Highway 1 East Corridor Focus Area, second to last sentence, delete the following text, which reads:

Map 6

And replace with:

Map 7

Amendment #62

Within Section 15.0 Gateways and Highway 1 East Corridor Focus Area, Policies, Highway 1 and Township Road 250 (McKnight Boulevard), existing policy 15.1, delete the following text, which reads:

Map 6

And replace with:

Map 7

Amendment #63

Within Section 15.0 Gateways and Highway 1 East Corridor Focus Area, Policies, Range Road 285, existing policy 15.7, delete the following text, which reads:

Map 6

And replace with:

Map 7

Amendment #64

Within Section 16.0 Schools, delete the second sentence, which reads:

Locations will be determined as part of the future policy area review in accordance with demand and the policies of this plan.

And replace with:

Locations identified on Map 6 are conceptual and will be finalized in accordance with demand and the policies of this plan.

Amendment #65

Within Section 16.0 Schools, Policies, Locations and Size, delete existing policy 16.1, which reads:

The location of future school sites shall be determined as part of the future policy area review.

And replace with:

The location of future school sites should be as generally shown on Map 6.

Amendment #66

Within Section 16.0 Schools, Policies, Locations and Size, add policy 16.2, which reads:

> The location of future school sites for the Phase 2 Residential lands, if required, shall be determined at *local plan* stage in coordination with the County, school boards, and other relevant partners.

Amendment #67

Within Section 16.0 Schools, Policies, Locations and Size, existing policy 16.4, delete the following text, which reads:

> (as per Policy 16.3)

And replace with:

> (as per Policy 16.4)

Amendment #68

Within Section 17.0 Recreation, Cultural, and Community Uses, Policies, Recreation, Culture, Institutional, and Community Facilities, add policy 18.3, which reads:

> Local plans proposing hamlet commercial and / or institutional uses within the Community Core as identified on Map 5 shall include design guidelines in accordance with Section 11.0.

Amendment #69

Within Section 17.0 Recreation, Cultural, and Community Uses, add the following header and policy 18.6, which reads:

> INTERMUNICPAL COLLABORATION
>
> As part of the local plan preparation process, Applicants are encouraged to work with the County and neighbouring municipalities to determine regional recreation needs.

Amendment #70

Within Section 18.0 Open Space and Parks, Policies, Open Space, policy 18.1, delete the following text, which reads:

> Map 7

And replace with:

> Map 8

Amendment #71

Within Section 18.0 Open Space and Parks, Policies, Parks, Pathways, Trails, and Sidewalks, policy 18.10, delete the following text, which reads:

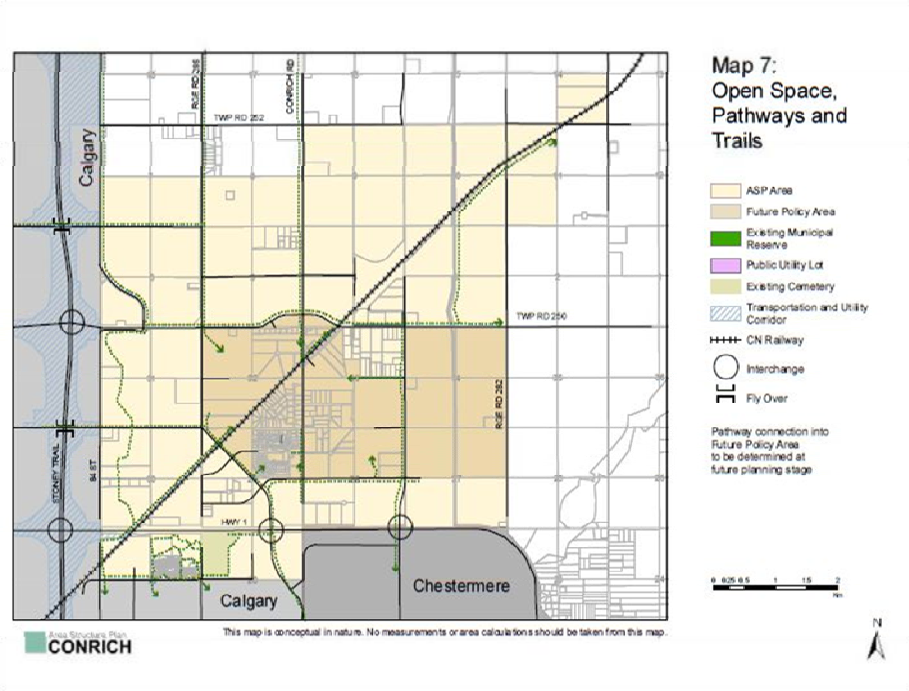
> Map 7

And replace with:

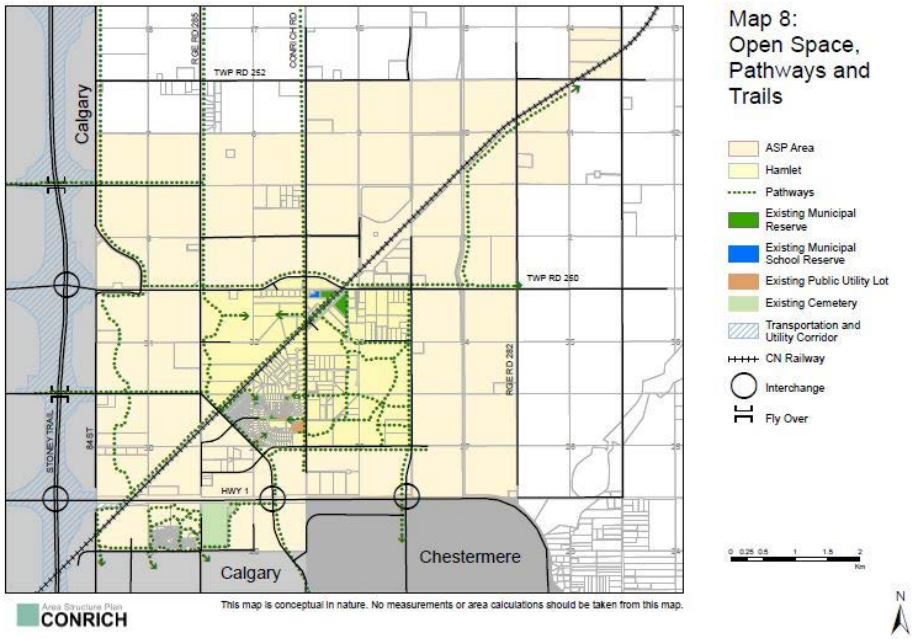
> Map 8

Amendment #72

Delete Map 7: Open Space, Pathways and Trails:



And replace with Map 8: Open Space, Pathways and Trails:



Amendment #73

Within Section 19.0 Natural Environment, Policies, Wetlands, policy 19.6, delete the following text, which reads:

Map 11

And replace with:

Map 12

Amendment #73

Within Section 20.0 Reserves, Policies, policy 20.10, delete the following text, which reads:

Map 7

And replace with:

Map 8

Amendment #74

Within Section 22.0 Transportation, second sentence, delete the following text, which reads:

Map 8: Transportation Network and Map 8a: East Stoney Trail Transportation Infrastructure

And replace with:

Map 9: Transportation Network and Map 9a: East Stoney Trail Transportation Infrastructure

Amendment #75

Within Section 22.0 Transportation, Policies, Regional Transportation Network, policy 22.3, delete the following text, which reads:

Map 8: Transportation Network and Map 8a: East Stoney Trail Transportation Infrastructure

And replace with:

Map 9: Transportation Network and Map 9a: East Stoney Trail Transportation Infrastructure

Amendment #76

Within Section 22.0 Transportation, Policies, Regional Transportation Network, policy 22.5, delete the following text, which reads:

[see Section 27: Implementation]

And replace with:

[see Section 28: Implementation]

Amendment #77

Within Section 22.0 Transportation, Policies, Regional Transportation Network, policy 22.6, delete the following text, which reads:

Map 8

And replace with:

Map 9

Amendment #78

Within Section 22.0 Transportation, Policies, Regional Transportation Network, policy 22.10 a., delete the following text, which reads:

Map 8

And replace with:

Map 9

Amendment #79

Within Section 22.0 Transportation, Policies, East Stoney Trail Transportation Infrastructure, policy 22.13, delete the following, which reads:

Map 8a

And replace with:

Map 9a

Amendment #80

Within Section 22.0 Transportation, Policies, East Stoney Trail Transportation Infrastructure, policy 22.14, delete the following text, which reads:

Map 8

And replace with:

Map 9

Amendment #81

Within Section 22.0 Transportation, Policies, Township Road 250, first sentence, delete the following text, which reads:

Map 8

And replace with:

Map 9

Amendment #81

Within Section 22.0 Transportation, Policies, Township Road 250, add the following text after the second sentence, which reads:

The relocation of Township Road 250 provides the opportunity for the development of an east / west main street that intersects with Conrich Road. The intended uses in this Community Core area are institutional, hamlet commercial, existing residential, parks and playing fields. Further transportation planning and design guidance for the core area is required at local plan stage.

Amendment #82

Within Section 22.0 Transportation, Policies, Township Road 250, policy 22.25, delete the following text, which reads:

Map 8

And replace with:

Map 9

Amendment #83

Within Section 22.0 Transportation, Policies, Township Road 250, add policy 22.26, which reads:

Local plans proposing hamlet commercial and / or institutional uses within the Community Core as identified on Map 5 shall include design guidelines in accordance with Section 11.0.

Amendment #84

Within Section 22.0 Transportation, Policies South of Highway 1, existing policy 22.26, delete the following text, which reads:

Map 8

And replace with:

Map 9

Amendment #85

Within Section 22.0 Transportation, Policies, 84th Street, existing policy 22.28, delete the following text, which reads:

Section 7

And replace with:

Section 8

Amendment #86

Within Section 23.0 Utility Services, second paragraph, delete the following text, which reads:

> Map 9: Water, shows the alignments of existing and proposed water transmission lines, pump stations, and reservoirs in the Conrich area. Map 10: Wastewater, shows existing and proposed sewage transmission lines, lift stations, and sanitary catchment areas in the Conrich area.

And replace with:

> Map 10: Water, shows the alignments of existing and proposed water transmission lines, pump stations, and reservoirs in the Conrich area. Map 11: Wastewater, shows existing and proposed sewage transmission lines, lift stations, and sanitary catchment areas in the Conrich area.

Amendment #87

Within Section 23.0 Utility Services, Policies, Utility Location, policy 23.5, delete the following text, which reads:

> Map 9

And replace with:

> Map 10

Amendment #88

Within Section 23.0 Utility Services, Policies, Utility Location, policy 23.6, delete the following text, which reads:

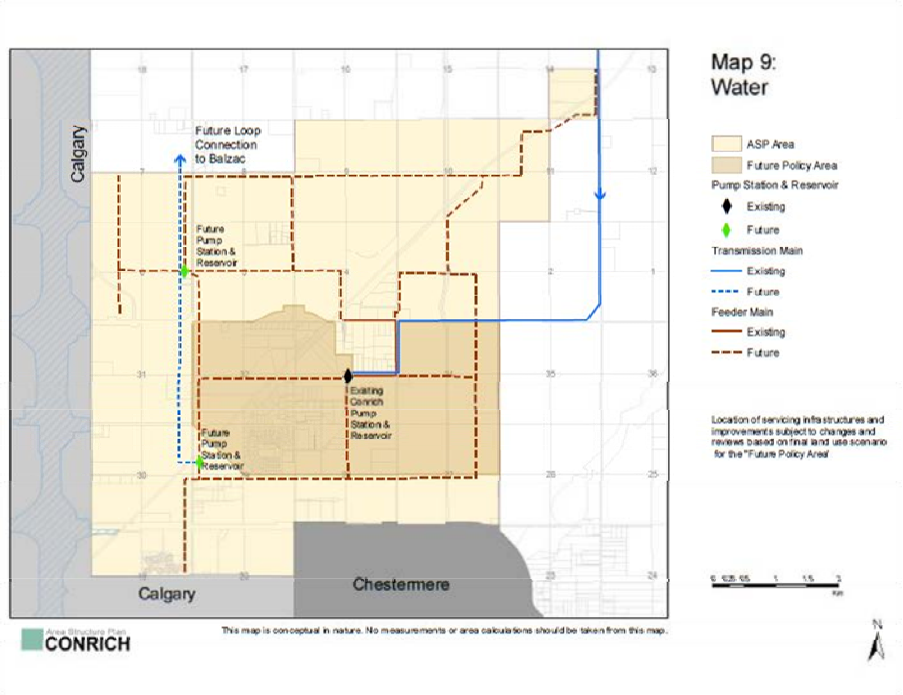
> Map 10

And replace with:

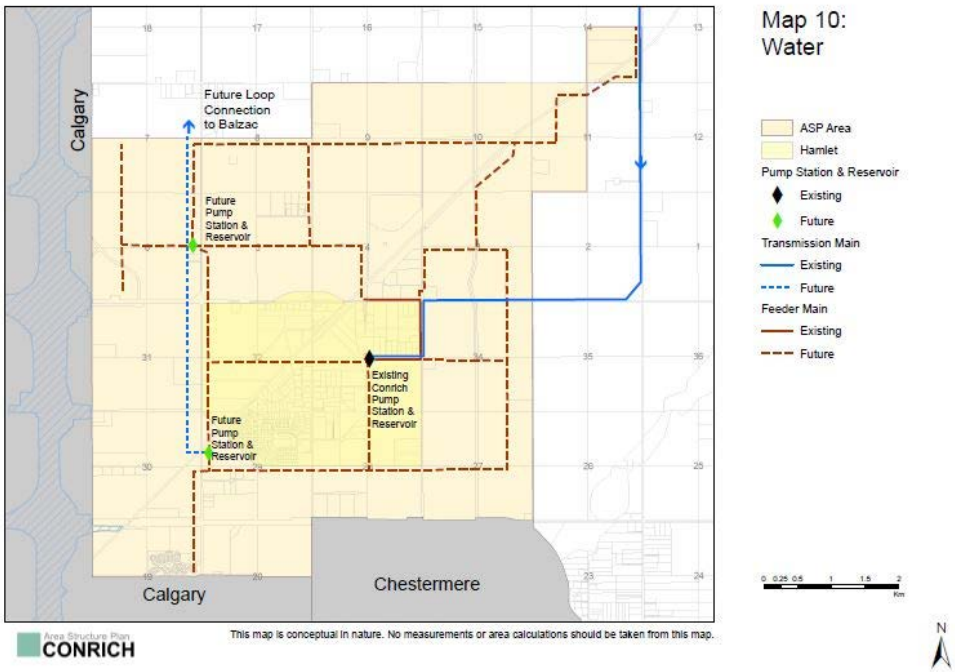
> Map 11

Amendment #89

Delete Map 9: Water:

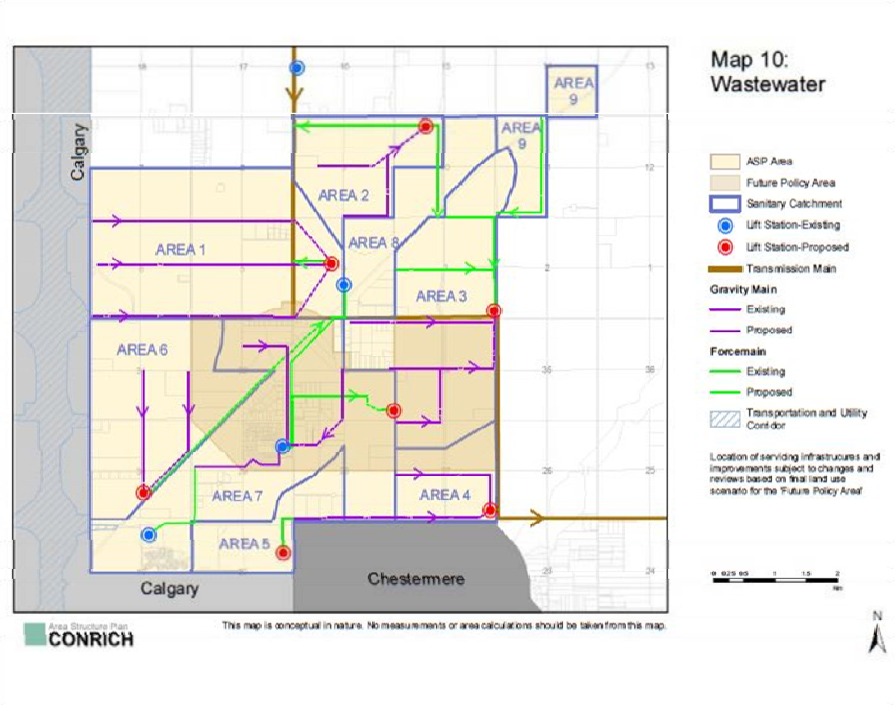


And replace with Map 10: Water:

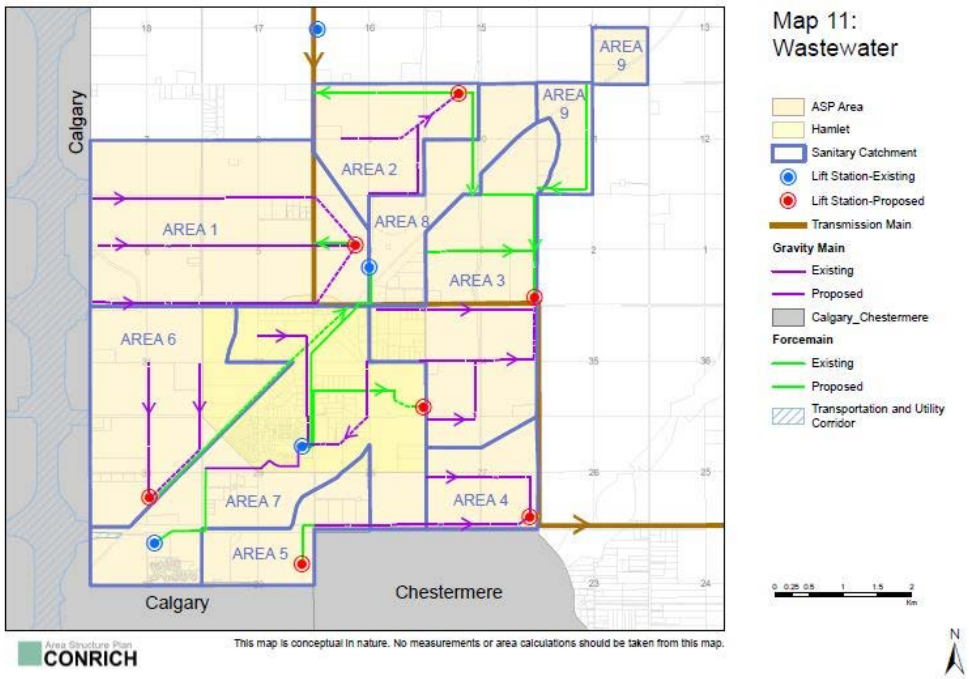


Amendment #90

Delete Map 10: Wastewater:



And replace with Map 11: Wastewater:



Amendment #91

Within Section 24.0 Stormwater, second paragraph, delete the following text, which reads:

Map 11

And replace with:

Map 12

Amendment #92

Within Section 24.0 Stormwater, Policies, Cooperative Stormwater Management Initiative (CSMI), policy 24.5, delete the following text, which reads:

Map 11

And replace with:

Map 12

Amendment #93

Within Section 24.0 Stormwater, Policies, Shepard Regional Drainage Plan, policy 24.8, delete the following text, which reads:

Map 11

And replace with:

Map 12

Amendment #94

Within Section 24.0 Stormwater, Policies, Interim Drainage Solutions, policy 24.11, delete the following text, which reads:

Map 13

And replace with:

Map 14

Amendment #95

Within Section 24.0 Stormwater, Policies, Local Stormwater Management, policy 24.15, delete the following text, which reads:

Map 11

And replace with:

Map 12

Amendment #96

Within Section 24.0 Stormwater, Policies, Standards and Design, policy 24.24, delete the following text, which reads:

Map 11

And replace with:

Map 12

Amendment #97

Within Section 24.0 Stormwater, Policies, Standards and Design, policy 24.25, delete the following text, which reads:

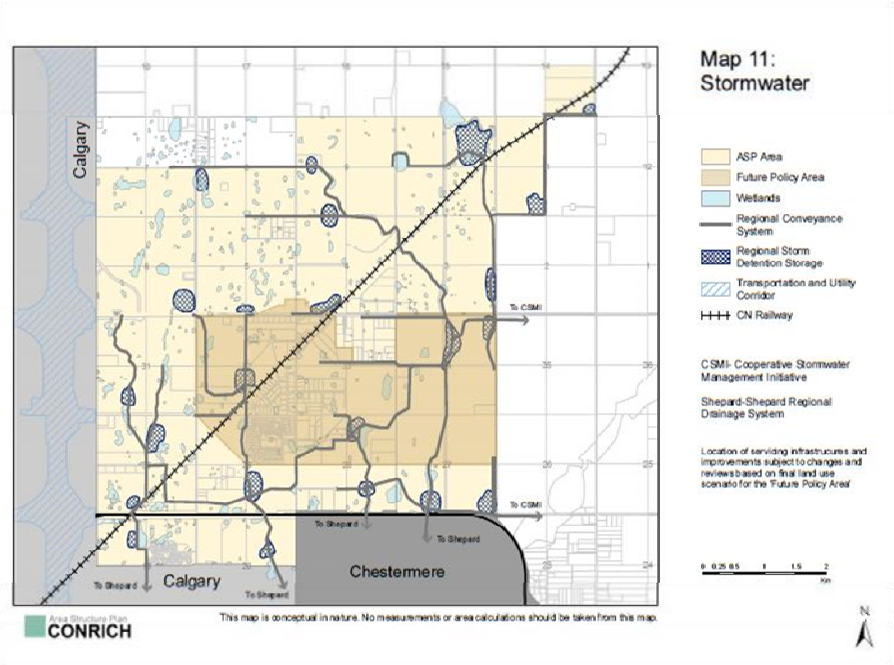
Map 11

And replace with:

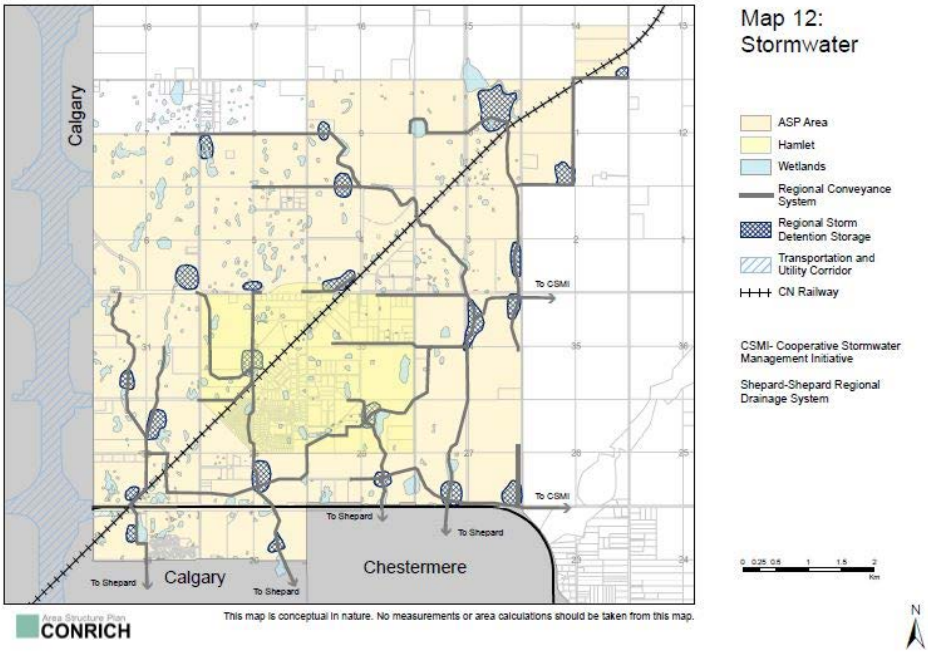
Map 12

Amendment #98

Delete Map 11: Stormwater:



And replace with Map 12: Stormwater:



Amendment #99

Within Section 26.0 Oil and Gas, Policies, General, policy 26.1, delete the following text, which reads:

(Appendix C)

And replace with:

(Appendix E)

Amendment #100

Within Section 27.0 Implementation, Policies, Local Plan Boundaries, delete the following, which reads:

Map 12

And replace with:

Map 13

Amendment #101

Within Section 27.0 Implementation, Policies, Local Plan Boundaries, delete policy 27.6, which reads:

Map 12: Local Plans identifies five local plan boundaries that are required based on (i) the existence of major transportation network components, including Highway 1 and the CN rail line (Highway 1), (ii) unique planning conditions associated with the proximity to the CN Rail yards (Township Road 250), and (iii) unique planning conditions associated with location along 84th Street, adjacent to residual lands within the city of Calgary, as identified in the Rocky View/ Calgary Intermunicipal Development Plan.

And replace with:

Map 13: Local Plans identifies five four local plan boundaries that are required based on (i) the existence of major transportation network components, including Highway 1 and the CN rail line (Highway 1), (ii) and (ii) unique planning conditions associated with location along 84th Street, adjacent to residual lands within the city of Calgary, as identified in the Rocky View/ Calgary Intermunicipal Development Plan.

Amendment #102

Within Section 27.0 Implementation, Policies, Local Plan Boundaries, policy 27.7, delete the following text, which reads:

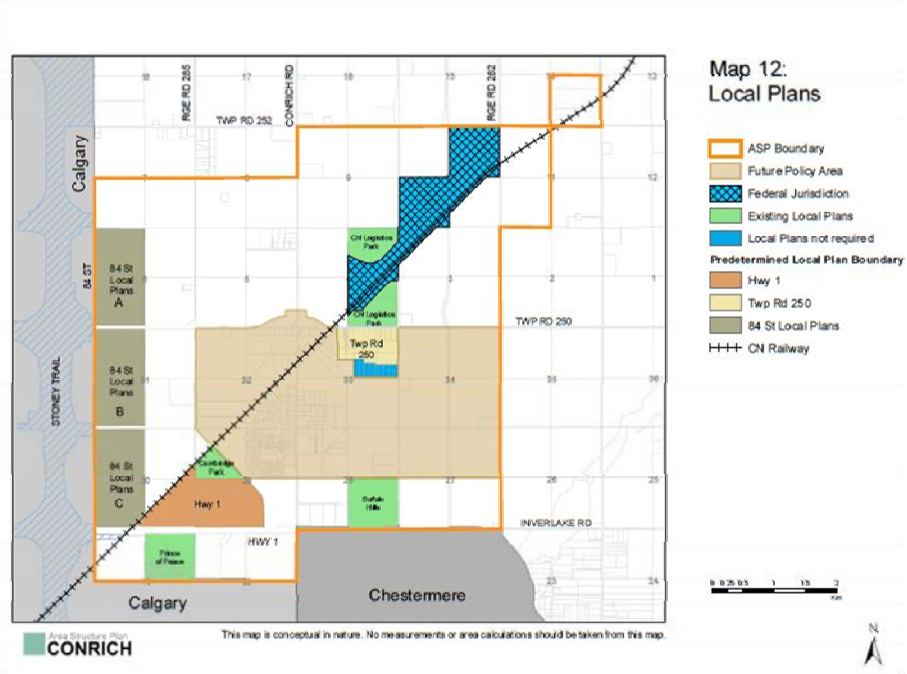
Map 12

And replace with:

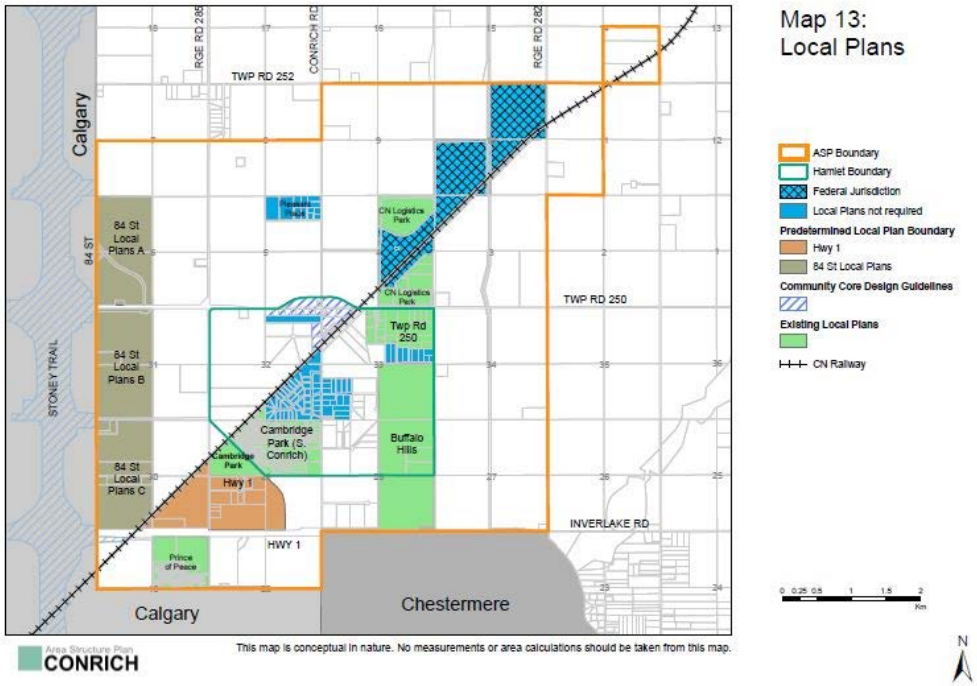
Map 13

Amendment #103

Delete Map 12: Local Plans:



And replace with Map 13: Local Plans:



Amendment #104

Within Section 27.0 Implementation, Policies, Phasing, delete the following sentence, which reads:

> The purpose of the phasing strategy is to provide for the logical and cost effective progression of development. Map 13: Phasing identifies four development phases for the growth of the Conrich area (Phase 1, Phase 2, Future Policy Area, and Long Term Development areas).

And replace with:

> The purpose of the phasing strategy is to provide for the logical and cost effective progression of development. Map 14: Phasing identifies four development phases for the growth of the Conrich area (Phase 1, Phase 2, Phase 2 Residential, and Long Term Development areas).

Amendment #105

Within Section 27.0 Implementation, Policies, Phasing, policy 27.14, delete the following text, which reads:

Map 13

And replace with:

Map 14

Amendment #106

Within Section 27.0 Implementation, Policies, Phase 1, policy 27.15, delete the following text, which reads:

24.11-24.14

And replace with:

25.11-25.14

Amendment #107

Within Section 27.0 Implementation, delete the header and policy 27.17, which reads:

FUTURE POLICY AREA

27.17 Phasing of the future policy area shall be determined as part of the future policy area review.

Amendment #108

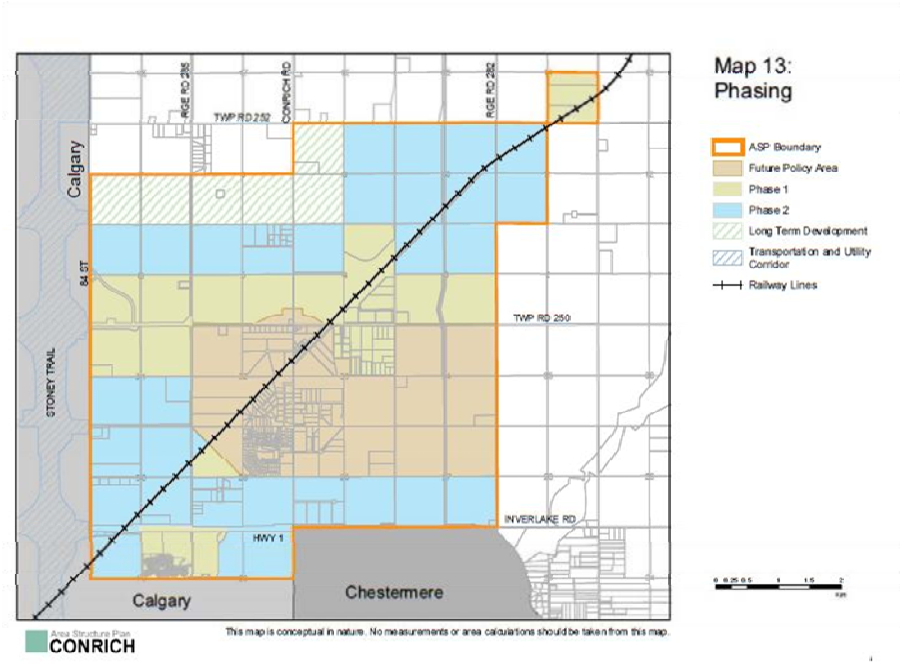
Within Section 27.0 Implementation, add the following header and text, which reads:

PHASE 2 RESIDENTIAL

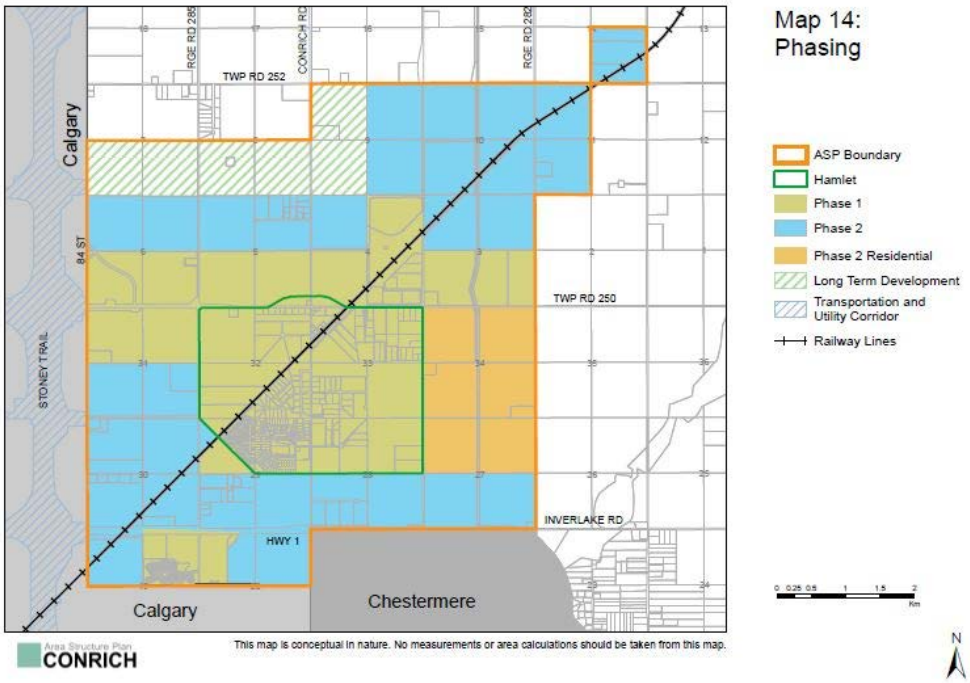
Section 10.0 includes specific provisions that are required to be met, prior to further development occurring in the Residential Phase 2 area. These lands should continue the existing development pattern from the hamlet and proceed when there has been a logical extension of infrastructure to service the area.

Amendment #109

Delete Map 13: Phasing:



And replace with Map 14: Phasing:



Amendment #110

Within Section 27.0 Implementation, Actions, delete action #1, which reads:

Develop a local plan for the Township Road 250 industrial transition area, as per Policy 9.9 and Map 12, to address a unique non-residential/residential interface issue.

Amendment #111

Within Section 27.0 Implementation, Actions, delete action #3, which reads:

Develop a *local plan* for the Township Road 250 industrial transition area, as per Policy 9.9 and Map 12, to address a unique non-residential/residential interface issue.

Amendment #112

Within Section 27.0 Implementation, Actions, action #4 a., delete the following, which reads:

(Policy 21.5)

And replace with:

(Policy 22.5)

Amendment #113

Within Section 27.0 Implementation, Actions, action #4 b., delete the following, which reads:

(Policy 25.7)

And replace with:

(Policy 26.7)

Amendment #114

Within Section 27.0 Implementation, Actions, delete action #5, which reads:

Consider the adoption of a new hamlet of Conrich boundary.

Amendment #115

Within Section 27.0 Implementation, Actions, action #10, delete the following text, which reads:

(Policy 27.23)

And replace with:

(Policy 28.23)

Amendment #116

Within Section 27.0 Implementation, Actions, action #11, delete the following text, which reads:

(Policy 22.14)

And replace with:

(Policy 23.14)

Amendment #117

Within Section 27.0 Implementation, Actions, add the following action, which reads:

> Work with the City of Calgary and City of Chestermere to determine regional recreational needs, and collaborate on joint applications for provincial grants.

Amendment #118

Within Section 28.0 Intermunicipal Coordination and Cooperation, delete the following sentence, which reads:

> In addition, the plan contains specific stormwater (Section 24), transportation (Section 22), *open space* (Section 18), business interface (Section 14), and intermunicipal (Section 28) policies that promote a coordinated and cooperative approach to planning.

And replace with:

> In addition, the plan contains specific stormwater (Section 25), transportation (Section 23), *open space* (Section 19), business interface (Section 15), and intermunicipal (Section 29) policies that promote a coordinated and cooperative approach to planning.

Amendment #119

Within Section 28.0 Intermunicipal Coordination and Cooperation, add the following text, which reads:

> In preparing amendments to the Conrich Area Structure Plan to facilitate the development of the Future Policy Area, the County worked collaboratively with the City of Calgary and City of Chestermere to identify shared issues and opportunities. The amendments address the comments and concerns identified by Calgary and Chestermere. Genuine engagement with the municipalities was undertaken throughout the process to amend the area structure plan. An outline of the key intermunicipal engagement components is identified in Appendix C.

Amendment #120

Within Section 28.0 Intermunicipal Coordination and Cooperation, Policies, Rocky View County – The City of Calgary, policy 28.8, delete the following text, which reads:

> (Action items 2 and 9 in Section 27)

And replace with:

> (Action items 2 and 9 in Section 28)

Amendment #121

Within Section 28.0 Intermunicipal Coordination and Cooperation, Policies, Rocky View County – The City of Calgary, delete policy 28.10, which reads:

> Rocky View County, in collaboration with The City of Calgary, shall ensure that *local plan*s and applications for redesignation and subdivision of lands along 84th Street, as shown on Map 12, address:

a. Access management and right-of-way requirements along 84th Street (Action Item 2 in Section 27);

b. Consideration of adjacent lands within the city of Calgary as identified in the IDP;

c. If the Terms of Reference for the 84th Street study has been completed (Action Item 2 in Section 27) but the 84th Street study has not yet been completed by The City and the County prior to the preparation of the *local plan*, then the 84th Street study must be prepared by the development proponent in conjunction with the *local plan* in accordance with the Terms of Reference; and

d. Other appropriate policies of this Plan.

And replace with:

Rocky View County, in collaboration with The City of Calgary, shall ensure that *local plan*s and applications for redesignation and subdivision of lands along 84th Street, as shown on Map 13, address:

a. Access management and right-of-way requirements along 84th Street (Action Item 2 in Section 28);

b. Consideration of adjacent lands within the city of Calgary as identified in the IDP;

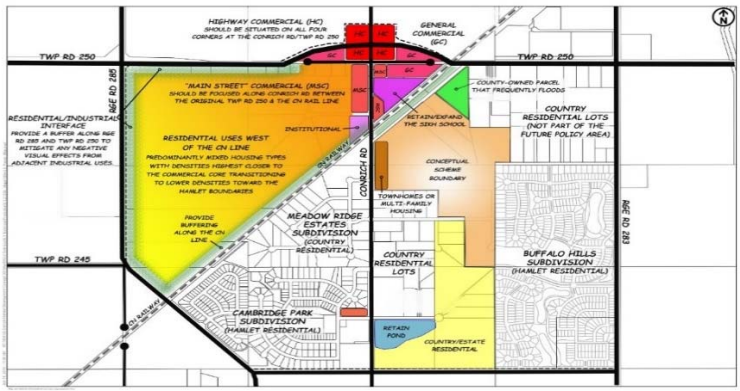
c. If the Terms of Reference for the 84th Street study has been completed (Action Item 2 in Section 28) but the 84th Street study has not yet been completed by The City and the County prior to the preparation of the *local plan*, then the 84th Street study must be prepared by the development proponent in conjunction with the *local plan* in accordance with the Terms of Reference; and

d. Other appropriate policies of this Plan.

Amendment #122

Add Appendix B: Hamlet 'Concept Plan':

This concept drawing was based on public, administrative, and technical input to provide a concept of what the Hamlet and the key findings from a workshop undertaken in June 2019, as part of the Future Policy Area project.



Amendment #123

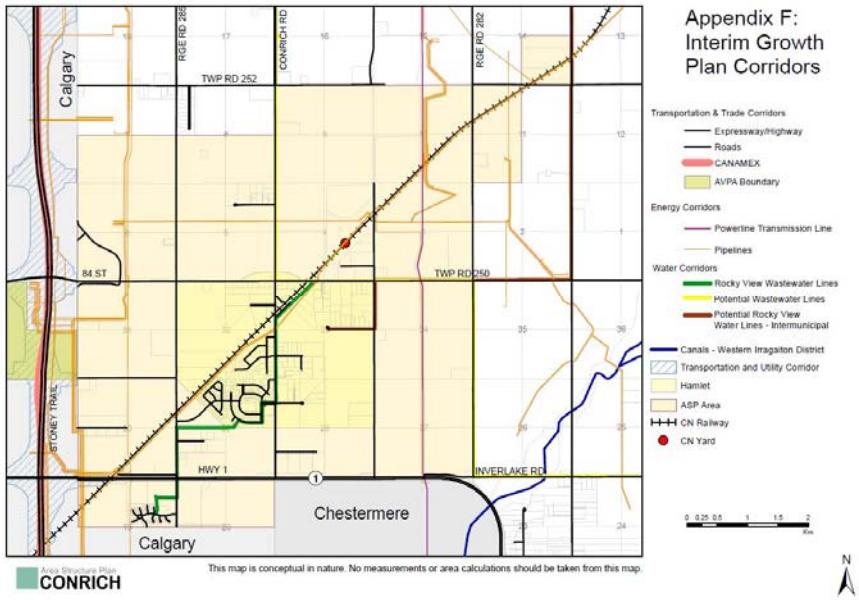
Add Appendix C: Key Intermunicipal Engagement Events, which reads:

The County worked with the City of Calgary and City of Chestermere at key milestones of the Future Policy Area project to identify shared issues and opportunities. The following table includes information from the engagement undertaken for both the City of Calgary and City of Chestermere. Engagement was adapted according to the differing issues presented by each municipality on the amendments.

Phase	Date	Engagement
Phase 1 – Project Launch	April – July, 2019	The County prepared a bespoke intermunicipal engagement plan for each neighbouring municipality. The plans identified how the County would engage with the neighbouring municipalities at key milestones of the projects. The plans were revised at the request of neighbouring municipalities to reflect the level of engagement each sought for the project.
	June, 2019	The City of Calgary and City of Chestermere were notified of the County's public engagement event that was held to gather feedback from affected stakeholders. Representatives from the City of Calgary attended the event.
Phase 2 – Identification of Key Cross-Boundary Matters and Draft Land Use Strategies	July, 2019	The County provided the draft land use scenario to the City of Calgary and City of Chestermere for comment, along with anticipated density and population at full buildout of the Hamlet of Conrich. No comments with respect to the draft land use scenario were provided.
	July, 2019	The County met with the City of Calgary for a technical workshop to examine issues and opportunities with respect to the draft land use scenario prepared. There were 10 staff in attendance, and discussions were held on the following areas: • Planning; • Transportation; • Servicing and Stormwater; and • Fire Service provision. Following the meeting, 12 action items were agreed to be addressed within the area structure plan amendments and through separate intermunicipal projects and communication.
	July, 2019	Rocky View County and the City of Chestermere held a telephone conference to discuss the draft land use scenario. It was confirmed that the City had circulated the draft scenario internally, with preliminary comments addressing stormwater identified. Further comments were to be provided on the draft plan. Four action items were agreed to be addressed within the area structure plan and through separate intermunicipal projects and communication.
Phase 3 – Draft Plan	August, 2019	The County circulated the draft area structure plan amendments to the City of Calgary and City of Chestermere and a period of 30 days was allowed for comments. Where appropriate, the County incorporated suggested amendments into the final draft plan.
Phase 4 – Final Plan	October, 2019	The final plan amendments were formally circulated to the City of Calgary and City of Chestermere in October, 2019, and comments were submitted for Council's consideration at a public hearing.

Amendment #124

Add Appendix F: Interim Growth Plan Corridors:



Amendment #125

Minor administrative amendments for formatting and editing.

Area Structure Plan
CONRICH

APPROVED DECEMBER 8, 2015
BYLAW C-7468-2015

AMENDED MAY 10,2017 BY MGB ORDER 020/17
Conrich Future Policy Draft Amendments First Reading – April 28, 2020

013-0809 © ROCKY VIEW COUNTY

ROCKY VIEW COUNTY
Cultivating Communities

Table of Contents

PART I: INTRODUCTION 5
1. Plan Purpose 6
2. Plan Organization 8
3. Plan Area 9
4. Conrich Today 12
5. Planning For Tomorrow 17
6. Conrich Vision And Goals 21

PART II: PLAN POLICIES 23

A. LAND USE 24
7. Conrich Development Use Strategy 24
8. Hamlet Residential 30
9. Country Residential 33
10. Phase 2 Residential
11. Commercial 36
12. Industrial 36
13. Agricultural 41
14. Agricultural Interface 42
15. Non-Residential/Residential Interface 43
16. Gateways and Highway 1A East Corridor Focus Area 46

B. SERVICES 47
17. Schools 47
18. Recreational, Cultural, and Community Uses 49
19. Open Spaces and Parks 50
20. Natural Environment 53
21. Reserves 55
22. Emergency Services 58

C. INFRASTRUCTURE 59
23. Transportation 60
24. Utility Services 66
25. Stormwater 71
26. Solid Waste 77
27. Oil and Gas 79

PART III: IMPLEMENTATION AND MONITORING 82
28. Implementation 83
29. Intermunicipal Coordination And Cooperation 91

APPENDICES 93
Appendix A: Definitions 94
Appendix B: Hamlet 'Concept Plan'
Appendix C: Key Intermunicipal Engagement Events
Appendix D: Commercial And Industrial Development Landscaping And Design Guidelines 95
Appendix E: Key Alberta Energy Regulator Information 97
Appendix F: Interim Growth Plan Corridors Map

FIGURES

Figure 1: Survey Of The Conrich Area Circa 1910 25
Figure 2: Non-Residential And Business Interface 27
Figure 3: Illustration Of Non-Residential/Residential Interface Area 44

MAPS

Map 1: Plan Area Location 10
Map 2: Air Photo 11
Map 3: Existing Land Use 15
Map 4: Existing Conditions 16
Map 5: Land Use Strategy 29
Map 6: Hamlet of Conrich
Map 7: Non-Residential/Residential Interface 45
Map 8: Open Space, Pathways And Trails 54
Map 9: Transportation Network 64
Map 9a: Stoney Trail Transportation Infrastructure 65
Map 10: Water 69
Map 11: Wastewater 70
Map 12: Stormwater 76
Map 13: Local Plans 86
Map 14: Phasing 88

TABLES

Table 1: Principles and Objectives of Interim Growth Plan
Table 2: Conrich Area Population And Density At Full Build-Out 25
Table 3: Approximate Gross Areas Of Land Use Types 26

1 Introduction

1.0 PLAN PURPOSE

What Is An Area Structure Plan?

An area structure plan is a statutory document approved by Council and adopted by bylaw. An area structure plan outlines the vision for the future physical development of an area with regard to such things as land use, transportation, protection of the natural environment, emergency services, general design, and utility service requirements.

An area structure plan provides Council with a road map for considering land use changes, subdivision, and development. When making decisions regarding development within an area structure plan, Council must consider the plan and a wide range of other factors such as the economic goals of the County, County-wide growth, and the ability to provide servicing.

An area structure plan does not predict the rate of development within the plan area; ultimately growth is determined by market demand which reflects the overall economic climate of the region.

Through the process of preparing an area structure plan, citizens are provided with opportunities, at various stages in the process, to have input into the development of policy. It is important that the vision, goals, and policies contained in the plan address the interests of residents and stakeholders in the plan area, as well as the interests of those in other parts of the County.

The Alberta *Municipal Government Act* states an area structure plan must describe:

- proposed land uses;
- density of population and sequence of development;
- general location of major transportation routes and public utilities; and
- any other matters Council considers necessary.

The policies in an area structure plan form a bridge between the general planning policies contained in the *County Plan* and the more detailed planning and design direction contained in a *conceptual scheme* or a *master site development plan*. Area structure plan policies must align with the *County Plan* and applicable County policies. The area structure plan must be based on sound planning principles and respond to the particular natural and built form of the plan area.

Local Plans

For brevity, this document uses the term *local plan* to refer to a *conceptual scheme* or *master site development plan*. The County anticipates the majority of *local plan*s within the area structure plan boundary will be submitted as *conceptual scheme*s.

*Local plan*s are developed within the framework provided by an area structure plan. Based on this framework, the *local plan* must demonstrate how development in the local area will retain the integrity of the overall area structure plan planning concept and how development will be connected and integrated with adjacent areas. Policy sections in the area structure plan identify the unique requirements that must be addressed in the *local plan* due to

the location and specific development conditions of the area. The standard technical requirements of a *conceptual scheme* or *master site development plan* are identified in the Rocky View *County Plan* (Section 29 and Appendix C).

Local plan is a term that refers to a *conceptual scheme* or master site development plan. A local plan will have unique planning requirements, based on the planning direction provided in the area structure plan. Local plans must also address the general requirements for preparing a *conceptual scheme* or master site development plan identified in the *County Plan* (Section 29 and Appendix C).

A **conceptual scheme** is a non-statutory plan, subordinate to an area structure plan. It may be adopted either by bylaw or by a resolution of Council. A *conceptual scheme* is prepared for a smaller area within an area structure plan boundary and must conform to the policies of the area structure plan. *Conceptual scheme*s provide detailed land use direction, subdivision design, and development guidance to Council, administration, and the public.

If a *conceptual scheme* area is of sufficient size that further detail is required for specific areas and phases, the *conceptual scheme* may identify smaller sub-areas and provide detailed guidance at that level. These smaller sub-areas are referred to as development cells.

A **master site development plan** is a non-statutory plan that is adopted by Council resolution. A *master site development plan* accompanies a land use redesignation application and provides design guidance for the development of a large area of land with little or no anticipated subdivision. A *master site development plan* addresses building placement, landscaping, lighting, parking, and architectural treatment. The plan emphasis is on site design with the intent to provide Council and the public with a clear idea of the final appearance of the development.

Plan Interpretation

The following describes the meaning of some of the key words that are contained in a policy:

Shall: a directive term that indicates the actions outlined are mandatory and therefore must be complied with, without discretion, by Administration, the developer, the development authority, and subdivision authority.

Should: a directive term that indicates a strongly preferred course of action by Council, Administration, and/or the developer but one that is not mandatory.

May: a discretionary term, meaning the policy in question can be enforced by the County if it chooses to do so, dependent on the particular circumstances of the site and/or application.

2.0 PLAN ORGANIZATION

The Conrich Area Structure Plan is organized in three parts followed by three appendices.

Part I: Introduction: This part outlines the plan's purpose, boundaries, policy terminology, relationship to other plans, the public engagement process, and key issues, opportunities, and design ideas that informed the plan preparation process. It also contains a description of the development of the Conrich area from its early beginnings to today. Finally, it presents a vision of what Conrich could be like 30 plus years into the future and provides 10 broad goals that will guide the development of the area over this period.

Part II: Plan Policies: This part is the core of the plan, containing the policy direction to guide development in the Conrich area. This part contains 21 sections, each section dealing with specific land uses, services, or infrastructure in the subject area. Each of these sections contains an overall purpose statement, a list of objectives, introductory paragraphs, and a series of policies addressing the subject area. Where a purpose statement or introductory paragraph introduces a series of policies, it is provided for information to enhance the understanding of the policies.

Part III: Implementation and Monitoring: This part presents the plan implementation process; provides information on *local plan* areas, costs and levies, phasing, specific requirements to ensure the Conrich Area Structure Plan policies and strategies are adhered to; and provides direction regarding the process for the review and amendment of the plan. This part also addresses the need and method for intermunicipal coordination and cooperation.

Appendix A contains definitions of technical terms used in the Plan. Appendix B provides a concept for the development context of the Hamlet of Conrich. This concept was derived from a community workshop held as part of the Future Policy Area project. Appendix C provides an overview of the intermunicipal engagement undertaken in amending the Future Policy Area . Appendix D provides a list of design guidelines for commercial and industrial development. Appendix E provides a list of key Alberta Energy Regulator documents that applicants should refer to when developing near oil and gas infrastructure.

3.0 PLAN AREA

The Conrich Area Structure Plan applies to the area within the defined boundary as shown on Map 1: Plan Area Location and Map 2: Plan Area Air Photo.

The plan area is centred on the hamlet of Conrich and encompasses 68 quarter sections (including road allowances) for a total of approximately 4,375 hectares (10,811 acres) (Table 2). The study area includes the following elements:

- the existing hamlet of Conrich located at the intersection of Conrich Road and Township Road 250 (Map 1);
- developed or developing areas with approved *conceptual schemes* or *master site development plans*. These include Cambridge Park (South Conrich), CN Logistics Park, Buffalo Hills, and the Prince of Peace community;
- lands bordering the city of Calgary to the west and south, with the need to address transition, co-ordination, and compatibility;
- lands bordering the city of Chestermere to the south and southeast, with the need to address transition, co-ordination, and compatibility; and
- lands adjacent to expected regional transportation infrastructure (Highway 1, Stoney Trail, and the CN Rail line).

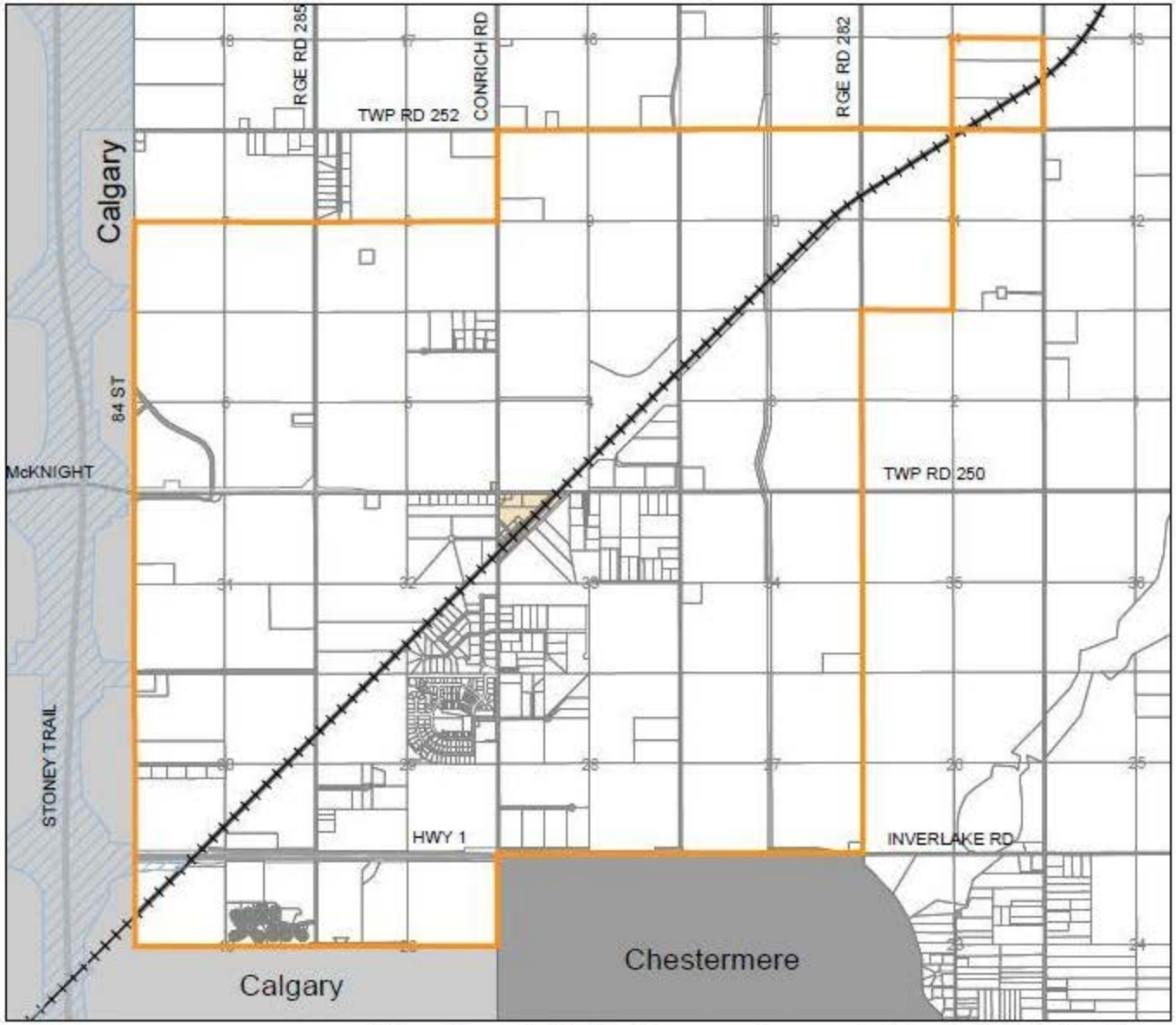
A **hamlet** is an unincorporated community, governed by the rules and regulations of the County with boundaries approved by Council.

The form of a hamlet may vary from a small cluster of houses to a mixed use community with houses, a commercial main street, a central gathering area or park, and possibly a school or a place of worship. The *County Plan* identifies the hamlet of Conrich as a full service rural community with a range of land uses, housing types, rural services, and associated businesses. A full service hamlet may have a population that ranges from 5,000 to 10,000 residents.

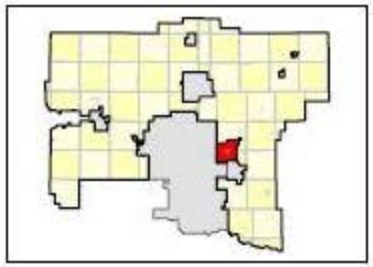
Plan Area Maps

The boundaries and locations of areas shown on the maps within the plan boundary are not intended to define exact areas except where they coincide with clearly recognizable features or fixed boundaries such as municipal boundaries, property lines, or road or utility rights-of-way. Furthermore, the locations of symbols depicting specific features on the maps are approximate only, not absolute, and should be interpreted as such. The precise location of these boundaries and areas will be determined by the County at the time of *local plan* consideration and approval.

Map 1: Plan Area Location



ASP Boundary
Hamlet
Transportation and Utility Corridor
CN Railway

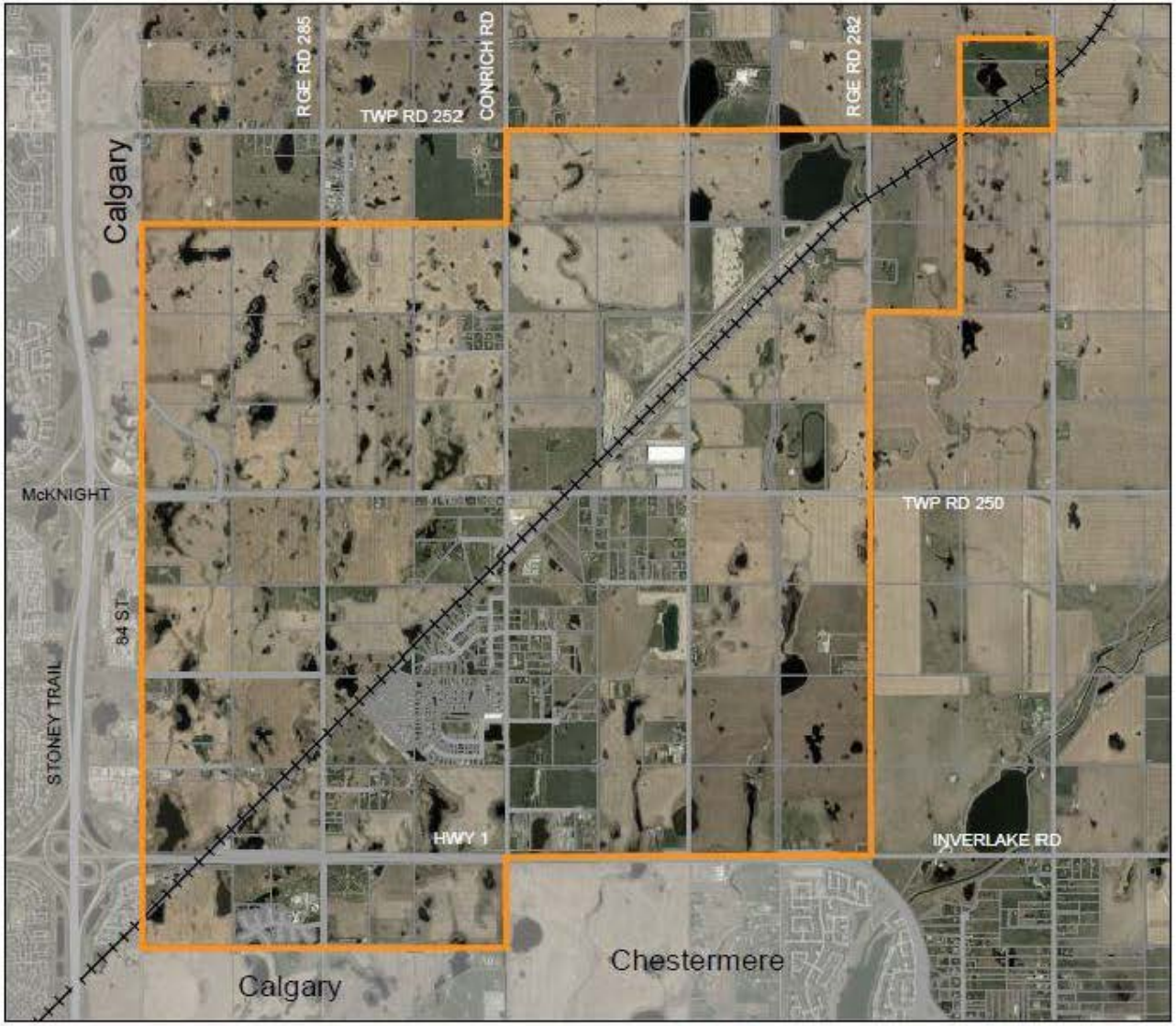


0 0.25 0.5 1 1.5 2 Km

N

Area Structure Plan
CONRICH

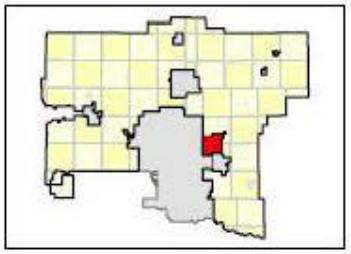
This map is conceptual in nature. No measurements or area calculations should be taken from this map.



Map 2: Air Photo

ASP Boundary
Hamlet
Transportation and Utility Corridor
CN Railway

Air Photo Date: Spring 2018



0 0.25 0.5 1 1.5 2
Km

N

Area Structure Plan
CONRICH

This map is conceptual in nature. No measurements or area calculations should be taken from this map.

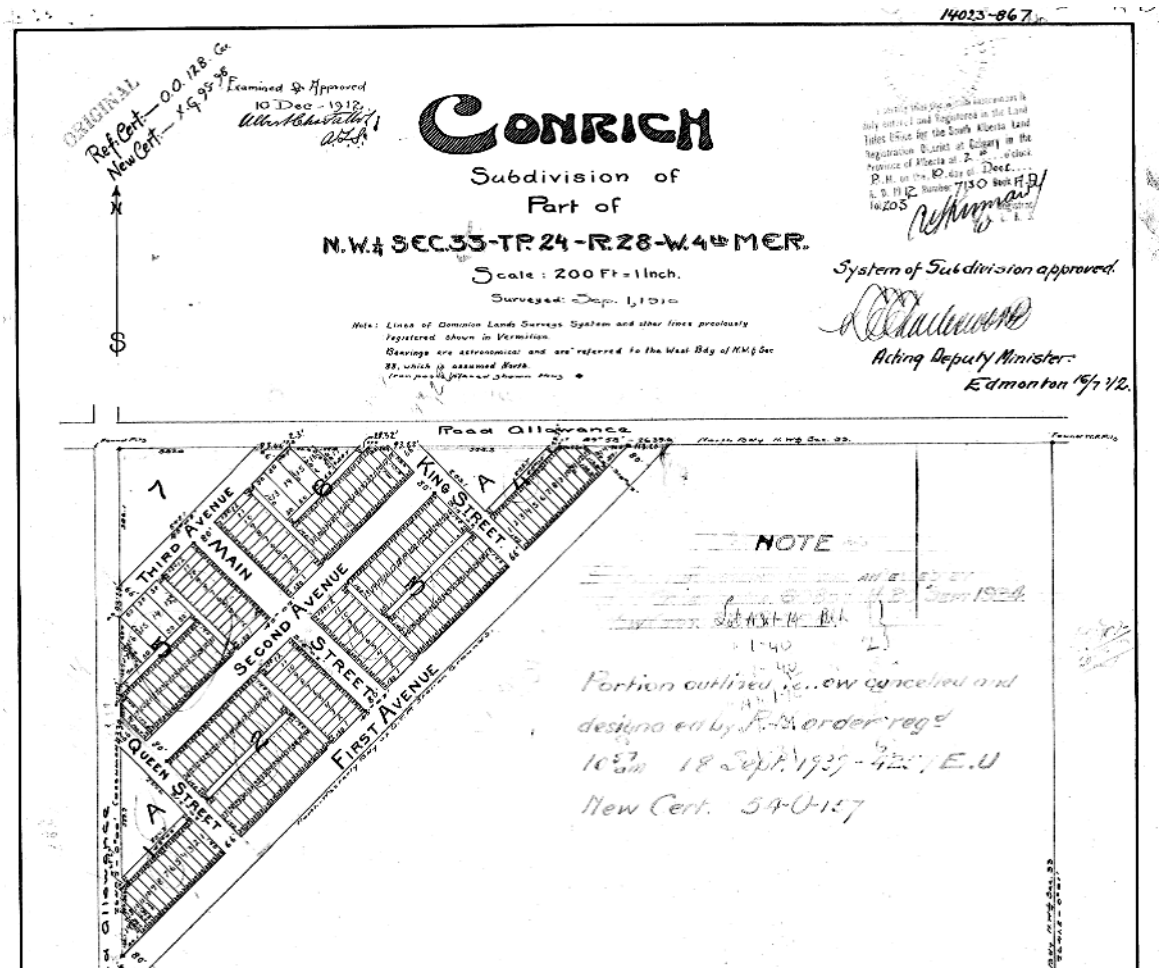
4.0 CONRICH TODAY

Early Beginnings

The Conrich area is located in the central east region of Rocky View County. It lies immediately to the east of Calgary and north of Chestermere. This settlement area was identified as a hamlet in 1913 with the building of a grain loading platform for the Grand Trunk Pacific Railway. It was named after two real estate developers active in the area; Connacher and Richardson.

The initial plan of survey was registered with the Province in 1910. The original plan has the hamlet adjacent to Conrich Road and Township Road 250 with a grid street network, a main street, and an industrial area centered on the rail line. The survey plan marks the current hamlet boundary with Queen Street, the only existing street that corresponds to the survey. A gas station has been in the area since 1920 and a local school, constructed in 1955, is still in operation (Khalsa School). Until the late 1950s and early 1960s, the Conrich area remained a predominantly agricultural area with a few residential lots in the hamlet and scattered acreages in the wider area. At that time, the demand for acreages and smaller agriculture lots adjacent to the hamlet began to occur.

Figure 1: Survey of the Conrich area circa 1910



1960s to Today

The existing land uses of the Conrich plan area are illustrated on Map 3: Existing Land Use. Map 4: Existing Conditions identifies such elements as individual homes, institutions, the CN Rail Facility, Crown land, and water bodies. A description of existing conditions in the Conrich area is provided below.

AGRICULTURE AND THE NATURAL ENVIRONMENT

Agriculture continues to be the dominant form of development in the Conrich area, although it is gradually transitioning to residential and industrial uses. Agriculture is characterized by large-and small-scale operations interspersed with informal residential and small agricultural subdivisions.

Conrich, like much of east Rocky View County, is characterized by tilled soils, remnant prairie grasslands, wetland complexes, waterfowl migration routes, a high water table, and groundwater discharge areas. Relative to the western parts of the County, this region has decreased precipitation and a longer growing season; a change that results in fertile growing conditions for cereal crops, oil seeds, and hay production.

Topography is slightly rolling with the few defined drainage courses (Map 11) forming part of the Shepard sub-basin that flows south to the Bow River. Existing development has adopted rural stormwater management practices incorporating culverts, ditches, and natural conveyance systems. This site-specific form of development has resulted in stormwater flooding and conveyance problems. The preservation of wetlands and the regional management of stormwater are the primary natural challenges to the successful development of the Conrich area.

RESIDENTIAL

At the time of plan writing there are 442 homes within the plan area boundaries. The majority of these homes have been built since the 1960s, with about half located in the vicinity of the original hamlet. Many of the residents have a significant investment in their properties and a strong attachment to the area.

Residential development adjacent to the hamlet has been ad-hoc in nature. Small acreages have developed along Township Road 250, with comprehensively planned acreage development south of Township Road 250 being approved and/or built in the last decade. Cambridge Park is the most significant smaller lot residential development in the area. In general, these neighbourhoods situated close to the hamlet have not been well connected and there has been no focus on developing a cohesive community core and identity for the broader hamlet area. Currently, the population in, or near, the original hamlet is approximately 687 residents.

Another significant residential development in the plan area is the Prince of Peace community (463 residents), located south of Highway 1. The community began with the creation of a school in 1995 and now includes a church, villas, a supportive living facility for seniors, and a dementia care facility. With the addition of other smaller residential developments such as Pleasant Place, the overall population in the Conrich plan area was estimated to be 1,358 residents in 2013.

INDUSTRIAL, COMMERCIAL, AND INSTITUTIONAL USES

In 2012, Canadian National (CN) received federal approval to relocate its railway facility to the Conrich area. Situated adjacent to the railway, within CN's logistics park, the facility allows for loading of sea containers entering and leaving the Calgary region. The facility provides easy access for CN's customers to retrieve their merchandise and is expected to result in a demand for a variety of warehouses and light industrial development in the Conrich area.

Prior to the building of the CN logistics park, non-agricultural business was limited to the Conrich hog and poultry farm (now closed), the Conrich gas station, Mountain View campground, and the Frankonia RV and boat storage yard. Within Calgary, on the west boundary of the plan area, are a number of temporary developments including recreational vehicle storage and heavy equipment sales.

The Conrich area is home to a number of regional institutional uses such as the Prince of Peace care facility and associated church and school, the Chestermere Christian Fellowship Church, the K to 9 Khalsa School (a Sikh faith private school with 375 students), and the Rocky View Garden of Peace Cemetery.

TRANSPORTATION NETWORK

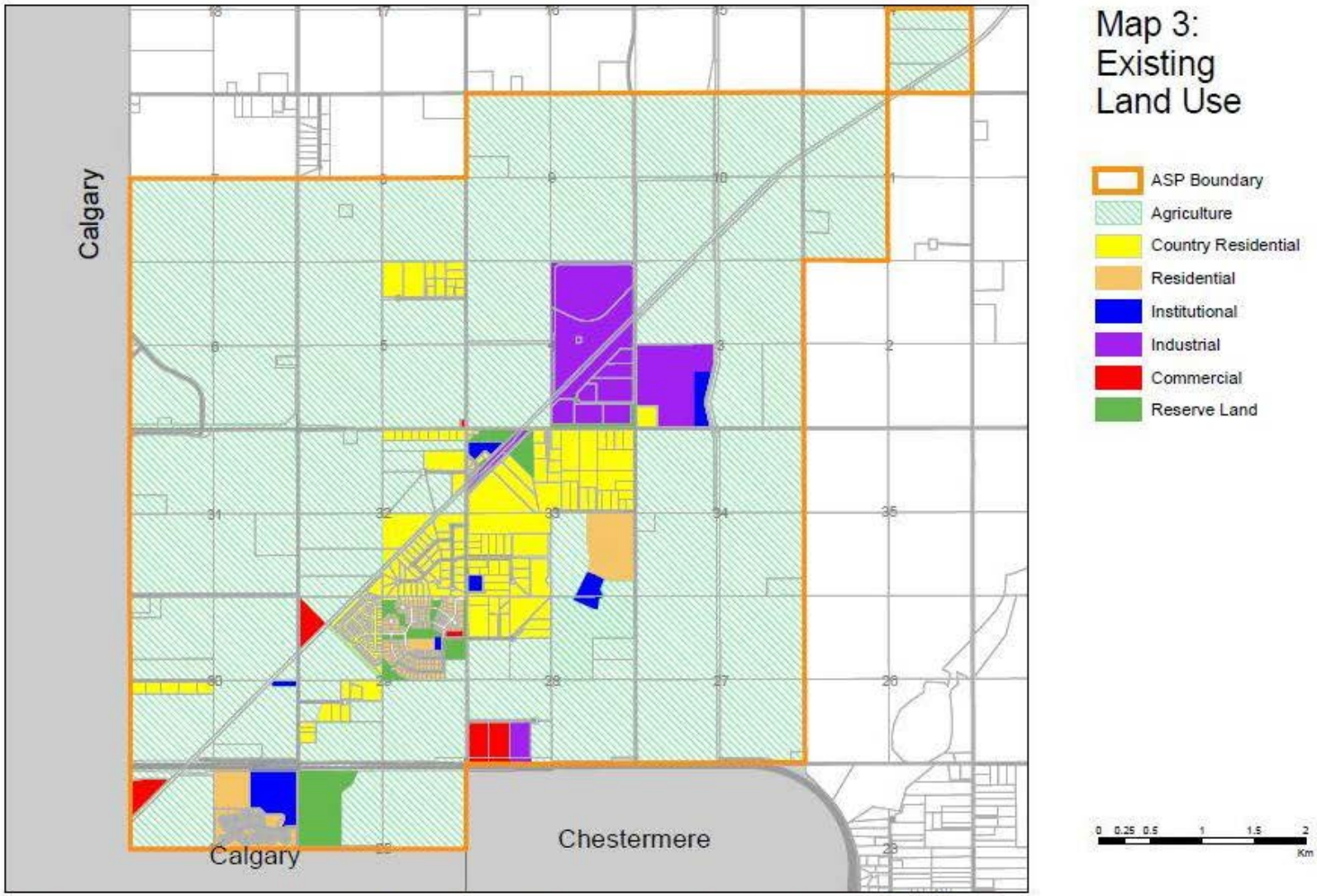
Transportation infrastructure frames the pattern of development in the Conrich area. The development of the CN line (Grand Trunk Pacific Railway), connecting Calgary to the CN mainline, triggered the hamlet's residential development. The angled north-east orientation of the rail line and its numerous road crossings provides a challenge to the safe and efficient movement of local traffic. Recent development of the Stoney Trail ring road and its interchange connection to Highway 1 created a nearby high speed vehicular transportation network. These major network improvements acted as a catalyst for the relocation of the CN Rail facility from Calgary to the Conrich area.

The successful development of an efficient transportation network that minimizes impacts on existing and future residential development is one of the main challenges to successful development in the plan area.

Recent industrial development and the resultant increase in traffic has directly impacted existing residential areas along Township Road 250 and indirectly affected most residential areas through offsite impacts such as noise and lights.

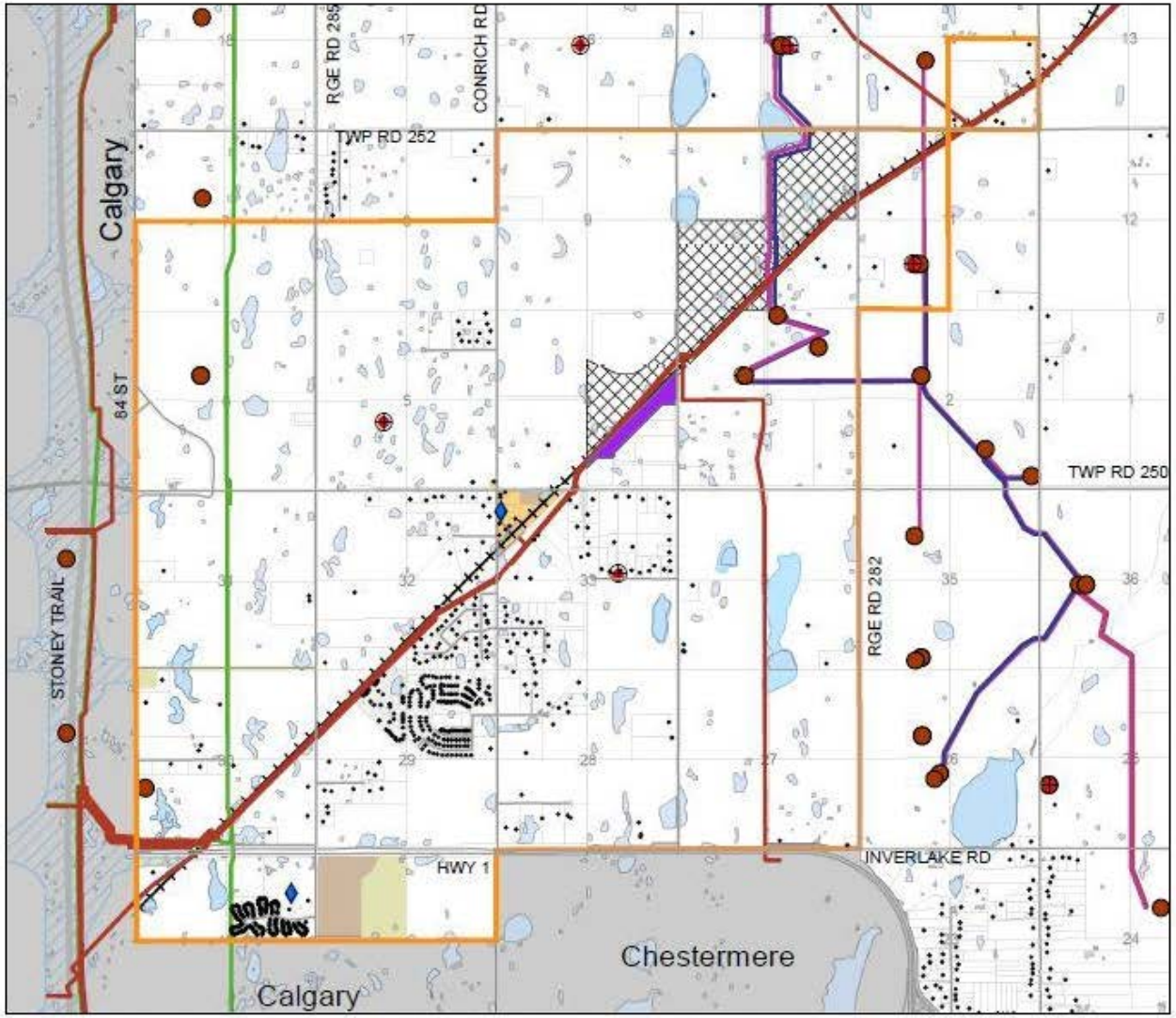
Summary

In summary, the Conrich area is defined by both its natural and built environment. The greatest challenge to the future physical development of the Conrich area is to create and implement a comprehensive long-term plan that will result in an attractive, safe, and cohesive rural community.



Area Structure Plan
CONRICH

This map is conceptual in nature. No measurements or area calculations should be taken from this map.



Map 4: Existing Conditions

- ASP Boundary
- Hamlet
- Cemetery
- Crown Land
- Waterbodies
- Federal Jurisdiction
- CN Rail Facility
- Homes
- Schools
- Oil/Gas Well
- Abandoned Well
- Fuel Gas
- LVP Products
- Natural Gas
- Sour Natural Gas
- Transportation and Utility Corridor
- CN Railway

0 0.25 0.5 1 1.5 2 Km

N

Area Structure Plan
CONRICH

This map is conceptual in nature. No measurements or area calculations should be taken from this map.

5.0 PLANNING FOR TOMORROW

Overview

The need for the Conrich Area Structure Plan has been determined based on a number of factors including recent annexations, development pressure, public concern, changing conditions in adjacent municipalities, and the need for land use policy to align with the recently adopted *County Plan* and other County policies.

The preparation of the Conrich Area Structure Plan was a multi-faceted process that considered a number of elements including:

- strategic directions and policy of the *County Plan* and other applicable adopted County policies;
- ideas and input gathered throughout the public and stakeholder engagement process;
- key issues and opportunities identified by Administration, residents, landowners, stakeholders, and municipal neighbours; and
- physical constraints and attributes of the area.

An overview of the first three key factors informing the preparation of the Conrich Area Structure Plan is outlined below, while physical constraints and attributes are discussed in Section 4 (Conrich Today).

When the Conrich Area Structure Plan was brought for Council consideration in 2015, amendments to the Plan resulted in the establishment of a Future Policy Area that included the hamlet and surrounding area. This area was planned for through a separate project in 2019 and applicable amendments have been embedded into the Area Structure Plan to guide the development of the hamlet and surrounding residential area.

Policy Direction from Other Plans

INTERIM GROWTH PLAN

On January 1, 2018, Rocky View County and nine other municipalities became part of a regional planning area defined as the Calgary Metropolitan Region. The Calgary Metropolitan Region Board Regulation (190/2017), enacted under the Municipal Government Act, directs that a regional growth plan and a supporting regional servicing plan shall be prepared to guide how lands within the 10 participating municipalities will develop. Prior to the Calgary Metropolitan Region Growth and Servicing Plans being adopted, the Region Board has approved an Interim Growth Plan (IGP). The IGP sets out three broad principles.

1. Promote the integration and efficient use of regional infrastructure.

2. Protect water quality and promote water conservation.

3. Encourage efficient, strong, and sustainable growth.

In adopting the Conrich Area Structure Plan amendments for the Future Policy Area, Rocky View County has ensured the statutory plan amendments conform with the principles, objectives and policies of the Interim Growth Plan, including:

Table 1: Principles and Objectives of the Interim Growth Plan

Interim Growth Plan Policy	**Corresponding ASP Sections**
Policy 3.2.2 Intermunicipal collaboration	The County has undertaken thorough and structured engagement with the City of Calgary and City of Chestermere to address intermunicipal issues and opportunities throughout the amendment process. Appendix C provides specific methods of intermunicipal collaboration.
Policy 3.3.1 and 3.2.3 Protection of source water, wetlands, and regional corridors	Policies within Section 19 (Natural Environment) and 23 (Utility Services) of this ASP address these matters.
Policy 3.4.1.2 Intensification of settlement areas	Policies in Sections 8 (Hamlet Residential), 9 (Country Residential), 10 (Phase 2 Residential), and Section 11 (Commercial) of this ASP address these matters.
Policy 3.4.2.1 and 3.4.2.2 Expansion of settlement areas	Policies in Sections 8 (Hamlet Residential), 9 (Country Residential), 10 (Phase 2 Residential), Section 11 (Commercial), and Section 23 (Transportation) of this ASP address these matters.
Policy 3.4.5 Employment areas	Policies in Section 11 (Commercial) of this ASP address these matters.
Policies 3.5.1.1 and 3.5.2.1 Mobility and Transmission Corridors	Policies in Sections 15 (Gateways), 19 (Open Space and Parks), 23 (Transportation), and 23 (Utility Services) address these matters.

COUNTY PLAN

The Conrich Area Structure Plan takes its main policy direction from the Rocky View *County Plan* regarding its economic role in the region, its land use, its growth rate, and other high level policy directions. The *County Plan* provides the overall policy framework for development in the Conrich area on matters ranging from the development of residential, commercial, and industrial areas to the provision of emergency services and infrastructure.

The Conrich area is identified in the *County Plan* as a hamlet and a regional business centre. Being identified as a hamlet means the County supports residential growth in the Conrich area and expects such development to occur through the expansion of the existing hamlet. By classifying the Conrich area as a regional business centre, it means the County supports the growth of the area from primarily agriculture to a mixed use industrial-commercial area.

The *County Plan* identifies Conrich as a ***regional business centre*** having the following characteristics

- a concentration of commercial and / or industrial businesses;
- an efficient road connection to the provincial highway network;
- significant scale and scope of operations; and
- infrastructure with the potential to service the proposed development.

CALGARY-CHESTERMERE CORRIDOR AREA STRUCTURE PLAN

Historically, detailed planning in the Conrich area was directed by the Calgary-Chestermere Corridor Area Structure Plan. The need for a new area structure plan for the Conrich area was recognized due to The City of Calgary's and City of Chestermere's annexations of large portions of the Calgary-Chestermere Corridor Area Structure Plan area, the approval of the relocation of the CN Rail facility by the Canadian Transport Agency, and the introduction of piped services into the Conrich area.

ROCKY VIEW/CALGARY INTERMUNICIPAL DEVELOPMENT PLAN

Portions of the Conrich Area Structure Plan area are affected by the Rocky View/Calgary Intermunicipal Development Plan (IDP). Most significantly, the IDP identifies a key focus area within the Conrich area adjacent to Highway 1 between Chestermere and Calgary. The objective of identifying key focus areas in the IDP is to achieve a greater degree of intermunicipal collaboration and involvement in the identified area and to collaborate in creating attractive entranceways for the benefit of residents and the traveling public. In addition, the IDP identifies residual long-term growth areas within the city of Calgary on the west boundary of the Conrich Area Structure Plan area. The IDP provides direction on the use and design of this area.

CITY OF CHESTERMERE

A portion of the Conrich Plan area borders Chestermere. Intermunicipal coordination with the City of Chestermere, in the absence of an intermunicipal development plan, will address issues related to interface planning, land use compatibility, and joint infrastructure requirements affecting both municipalities. An intermunicipal development plan may be adopted in the near future.

Public Engagement Process

Rocky View County's commitment to an open, transparent, and inclusive process with respect to the preparation of the Conrich Area Structure Plan included the implementation of an engagement strategy that provided stakeholders, landowners, adjacent municipalities, and the general public with several opportunities for meaningful discussion and input. A summary of this engagement is described below:

Phase 1 - Awareness, Issues, and Goals: The initial start-up phase began in October 2013. The first engagement session was intended to raise awareness of the plan preparation process. This phase included an online questionnaire and workshop to explore residents' ideas with respect to 'Hopes & Fears', 'Conrich Today', and the 'Future Conrich'. Over 120 people attended the workshop.

Phase 2 - Evaluating Options and Setting Direction: This phase began in December 2013 with a workshop and online survey to help confirm the vision for the plan and to explore areas where policy direction was still unclear. This workshop engaged participants in discussing (i) the vision and goals generated from workshop 1, (ii) 'big ideas' such as land use, economic development, traffic and mobility, community, and *open space*, and (iii) ideas

regarding the re-design of the hamlet of Conrich and surrounding area. Over 70 people attended this workshop.

Phase 3 - Draft Policies and Actions: In this phase, (January - April, 2014) key policy directions were developed and presented at an open house to over 100 participants, who were then invited to provide comment on the session online. Policy areas included:

- An overall land use strategy;
- A preferred concept for the hamlet;
- Stormwater management;
- Transportation, including parks and pathways;
- Non-residential/residential interface.

Phase 4 - Plan Completion and Adoption: In this phase, the draft plan was released. The draft plan was refined through further public consultation, intermunicipal discussion, agency circulation, and technical review. Following these changes, a final open house and public hearing was held.

Future Policy Area: To facilitate development within the Future Policy Area, further public engagement was undertaken between May and June, 2019. Engagement included an interactive workshop, online survey, and individual landowner meetings. The intent of the engagement was to develop the land use strategy for the Future Policy Area and confirm the hamlet boundary for Conrich. A development concept for the vision of the hamlet is included in Appendix B.

Key Issues, Opportunities, and Design Ideas

A number of key issues, opportunities, and design ideas were identified during the public and stakeholder engagement and are summarized below.

1. Hamlet Development and Design

Issue/Opportunity: Incremental development of residential areas to the south and east of the historic hamlet area has resulted in a disconnected community with no central focus.

Plan Policy Direction: The development of a new area structure plan provides the opportunity to:

- Identify the hamlet as a distinct community. Community identity may be achieved through signage, identifiable boundaries, and the development of a community core/ main street.

2. Land Use

Issue/Opportunity: There was strong support for allowing lands to be converted to commercial and industrial land uses by landowners wishing to take advantage of opportunities presented by the development of the CN Rail facility and highway transportation network. Conversely, residents who have been impacted by the traffic, noise, and lights were concerned about the prospects of additional development.

Plan Policy Direction: The development of a new area structure plan provides the opportunity to:

- address the non-residential/residential interface in a manner that mitigates the impact on residential areas;
- provide for the development of a hamlet core that will strengthen the identity of

Conrich and provide local commercial services to residents;

- arrange land uses that take advantage of commercial and industrial growth opportunities, while minimizing the impact on residential development; and provide for the development of a land use pattern that results in cost effective infrastructure systems, public facilities, and community services.

3. Stormwater Management

Issue/Opportunity: The Conrich area is generally flat and contains multiple wetlands. The need for comprehensive stormwater management was recognized in light of the local flooding issues experienced in the spring of 2013. Historically, the Conrich area discharged stormwater south to the Bow River. However, the development of homes and new roads south of the hamlet has impeded drainage in the area and this has proved to be a major challenge to the successful development of an effective stormwater management system.

Plan Policy Direction: The development of a new area structure plan provides the opportunity to comprehensively and regionally address stormwater management and implement the provincial and County goals of wetland protection.

4. Transportation

Issue/Opportunity: Increased truck traffic associated with the operation of the CN Rail facility was identified as a key issue; additional development will add significantly to the traffic volume.

Plan Policy Direction: The development of a new area structure plan provides the opportunity to identify transportation corridors and provide the planning to ensure increased traffic volumes, access, and costs are accounted for and impacts are minimized to the greatest extent possible.

5. Infrastructure Servicing

Issue/Opportunity: County water and wastewater services have been provided to the plan area. However, there are utility service constraints that must be addressed before the development area reaches its full potential.

Plan Policy Direction: The plan allows for the long range planning of utility upgrades, while ensuring adequate capacity is available before development is allowed to proceed.

6.0 CONRICH VISION AND GOALS

Conrich Vision

The following vision statement provides an idea of what the Conrich area could look like 30 years into the future:

The Conrich area is known as a dynamic residential-industrial-commercial hub within Rocky View County and is seen as an important contributor to the economic vitality of the County. The hamlet is a well-planned, healthy community with diverse rural neighbourhoods existing in close harmony with a thriving industrial hub centred on the CN logistics park. Bordering the hamlet on the south, stretched out along Highway 1, is a major shopping destination serving the region.

The hamlet of Conrich has grown into a distinct and vital residential community, with a variety of rural style neighbourhoods linked together by beautiful natural open spaces, parks, and pathways. The new hamlet core is an attractive, pedestrian oriented zone with tree-lined sidewalks and a number of different businesses and services including a hair salon, restaurant, bank, small grocery store, places of worship, and a walk-in coffee shop. The local area businesses thrive because of the demand not only from local residents, but also from warehouse workers and other employees from the area who stop in at lunch and on their way home from work.

The attractiveness of locating near the CN Rail facility, with its opportunities for co-locating warehouses near a distribution centre has drawn a large number of light industries into the area. In addition to the warehousing, a wide range of industries related to the manufacturing, storage, and oil field service sectors, have taken advantage of the area's large industrial lots. Access to a fully functional regional transportation network has resulted in a development that serves not only local markets, but businesses from Winnipeg to Vancouver.

There has been substantial highway business development on the western and southern boundaries of Conrich. Several large format retail stores have developed adjacent to Stoney Trail, and major businesses along Highway 1 are developing now that highway interchanges are in place.

Conrich residents have work opportunities within a short distance from their homes and all County residents benefit from the financial contribution the area makes to the County's economic sustainability. Although development has resulted in extensive changes to the landscape, the sensitive environmental areas have been protected and the presence of an above ground regional stormwater system has allowed the retention of many of the area's original wetlands.

Goals

There are 10 goals that guide the development of the Conrich Area Structure Plan. These goals are based on policy direction of the *County Plan*, the existing physical characteristics of the area, and the key issues, constraints, and opportunities identified during the planning process. The goals are as follows:

1. Facilitate the development of the hamlet of Conrich as a vital and distinct community that retains its rural heritage and provides residents with
   a. a range of housing choices;
   b. a community focal point with public gathering places, parks, schools, other institutional uses, and local commercial services;
   c. attractive streets, pedestrian pathways, and linked *open space*s that facilitate a physically connected community; and
   d. community facilities and services that promote a socially connected community.
2. Support the development of the Conrich area as a regional business centre by providing opportunities for well-designed commercial and industrial areas and taking advantage of the inter-provincial transportation network (roads and rail).
3. Create a well-designed, safe, and interconnected transportation network that addresses the needs of residents, motorists, pedestrians, and cyclists.
4. Provide for attractive and high quality gateways along Highway 1 and Township Road 250.
5. Protect existing and future residential areas with appropriate land use transition and design measures.
6. Support the continuation of existing agricultural operations until development of those lands to another use is deemed desirable.
7. Provide for potable water, wastewater, and stormwater systems in the plan area in a safe, cost effective, and fiscally sustainable manner.
8. Successfully manage stormwater through the development of a regional stormwater conveyance system and innovative stormwater management solutions.
9. Protect wetlands through the integration of wetlands as part of a sustainable stormwater solution.
10. Phase development in a manner that makes efficient use of road and utility infrastructure, while providing sufficient land to meet market demand.

II Plan Policies

A. LAND USE

7.0 CONRICH DEVELOPMENT STRATEGY

The Conrich development strategy is a holistic approach to implementing the Conrich Area Structure Plan's vision and goals. The strategy identifies general land uses, the approximate boundaries of the land use areas, and policies that guide development. The strategy is discussed in general terms below, shown on Map 5: Land Use Strategy and Map 6: Hamlet of Conrich, with related maps and policies in Sections 8 to 29.

The strategy has four primary components:

1. The expansion of the hamlet of Conrich and its evolution as a diverse, vital residential community.
2. The development of the Conrich area as a regional business centre with more than half of the plan area devoted to industrial and commercial uses.
3. The integration of residential and business uses in a manner that provides for the transition of land uses, promotes land use compatibility, and mitigates impacts on adjacent lands.
4. The identification of agricultural land that will remain in production until such time as it is required for other uses and the protection of the natural environment in the face of significant growth.

In addition, the strategy has a number of sub-components that address other residential areas within the plan boundaries, transition areas (residential to business use), and phasing.

1. Hamlet of Conrich

The strategy supports the expansion of the hamlet of Conrich as an attractive residential community with a Community Core as a focal point that helps to provide a distinct community identity. Key components include:

a. Supporting the Hamlet's identity through signage, identifiable boundaries, and the development of a main street. The Plan recommends broadening the defined area of the Hamlet beyond the historical area surveyed in 1910.

b. Planning for a Community Core is a critical component to support the development of the Hamlet. As part of the transportation plan, the intersection of Township Road 250 and Conrich Road will be moved north, resulting in a portion of the original road being limited to local traffic. This transportation improvement provides the opportunity to develop a pedestrian-oriented Community Core. Mitigation of noise from re-routed traffic in this area will be an important factor in supporting pedestrian-oriented development. While the commercial area will predominately serve the needs of local residents, its development will also be shaped by the demand from workers employed to the north of the Hamlet. The development of the Community Core will enhance the Hamlet's identity and unique character; the core will allow for the following uses:

    i. Schools, parks, trails, seniors' residences, and places of worship; and

    ii. Hamlet Commercial services such as small shops, cafes, and personal service businesses.

Development in the Community Core will be required to follow the design guidelines for local, commercial areas as set out in the County's Commercial, Office, and Industrial Design Guidelines and comply with the design requirements of Appendix D.

c. Providing a variety of housing choices within two different residential forms including:

   i. Hamlet Residential areas that will provide a majority of the housing as single detached dwellings interspersed through nodes with multi-family units; and

   ii. Country Residential areas. This is an existing development form not normally associated with a hamlet and typically consists of 2.0 or 4.0 acre lots. This Plan encourages the retention, infill, and build-out of existing Country Residential Areas where lots may be greater than 4.0 acres in size.

POPULATION

The approximate estimated population density for the plan area is shown in Table 2, along with the estimated population density at full build-out for other parts of the Plan area. Final densities will be determined with the preparation of *local plans*.

Table 2. Conrich area population and density at full build-out.

Development Area	Gross Area hectares (ac)	Gross Residential Area[1] hectares (ac)	Net Residential Area hectares	Units[2] per hectare (ac)	Population	Population Density[2] per hectare (ac)
Hamlet of Conrich	737 (1820)	656 (1621)	496 (1,226)	8.65 (3.5)	13,174	10 (4)
Phase 2 Residential[3]	386 (953)	386 (953)	270 (667)	8.65 (3.5)	9,340	10 (4)
Prince of Peace	59.7 (147)	40 (98.8)	40 (98.8)	48.6 (19.7)	350	87.65 (35.5)
Pleasant Place[4]	43 (106)	43 (106)	30 (74)	8.65 (3.5)	1,039	10

[1]Gross residential area = gross area - uses such as commercial centres, institutional sites, and business parks...

[2]Units and population density per hectare are based on net residential area. Units per hectare were established based on the 2018 census data. Net residential area and population calculation includes country residential land uses within hamlet assumed to be developed at 0.25 units per acre.

[3]Population and density of Phase 2 residential lands will be finalized at local plan stage in accordance with Section 10.0 – Phase Two Residential.

[4]Population and density is based on a portion of the area (106 acres) being developed as hamlet residential. Final numbers may be higher or lower, based on chosen residential form.

2. Regional Business Centre

The strategy supports the development of the Conrich area as a regional business centre with commercial and industrial land uses that take advantage of the regional transportation network and the development of the CN Rail facility.

The majority of industrial uses are located to the north and west of the hamlet. Expected uses are those that will not have significant offsite impacts such as noise, odour, and dust e.g. warehousing and transportation. An area to the northeast of the hamlet may be used for development that results in offsite impacts. It is estimated that the amount of land dedicated to industrial uses will provide sufficient opportunities for industrial demand for 30 plus years.

The strategy identifies two highway business zones intended to serve the regional market. These are located along Highway 1 and at the intersection of Stoney Trail and Township Road 250 (McKnight Blvd.). Potential uses include regional grocery and retail stores, large format stores, shops, offices, business parks, entertainment, and accommodation.

This plan supports the development of these business areas through such measures as:

- Requiring detailed *local plan*s to address non-residential/residential interface issues related to development;
- Providing for cost effective improvements to the County's infrastructure;
- Providing for a transportation network that separates residential, commercial, and industrial traffic.

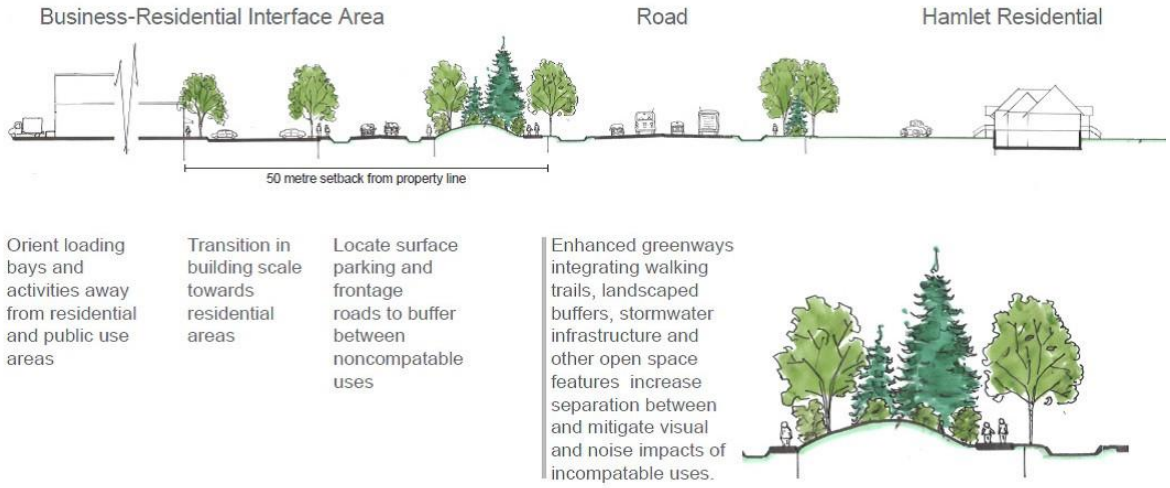
Table 3. Approximate gross areas of the land use types

Land Use Type	Gross area hectares (ac)
Residential	300 ()(741)
Hamlet Residential	533 (1,317)
Hamlet Industrial/Commercial	3 (8)
Hamlet Commercial	13 (32)
Phase 2 Residential	386 (954)
Industrial	1,957 (4,836)
Highway Business/Industrial	131 (324)
Highway Business	574 (1,419)
Institutional	85 (210)
Long Term Development	393 (970)
Total	**4,375 (10,811)**

3. Residential and Business Interface

The emergence of Conrich as a regional business centre provides a challenge to developing a vital and attractive community. The strategy addresses this challenge by requiring the implementation of non-residential/residential interface policies to mitigate the impact of commercial/industrial development through land use, building height, coverage, design, and landscaping.

Figure 2: Non-residential and Business Interface



4. Agriculture and the Natural Environment

Agriculture is supported within the plan area until such time as alternative development is required. The plan limits further fragmentation of these agriculture areas but allows for the development of a farmstead, first parcel out, or other agricultural land uses. The plan also supports the protection of wetlands and riparian areas, particularly those associated with natural stormwater conveyance systems.

SUB-COMPONENTS

Other residential areas

The Prince of Peace community intends to expand its long term care facility, increase its residential capacity, and provide local commercial services to its residents. The Conrich development strategy supports this direction and allows for residential development to the west of the Prince of Peace community.

Transition

The strategy identifies three residential areas within the plan area that may transition to regional highway business or industrial uses and provides policy to support this transition. The identified areas are: (i) Township Road 244A, (ii) McKervey Place, and (iii) Township Road 250 (Map 5).

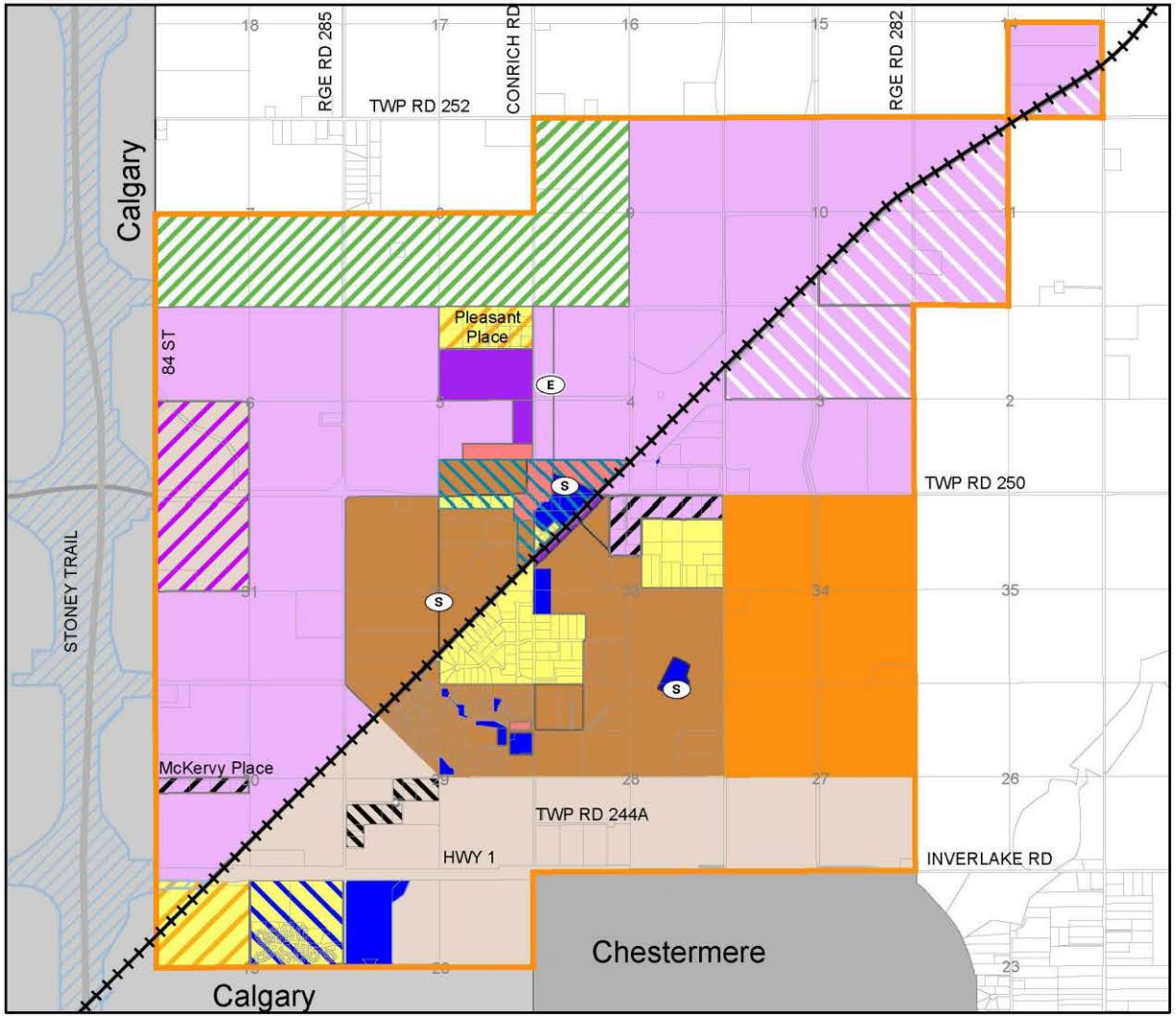
Phasing

The plan recognizes that development within the plan area should progress in a logical and efficient manner. The phasing concept (Map 14: Phasing) identifies the following areas for the first phase of development:

- lands adjacent to Township Road 250;
- lands within the hamlet;
- Prince of Peace; and
- lands within SE-14-25-28-W04M.

Development within all phases should be allowed to proceed when logical extensions of infrastructure are made available by Rocky View County or a developer, a market demand is identified, and a commitment is made to implement a regional stormwater conveyance system, subject to the policies of this plan.

The plan identifies a highway business area along Highway 1, where the final business uses will be determined at the time of *local plan* preparation. Approval to proceed in this area will require, among other things, a plan amendment and a market analysis to confirm demand. The plan identifies lands east of the Hamlet as Phase 2 Residential. Development of these lands are subject to the policies of Section 10.0. Development not in accordance with the applicable policies of Section 10.0 will require an amendment to this plan. Finally, the phasing plan identifies long term development areas. It is anticipated that there will not be a demand for the use of these for an extended period of time. Development of the long term development area will require an amendment to this plan.



Map 5:
Land Use Strategy

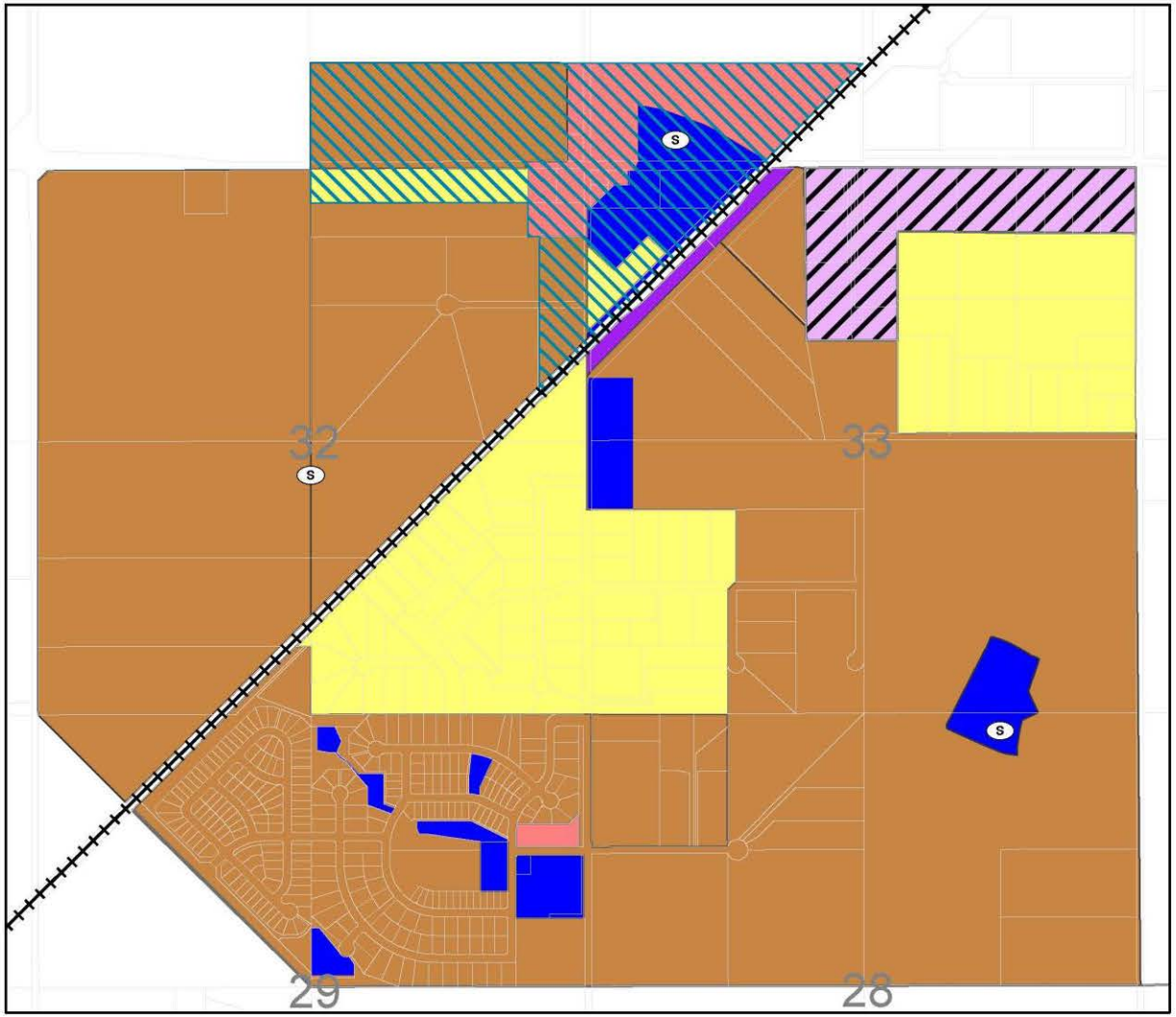
- ASP Boundary
- Hamlet Residential
- Country Residential
- Phase 2 Residential
- Residential-form to be determined
- Institutional/Residential
- Institutional
- Industrial
- Hamlet Industrial/Commercial
- Heavy Industrial
- Industrial Transition
- Highway Business/Industrial
- Highway Business
- Hamlet Commercial
- Highway Business Transition
- Long Term Development Area
- Emergency Services
- School
- Transportation and Utility Corridor
- Community Core
- CN Railway

0 0.25 0.5 1 1.5 2 Km

N

Area Structure Plan
CONRICH

This map is conceptual in nature. No measurements or area calculations should be taken from this map.



Map 6:
Hamlet of Conrich

- Hamlet Residential
- Country Residential
- Institutional
- Hamlet Industrial/Commercial
- Industrial Transition
- Hamlet Commercial
- Community Core
- School
- CN Railway

Area Structure Plan
CONRICH

This map is conceptual in nature. No measurements or area calculations should be taken from this map.

0 0.25 0.5 Km

N

8.0 HAMLET RESIDENTIAL

The purpose of hamlet residential is to accommodate and expand a form of residential development that has occurred in the Conrich area through the approval of Cambridge Park and Buffalo Hills Conceptual Schemes in 2007 and 2006 respectively (Map 13: Local Plans).

These hamlet residential areas are compatible with adjacent country residential areas within the hamlet, while providing an expanded range of housing choices for residents. *Local plan*s will ensure consideration is given to providing compatible uses such as parks and pathways, as well as schools, where appropriate. Integrated community and institutional development will be incorporated into *local plans* that, while predominately servicing the needs of Plan area residents, also serve residents from neighbouring municipalities. While the predominant residential dwelling type will be single detached homes, all developments should include a range of residential options.

Objectives

- Support the development of comprehensively designed residential neighbourhoods that promote interaction between residents.
- Require neighbourhoods to have an integrated parks, *open space*, and trail system that promotes walking and cycling and provides for a positive recreational and/or cultural experience for residents.
- Ensure hamlet residential areas within the hamlet provide for an efficient internal transportation network, with connections to other neighbourhoods and the hamlet's core area.
- Provide for a range of lot sizes and housing types to accommodate the varying needs and incomes of Rocky View County residents.
- Provide for human scale design and attractive hamlet residential areas through the use of architectural and community design guidelines.

Policies

8.1 Hamlet Residential Development within the Hamlet of Conrich shall be supported in the areas identified as 'Hamlet Residential' on Maps 5 and 6.

8.2 The predominant land use within the hamlet residential area shall be single detached residences; multi-family residences such as semi-detached homes, row houses, and townhouses shall also be allowed.

8.3 A comprehensive *local plan* shall be required to support applications for hamlet residential development.

8.4 The following uses in the hamlet residential area may be allowed without an amendment to Map 5 and Map 6, where they are determined to be compatible and appropriate:

a. public, recreational, and institutional uses; and

b. hamlet commercial uses.

8.5 In addition to reserve dedication, public, recreational, and institutional uses should comprise 10% of the gross *local plan* area.

8.6 Notwithstanding Policy 8.4, less than 10% of the gross *local plan* area may be used for public, recreational, and institutional uses when:

a. hamlet commercial is proposed;

b. seniors' accommodation is proposed;

c. greater than 10% of area is proposed for medium density residential in accordance with Policy 8.9; or

d. gross residential density exceeds 9.63 units per hectare (3.9 units per acre) in accordance with Policy 8.8.

8.7 *Local plans* proposing hamlet commercial public, recreational, and / or institutional uses shall conform to the applicable policies of this Plan.

Public, Recreational, and Institutional uses should be limited to include athletic and recreation services, indoor / outdoor recreation services, open space, parks, public buildings, places of worship, or private schools.

DENSITY

8.8 The gross residential density of the hamlet residential area should be 9.63 units per hectare (3.9 units per acre).

8.9 Medium density residential (townhomes, row houses, and multi-unit) land use should comprise at least 10 per cent of the net *developable* area within a hamlet residential area.

Gross residential density calculations include land for residential lots and local uses such as hamlet commercial businesses, local parks, elementary schools, local roads, and small institutional sites such as daycares.

COMMUNITY DESIGN

8.10 A hamlet residential area should provide:

a. street-oriented residential design;

b. a variety of lot widths and home sizes;

c. parks and pedestrian connections to adjacent areas;

d. sidewalks on at least one side of the roadway;

e. vehicular connections to other neighbourhoods within the hamlet;

f. an open space, pathways and trails network to provide alternative methods of pedestrian movement; and

f. dark sky friendly street lighting.

Street-oriented design affects the character of the street and how neighbours interact with each other. A vital street with good design encourages activity by providing a safe and inviting pedestrian environment, a home design that encourages interaction, and a road design that calms traffic movement.

8.11 Medium density residential development should:

a. be oriented to the public street with parking located in the rear or side;

b. be located in proximity to community amenity areas such as *open space*, a park, or the main street; and

c. provide landscaped open areas that are safe and secure for residents and integrate private outdoor living areas with public *open space*.

8.12 *Local plan*s should provide architectural design guidelines that promote neighbourly interaction by:

a. promoting front yard aesthetics;

b. providing street trees and street-oriented porches or patios; and

c. requiring garages to be located in the rear of residences, contiguous, or recessed from the front façade.

8.13 *Local plan*s should encourage rural identity through the use of:

a. street names;

b. architectural controls that emphasize a rural look and feel; and

c. landscaping that uses local/native plant species.

8.14 *Local plan*s shall provide an analysis of *open space* and recreational needs and opportunities to determine the amount and location of land to be dedicated to parks and *open space* within a hamlet residential area.

8.15 *Local plans* should identify and implement mechanisms by which *open space*, wetlands, riparian areas, and other areas of environmental significance not qualifying as Environmental Reserve will be permanently preserved, and any privately owned portions not subject to further development.

Open Space means all land and water areas, either publicly owned or offering public access that are not covered by structures. *Open space* may include current and future parks, environmentally significant areas, and other natural areas, pathways and trails, greenways, parks, land for schools and recreation facilities, utility corridors, golf courses, and cemeteries.

8.16 *Local plan*s shall provide a transportation analysis addressing the need for an efficient vehicular and pedestrian network within, and external to, the Hamlet Residential area.

8.17 *Local plans* should, in collaboration with the City of Calgary and the City of Chestermere, identify and accommodate the provision of future regional transit within the local plan area, including bus stops, parking, and other transit needs.

]8.18 *Local plans* abutting the railway shall provide sufficient buffering, safety, and noise control techniques to mitigate the impact on residential development in accordance with the, 'Guidelines for New Development in proximity to Railways Operations,' in effort to mitigate the impact of new residential development in proximity to the railway. At a minimum, this should include:

a. A minimum 30.0 metre setback from the railway right-of-way;

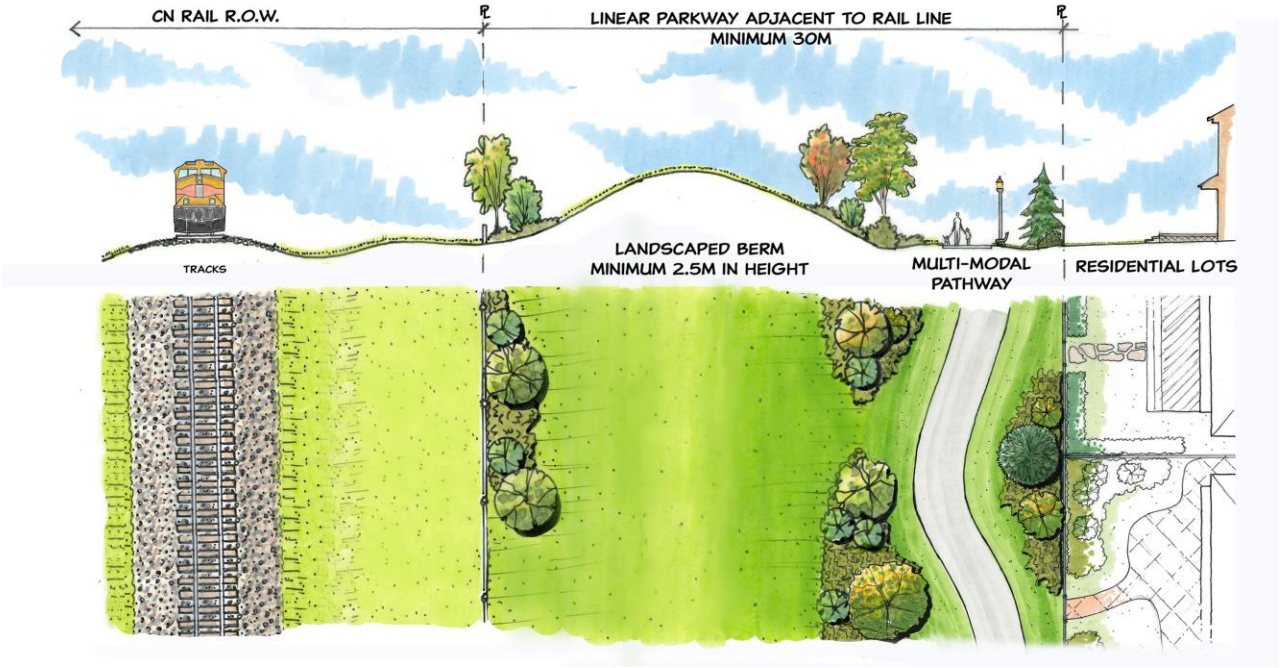
b. A 2.5 metre high earthen berm that separates the residential development from the rail line; and

c. A 1.83 metre chain link fence installed and maintained along the mutual property line.

A conceptual depiction of appropriate buffering in proximity to the railway is shown on Figure 3.

8.19 *Local plans* abutting the future re-alignment of Township Road 250 shall provide appropriate noise control techniques to mitigate the impact of the increase in heavy vehicle traffic.

Figure 3 Railway interface concept



PRINCE OF PEACE AREA

The Prince of Peace community, identified on Map 13, is a low to medium density residential area that has been designed to accommodate the needs of seniors. The *master site development plan* and associated land use allows for semi-detached homes, medium density condominiums, assisted living accommodation, and dementia accommodation. Development of this area will comply with all relevant policies of this plan.

8.20 Residential development within the Prince of Peace area shall be in accordance with the Prince of Peace Master Site Development Plan and relevant policies of this plan.

Other areas

8.21 Map 5 identifies two areas referred to as 'residential – form to be determined' where the residential form is to be determined at the *local plan* stage. Options include country residential and/or residential densities equivalent to hamlet residential. Development in these areas shall be consistent with the relevant residential policies of this plan.

9.0 COUNTRY RESIDENTIAL

Country residential development within the plan area has occurred from the mid-1960s to the present. These areas are identified as country residential on Map 3: Existing Land Use. This plan supports the retention and build-out of certain existing country residential areas, while providing for the transition of other areas to new land uses.

Country residential development refers to the traditional residential acreages that have been created throughout the County since the early 1960s. Typically acreages have the land use designation residential one, two, or three district with a minimum of two (2), four (4) and ten (10) acre parcel size respectively. The lots may have been subdivided as part of a local plan or created on an individual basis. Wastewater is treated on-site through the use of a private sewage treatment system, while water is provided by well or a local water co-op.

Objectives

- Support some existing country residential areas to remain as viable communities.
- Support the retention of existing country residential areas identified as transition areas until change to an industrial or commercial use is deemed desirable.
- Ensure that the impact of commercial and industrial development on country residential development is minimized through the implementation of appropriate interface policies and design guidelines.

Policies

Map 5: Land Use Strategy and Map 6: Hamlet of Conrich shows the country residential areas within the plan boundary that are expected to remain as country residential developments.

9.1 Country residential development within the hamlet of Conrich shall be supported in the areas identified as 'country residential' on Map 5 and Map 6.

9.2 The minimum parcel size in the country residential areas should be 0.80 hectares (1.98 acres).

9.3 Applications for redesignation or subdivision for country residential development should provide:

a. A plan demonstrating potential connectivity to immediately adjacent residential or agricultural parcels as determined necessary by the County;

b. An access management strategy that provides direct access to a County roadway and reduces the reliance on legal access arrangements; and

c. Appropriate reserve dedication to support environmentally sensitive areas, as well as open space, trails and pathways network as generally shown on Map 8.

PLEASANT PLACE

Pleasant Place is a residential area located outside of the hamlet of Conrich that is intended to remain and expand as a residential area. The Pleasant Place community consists of 11 homes located one kilometre north of Township Road 250 and west of Conrich Road. The plan recognizes the desire of its residents to remain as a viable residential community.

9.4 The existing country residential area known as Pleasant Place is identified on Map 5 as 'residential - form to be determined'. Expansion to the west and south of Pleasant Place is also identified as 'residential - form to be determined' on Map 5. The new

residential development form within this area shall be determined at the time of *local plan* preparation and shall be consistent with the policies of this plan.

9.5 Industrial development adjacent to the existing or expanded Pleasant Place residential area shall be subject to the non-residential/residential interface policies and design guidelines of this plan (Map 7 and Section 15).

9.6 Development of land to the north of Pleasant Place, within the long term development area, shall be compatible with the existing Pleasant Place land use.

RESIDENTIAL TRANSITION AREAS

Residential transition areas are those areas currently designated for country residential use where future industrial or commercial development is supported. This plan (Map 5) recognizes three transitional areas: (i) Township Road 244A (highway business transition), (ii) McKervey Place (industrial transition), and (iii) Township Road 250 (industrial transition).

9.7 The country residential uses on lands identified for industrial transition or highway business transition (Map 5) are allowed to continue until such time as a transition to industrial or highway business use is deemed desirable and a *local plan* has been prepared, in accordance with the policies of this plan.

9.8 Applications for highway businesses or industrial uses adjacent to transition areas shall be subject to the non-residential/residential interface policies of this plan (Section 15), unless otherwise determined by a *local plan* to not be necessary.

9.9 Notwithstanding the intended highway business or industrial land uses for the transition area, the County may consider a 'work/live' land use without the preparation of a *local plan*.

9.10 Subdivision of an industrial transition or highway business transition area into additional residential or additional 'work/live' lots shall not be supported.

A '**work/live'** land use would allow a business to operate on the same property as a private residence. Creating this land use permits a greater intensity of business use than is currently contemplated under existing residential districts or home based businesses.

This land use may be of benefit to homeowners within a transition area that are impacted by business development but are unable to transition to a commercial or industrial land use because of a lack of market interest.

The County does not have a 'work/live' land use district as envisioned in this plan but will consider the adoption of such as district as part of the plan implementation (Section 27).

TOWNSHIP ROAD 250 TRANSITION AREA

With the development of the CN Rail facility, homes accessing Township Road 250 south of the CN logistics park have been impacted by increased truck traffic and facility operations. This plan provides for the transition of this area to industrial land use, which in turn may impact adjacent country residential development to the south. A conceptual scheme has been adopted by Council to mitigate the potential impacts on country residential residents.

9.11 Applications for industrial and residential development in the area identified on Map 13: Local Plans as Township Road 250 shall be prepared in accordance with the provisions of the Township Road 250 Conceptual Scheme.

OTHER TRANSITION AREAS

The plan recognizes other transition areas as land:

- where future industrial or commercial development is supported;
- contain a residence; and
- have been impacted by the loading and shuttling of rail cars associated with the CN Rail facility.

9.12 Notwithstanding the intended commercial or industrial land uses for these lands, the County may consider a ‘work/live’ land use without the preparation of a *local plan*.

9.13 Subdivision of transition areas into additional ‘work/live’ lots shall not be supported.

10.0 PHASE 2 RESIDENTIAL

East of the Hamlet of Conrich lands, between Range Road 283 and Range Road 282, it is anticipated that further residential development will be required to accommodate future growth in the Conrich area. These lands have been identified as Phase 2 Residential. While it is anticipated that residential development will mainly be in the form of single family homes, opportunities will exist for other housing types that are carefully planned in keeping with the character of Conrich.

*Local plan*s will ensure consideration is given to providing compatible uses such as parks, open space, trail and pathway alignments, as well as schools where a need is identified. Integrated community and institutional development will be incorporated into *local plans*. Local and / or small-scale regional commercial opportunities may be provided for if market demand exists. Collaboration with neighbouring municipalities to identify regional commercial, recreational and / or institutional needs and mitigate cross-boundary impacts will be an important consideration in development of the Phase 2 Residential lands.

Objectives

- Support the development of comprehensively designed residential neighbourhoods that promote interaction between residents.
- Require neighbourhoods to have an integrated parks, *open space*, and trail system that promotes walking and cycling and provides for a positive recreational and/or cultural experience for residents.
- Ensure residential areas provide for an efficient internal transportation network, with connections to other neighbourhoods as well as the hamlet's residential and core area.
- Provide for a range of lot sizes and housing types to accommodate the varying needs and incomes of Rocky View County residents.
- Provide for human scale design and attractive hamlet residential areas through the use of architectural and community design guidelines.
- Ensure the development pattern follows a logical extension of infrastructure and provides pedestrian connectivity to the hamlet's residential and core area.

Policies

10.1 Residential Development shall be supported in the areas identified as 'Phase 2 Residential' on Map 5.

10.2 Applications for non-residential development shall require an amendment to this Plan, with the following exceptions:

a. development for agricultural purposes in accordance with Section 13.0

b. public, recreational, and institutional uses;

c. small-scale regional commercial uses that predominately service the travelling public, immediately south of Township Road 250; and

d. local commercial uses.

Development of the above noted uses may proceed without an amendment to Map 5.

10.3 Development within the Phase 2 Residential lands may proceed without an amendment to this Plan, provided all of the following criteria have been met:

a. Approximately 80 per cent of the land within the Hamlet of Conrich identified as Hamlet Residential, Hamlet Commercial, and Institutional has an adopted *local plan* and / or land use;

b. The County and City of Calgary have completed the East Stoney Trail Analysis and all necessary transportation upgrades to support the proposed development have been identified to the satisfaction of the City of Calgary and the County;

c. Regional recreational, community, and institutional needs have been identified in collaboration with the City of Calgary and City of Chestermere;

d. It has been demonstrated that sufficient water and wastewater capacity exists to service the proposed development;

e. Sufficient emergency response provisions including but not limited to the construction of a new fire hall are complete; and

f. Stormwater infrastructure to allow for a permanent outfall from the Phase 2 Residential area in accordance with the CSMI has been identified and accounted for in the associated funding model.

10.4 The predominant land use within the Phase 2 Residential area shall be single detached residences; multi-family residences such as semi-detached homes, row houses, and townhouses shall also be allowed.

10.5 A comprehensive *local plan* shall be required to support applications for residential development.

10.6 In addition to reserve dedication, public, recreational, and institutional uses should comprise 10% of the gross *local plan* area.

10.7 Notwithstanding Policy 10.8, less than 10% of the gross *local plan* area may be used for public, recreational, and institutional uses when:

a. local commercial is proposed;

b. senior accommodation is proposed;

c. greater than 10% of the area is proposed for medium density residential in accordance with Policy 10.12; or

d. gross residential density exceeds 9.63 units per hectare (3.9 units per acre) in accordance with Policy 10.11.

10.8 *Local plans* proposing commercial, public, recreational, and / or institutional uses shall conform to the applicable policies of this Plan.

Public, Recreational, and Institutional should be limited to include athletic and recreation services, indoor / outdoor recreation services, open space, parks, public buildings, places of worship, or private schools.

DENSITY

10.9 The gross residential density of the residential area should be 9.63 units per hectare (3.9 units per acre).

10.10 Medium density residential (townhomes, row houses, and multi-unit) land use should comprise at least 10 per cent of the net *developable* area within a hamlet residential

area.

Gross residential density calculations include land for residential lots and local uses such as hamlet commercial businesses, local parks, elementary schools, local roads, and small institutional sites such as daycares.

COMMUNITY DESIGN

10.11 The Phase 2 Residential area should provide:

a. street-oriented residential design;
b. a variety of lot widths and home sizes;
c. parks and pedestrian connections to adjacent areas;
d. sidewalks on at least one side of the roadway;
e. vehicular connections to other neighbourhoods within the hamlet;
f. an open space, pathways and trails network to provide alternative methods of pedestrian movement; and
f. dark sky friendly street lighting.

Street-oriented design affects the character of the street and how neighbours interact with each other. A vital street with good design encourages activity by providing a safe and inviting pedestrian environment, a home design that encourages interaction, and a road design that calms traffic movement.

10.12 Medium density residential development should:

a. be oriented to the public street with parking located in the rear or side;
b. be located in proximity to community amenity areas such as *open space*, a park, or the main street; and
c. provide landscaped open areas that are safe and secure for residents and integrate private outdoor living areas with public *open space*.

*10.13 Local plan*s should provide architectural design guidelines that promote neighbourly interaction by:

a. promoting front yard aesthetics;
b. providing street trees and street-oriented porches or patios; and
c. requiring garages to be located in the rear of residences, contiguous, or recessed from the front façade.

*10.14 Local plan*s should encourage rural identity through the use of:

a. street names;
b. architectural controls that emphasize a rural look and feel; and
c. landscaping that uses local/native plant species.

*10.15 Local plan*s shall provide an analysis of *open space* and recreational needs and opportunities to determine the amount and location of land to be dedicated to parks and *open space* within a hamlet residential area.

Open Space means all land and water areas, either publicly owned or offering public access that are not covered by structures. *Open space* may include current and future parks, environmentally significant areas, and other natural areas, pathways and trails, greenways, parks, land for schools and recreation facilities, utility corridors, golf courses, and cemeteries.

10.16 Local plans should identify and implement mechanisms by which *open space*, wetlands, riparian areas, and other areas of environmental significance not qualifying as Environmental Reserve will be permanently preserved, and any privately owned portions that will not be subject to further development.

*10.17 Local plan*s shall provide a transportation analysis addressing the need for an efficient vehicular and pedestrian network within, and external to, the Phase 2 Residential area.

10.18 *Local plans* should, in collaboration with the City of Calgary and the City of Chestermere, identify and accommodate the provision of future regional transit within the local plan area, including bus stops, parking, and other transit needs.

10.19 *Local plans* shall provide regulations for buffering and setbacks from any pipelines that bisect the Phase 2 Residential area, in consultation with the utility provider.

10.20 *Local plans* that abut Township Road 250 and/or the Township Road 250 Conceptual Scheme lands shall provide buffering and noise control measures to create effective transitions between the existing uses and new residential development.

10.21 The County shall consult with the City of Calgary, the City of Chestermere, applicable provincial agencies, and other stakeholders to deliver regional recreation, culture, and community service needs as identified through collaborative planning, studies, and agreements.

11.0 COMMERCIAL

Commercial areas provide a wide range of services to Rocky View County residents and the region, while contributing to the fiscal sustainability of the County. This plan envisions two different forms of commercial development for the Conrich area; regional highway business development and hamlet commercial.

HIGHWAY BUSINESS

Highway business developments are moderate to large in size and primarily serve the needs of the:

- traveling public and tourists;
- regional population; and
- industrial and commercial employees from the region.

Uses may include a combination of grocery and retail stores, large format stores, shops, services to the public, offices, office parks, entertainment, and accommodation. Light industry may be considered if there are no nuisance factors outside of the enclosed building. Institutional uses are also appropriate in this area and may include schools, religious assemblies, campgrounds, medical treatment centres, and recreational uses. Highway business areas are to be comprehensively planned, attractively designed, landscaped, and include pedestrian-friendly parking areas. Where they are adjacent to existing or future residential areas, they must follow the non-residential/residential interface area policies (Section 14).

HAMLET COMMERCIAL

The hamlet commercial area should form part of the Community Core and will be centered at the intersection of Conrich Road and Township Road 250 as shown on Map 9. Hamlet commercial contributes to the social aspect of the hamlet and the development of a sense of community for the Conrich area. It will add visual interest to the community and provide local services, a pedestrian-orientated main street development, and casual meeting places for area residents. Future development of commercial within the Phase 2 Residential lands shall conform to the Hamlet Commercial policies of this Section, where applicable.

Objectives

- Provide for attractive and high quality highway business and hamlet commercial development.
- Provide for an attractive commercial core that adds to the social fabric of the hamlet and provides a wide variety of services to residents.
- Promote the development of regional highway business development focused on Highway 1 and Stoney Trail that is of a high quality design and provides safe access and egress from adjacent highways.
- Provide guidance on development type and design.
- Ensure commercial uses are compatible with existing and future land uses.

Policies

GENERAL

11.1 Highway Business and Hamlet Commercial development shall be located in the areas identified on Map 5 and 6. Other local neighbourhood commercial areas may be allowed, where they do not detract from the development of the Hamlet Commercial area and a demand has been demonstrated.

11.2 Development areas should proceed in an orderly and efficient manner and be supported by cost effective and efficient changes to the County's existing infrastructure and transportation networks.

LAND USE - HIGHWAY BUSINESS

11.3 The primary regional highway business land uses should be large format retail centres, shopping centres, outlet malls, office buildings, business parks, regional services, and tourist facilities that benefit from access to Highway 1 or Stoney Trail. Other acceptable uses include institutional uses, campgrounds, medical treatment centres, recreation facilities, and light industry where there are no nuisance factors outside of the enclosed building.

11.4 Highway business uses should primarily be carried on within an enclosed building, where the operation does not generate any significant nuisance or environmental factors such as noise, appearance, or odour outside of the enclosed building.

11.5 Outdoor storage as a primary use should not be permitted. Outside storage incidental to the primary use of the site shall be screened and located to the side or rear of the primary building.

11.6 Outside display areas are permitted provided they are limited to examples of equipment, products, or items related to the site's use.

11.7 Highway business areas shall be situated in a location that ensures safe and efficient access and egress from adjacent roadways.

11.8 Highway business uses located adjacent to existing or future residential or agriculture areas shall address the agriculture interface and non-residential/residential area policies of this plan (Sections 14, 15, and Map 7).

HIGHWAY BUSINESS/INDUSTRIAL - STONEY TRAIL

11.9 The land use for the area identified as highway business/industrial on Map 5 will be determined as part of the *local plan* preparation. The determination of land use shall be done at the quarter section scale and the relevant commercial or industrial polices of this plan shall apply.

LAND USE - HAMLET COMMERCIAL

11.10 Hamlet commercial uses should be small scale businesses and services that serve the residents of the hamlet and plan area.

11.11 The hamlet commercial area shall provide a range of local services that support the hamlet of Conrich and contribute to an attractive pedestrian environment and meeting places for residents.

11.12 While the majority of local area commercial shall be located within the Community Core, other local neighbourhood commercial development may be allowed within the hamlet and Phase 2 Residential neighbourhoods.

11.13 *Local plans* proposing hamlet commercial abutting the future re-alignment of Township Road 250 shall provide appropriate noise control techniques to mitigate the impact of the increase in heavy traffic.11.14 *Local plans* proposing hamlet commercial and / or institutional uses within the Community Core as shown on Map 5 shall include design guidelines to allow for the development of an east / west main street that intersects with Conrich Road, which may be external to the *local plan* area. These design guidelines shall be appended to the *local plan*, and guide future development within the Community Core.

DESIGN

11.14 Commercial development shall be attractively designed, fit with existing development, and address the County's Commercial, Office, and Industrial Design Guidelines and the design requirements of Appendix D.

11.15 Commercial development shall provide for convenient, attractive, and efficient pedestrian and bicycle linkages between building entrances, sites, and, where applicable, adjacent areas.

11.16 Buildings in the hamlet commercial area should be built close to the street with onsite parking located in the side and rear.

11.17 Wide sidewalks and angled parking are encouraged as design features consistent with rural prairie towns, in the hamlet commercial area.

11.18 All private lighting, including security and parking area lighting, shall be designed to respect the County's 'dark sky' Land Use bylaw requirements, conserve energy, reduce glare, and minimize light trespass onto surrounding properties.

11.19 The use of fencing in commercial areas should not be permitted, other than for buffering adjacent lands in non-residential/residential interface areas, screening of outside storage, screening of garbage bins, or for security purposes, provided the security area is adjacent to the side or rear of the primary building.

LOCAL PLANS

11.20 A *local plan* shall be required to support applications (see Section 28) for Highway Business and Hamlet Commercial development. The *local plan* should:

a. provide detailed planning and design policies and guidelines;

b. address the County's Commercial, Office, and Industrial Design Guidelines and document how the *local plan* meets those guidelines;

c. provide architectural and site guidelines in order to provide a consistent, thematic design to the commercial area;

d. where applicable, coordinate with the adjacent municipality to ensure effective transition across municipal boundaries;

e. where necessary, provide for current and future access requirements to Highway 1; and

f. where necessary, ensure vehicle and pedestrian connections are in general accordance with other *local plan* areas, and, with Maps 8 and 9 of this plan.

12.0 INDUSTRIAL

Over the next three decades, Rocky View County is expected to capture a greater share of the region's industrial development due to demand, a growing urban market and labour force, competitive land values, and good transportation access.

The Conrich area is identified in the Rocky View *County Plan* (Map 1: Managing Growth) as a regional business centre and is expected to see strong industrial development in the distribution sectors over the next decade. The associated employment growth that will come with this development will contribute to the evolution of a well-rounded living environment in the Conrich area.

The industrial policies support the development of a regional business centre that provides local and regional employment opportunities, increase the County's business assessment base, and contribute to the long-term financial sustainability of the County.

Objectives

- Support the development of well-designed industrial areas.
- Provide for the growth of local and regional employment opportunities.
- Support the development of industries associated with the provincial and regional economic base such as construction, manufacturing, transportation, warehousing, distribution logistics, and oil and gas services.
- Promote financial sustainability by increasing the County's business assessment base.

Policies

GENERAL

12.1 All industrial development shall be located in the areas identified on Map 5.

12.2 Development of industrial uses should proceed in an orderly manner and be supported by cost effective and efficient changes to the County's existing infrastructure and transportation networks.

LAND USE

12.3 Industrial uses such as distribution logistics, warehousing, transportation, industrial services, construction, manufacturing, services (business, petroleum, professional, scientific, and technical), and industrial storage that do not have significant offsite nuisance factors are appropriate within the industrial area.

The term **distribution logistics** refers to the business and activities associated with the management, handling, and movement of goods and finished products from their point of origin and manufacture to their point of consumption.

12.4 Commercial and other business uses that are compatible with industrial uses, and have minimal impact on the local infrastructure, may be appropriate within an industrial area.

12.5 Industrial uses with the potential for offsite impacts such as unsightly appearance, noise, odour, emission of contaminants, fire or explosive hazards, or dangerous goods may be located in the area identified as heavy industrial on Map 5.

The County has identified the following broad sectors as emerging areas of growth potential based on employment and business trends:

- Transportation, warehousing, and distribution/wholesale trade, particularly rail and trucking transportation and support industries;
- Professional, scientific, and technical services, particularly engineering, consulting, and business services; and
- Oil and gas servicing industries.

LOCAL PLANS

12.6 A *local plan* shall be required to support applications for industrial development. The local plan shall:

a. ensure that the type of uses for the industrial area are consistent with those identified in Policies 11.3 to 11.5;

b. where necessary, provide a strategy to mitigate offsite impacts; including noise reduction due to operations;

c. address the policies of this plan regarding non-residential/residential interface areas, where required;

d. address the County's Commercial, Office, and Industrial Design Guidelines and document how the local plan meets those guidelines; and

e. provide landscaping, lot, and building design requirements that provide for high quality development.

12.7 All private lighting, including security and parking area lighting, shall be designed according to the County's 'dark sky' Land Use bylaw requirements, conserve energy, reduce glare, and minimize light trespass onto surrounding properties.

12.8 Where appropriate and feasible, a local plan should incorporate policies that provide for green building techniques and energy efficient design.

13.0 AGRICULTURE

The continued use of land for agriculture, until such time as the land is developed for other uses, is appropriate and desirable. The policies support the retention and development of agriculture uses as described in the Rocky View *County Plan*, while Section 14 provides direction on developing adjacent to agricultural operations in a manner that minimizes land use conflict.

Objectives

- Support agricultural operations until alternative forms of development are determined to be appropriate.
- Provide for appropriate development of farmsteads and first parcels out.

Policies

GENERAL

13.1 Existing agricultural operations within the plan boundary are encouraged to continue until development of those lands to another use is deemed desirable and that use is determined to be in accordance with the policies of this plan.

13.2 The creation of a single lot from an un-subdivided quarter section for the purposes of a farmstead, first parcel out subdivision, or other agriculture development should be supported without the requirement of a local plan when it is in accordance with the relevant policies of this plan and the *County Plan*.

13.3 Farmstead lot size shall meet the minimum and maximum size requirements of the *County Plan* and be no larger than is necessary to encompass the existing residence, associated buildings, landscape improvements, and access.

13.4 Residential first parcels out shall be situated in a manner that minimizes the impact on future development of the site. Residential first parcels out:

a. shall meet the site requirements of the *County Plan*;

b. shall meet the County's access management standards; and

c. should be located on the corners of the quarter section.

13.5 Applications for confined feeding operations shall not be supported in the Plan area.

14.0 AGRICULTURE INTERFACE

Agriculture is a significant land use within the Conrich plan area and will continue until envisioned development occurs. It is important that agricultural uses are allowed to continue unimpeded until the land transitions to an alternate land use.

In accordance with the policies and actions of the *County Plan*, agricultural boundary design guidelines are being developed. When completed, the guidelines will provide recommendations for a variety of buffering, siting, and design techniques to minimize impacts of non-agricultural development on agricultural operations and to reduce potential land use conflicts.

Objective

- Ensure an appropriate interface between non-agricultural uses and agricultural land and operations, in order to avoid negative impacts on agriculture operations.

Policies

14.1 Applications for non-agricultural development adjacent to agricultural lands should adhere to the County's Agricultural Boundary Design Guidelines.

14.2 Proposals for non-agricultural development adjacent to agricultural lands located either within or outside of the Plan boundary should incorporate buffering, siting, and design techniques to minimize negative impacts on agricultural lands.

14.3 Agricultural buffering techniques may include a combination of the following:

a. barrier fencing to prevent access;

b. vegetated berms;

c. community agriculture plots;

d. stormwater management facilities;

e. ecological/vegetative buffers;

f. use of topographic barriers such as slopes, roads, watercourses or wetlands; and

g. increased setbacks for housing and other buildings.

14.4 Public access such as trails, pathways, and parks should be discouraged adjacent to agricultural lands unless supported by the *open space* and pathway plan (Map 8).

15.0 NON-RESIDENTIAL/RESIDENTIAL INTERFACE

The development of the Conrich area requires careful and sensitive integration of future business uses that are adjacent to existing and planned residential areas. The goals and policies of this section are intended to achieve a compatible interface and mitigate the impact of non-residential uses.

The term **non-residential** refers to commercial, industrial, or other types of business development.

The **non-residential/residential interface area** is meant to provide a compatible interface between business and residential development. The non-residential/residential interface area contains the land designated for industrial, commercial, or other business use adjacent to the residential interface. A compatible interface is achieved by providing for the appropriate land use, building setbacks, lot and building design, and landscaping within this area.

Objectives

- To minimize the impact of non-residential development on residential development.
- To provide edge conditions in non-residential/residential interface areas that are complementary to adjacent residential areas.

Policies

GENERAL

15.1 *Local plans* for business uses adjacent to areas identified on Map 7 shall include an interface strategy that addresses the policies of this section.

15.2 The local road network within the non-residential area should be separated from and/or buffered from the adjacent residential areas.

BUSINESS USES

15.3 Business uses located in those areas identified on Map 7 as non-residential/residential interface shall comply with the following requirements:

a. Acceptable uses are those business activities primarily carried on within an enclosed building that generate no significant nuisance factor outside of the enclosed building. Business uses that interfere with the use and enjoyment of adjacent residential development because of the nature of the business use should not be permitted, even where the business activities may be fully enclosed within a building.

b. Outside storage is not an acceptable use in the non-residential/residential interface area.

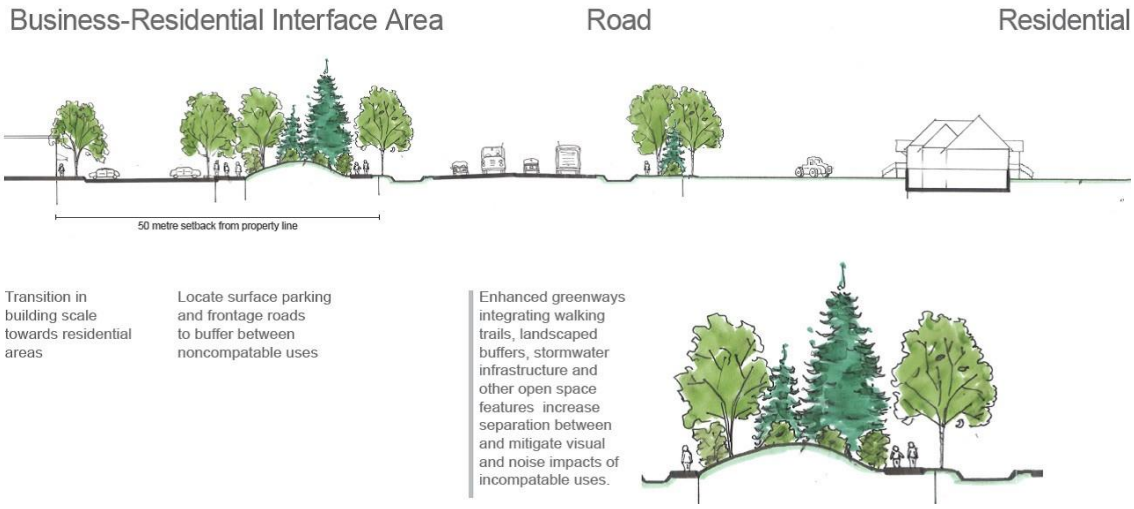
SETBACK AREA

Spatial separation between non-residential and residential uses is achieved by providing setbacks for the non-residential buildings within the interface areas.

15.4 Where non-residential buildings are on lands adjacent to a residential area, the non-residential building shall be set back a minimum of 50 metres from the non-residential property line.

15.5 Where a trail or pathway is located within, or adjacent to, a non-residential/residential interface area, the pathway and associated *open space*, including municipal reserve, may be counted as part of the 50-metre building setback.

Figure 4: Illustration of the Non-residential/Residential Interface area.



SETBACK AREA USE AND LANDSCAPING

15.6 Uses within the setback of a non-residential/residential interface area may include:

a. landscaping, berms, landscaped stormwater ponds, natural wetlands, trails, and linear parks; and

b. surface parking where the parking is hidden from view by berms and/or landscaping.

15.7 High quality landscaping should be emphasized in the setback area. A landscape plan shall be prepared for the setback as part of a *local plan* that address the County's Land Use bylaw and the Appendix D guidelines.

15.8 Mass plantings and/or berms are required to minimize the visual impact of the commercial/industrial buildings within an interface area. The plantings and/or berms:

a. should incorporate natural contours and variations in height in order to achieve a natural landscaped appearance; and

b. may be located in either the non-residential/residential interface area or the municipal reserve, if provided.

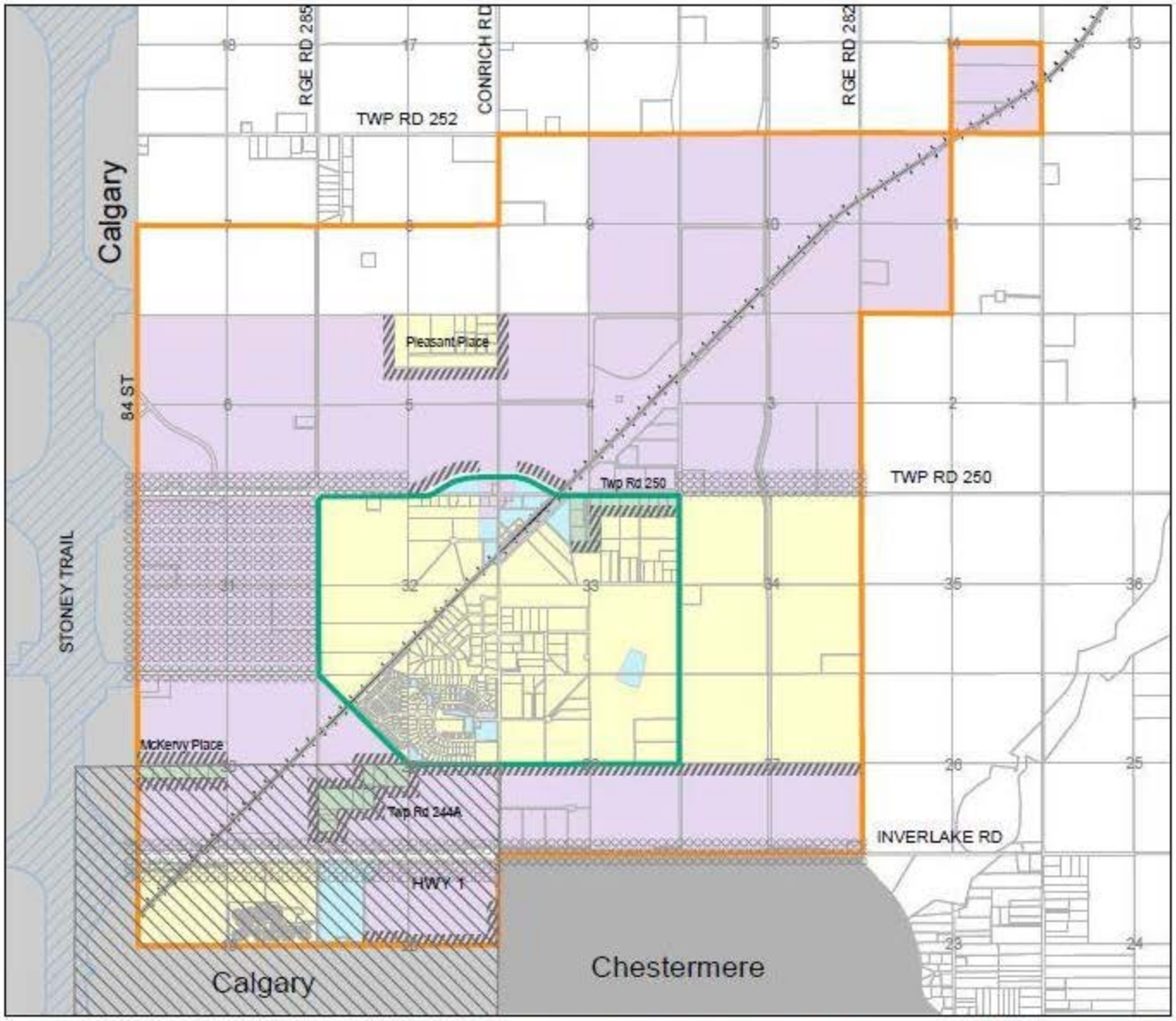
BUILDING QUALITY AND APPEARANCE

15.9 High quality building appearance should be emphasized where non-residential buildings face residential areas. Building design shall address the requirements of Appendix D of this plan.

15.10 The maximum height of buildings on lots adjacent to a residential area shall be 12.5 metres or lower, where required by the County's Land Use bylaw.

15.11 The lot coverage of buildings on lots adjacent to a residential area should be a maximum of 25 per cent.

15.12 Garbage storage, loading bays, loading doors, or other activities creating heavy truck movements on lots adjacent to a residential area should not face the residential area.



Map 7: Non-Residential/ Residential Interface

- ASP Boundary
- Hamlet
- Business (Commercial/Industrial)
- Transition
- Institutional
- Residential
- Non-Residential/ Residential Interface
- Gateways
- Key Focus Area (RVC/Calgary Intermunicipal Development Plan)
- Transportation and Utility Corridor
- CN Railway

0 0.25 0.5 1 1.5 2 Km

N

Area Structure Plan
CONRICH

This map is conceptual in nature. No measurements or area calculations should be taken from this map.

16.0 GATEWAYS AND HIGHWAY 1 EAST CORRIDOR FOCUS AREA

Gateways are important entrances, along major roads, entering and exiting a municipality and a community. They represent a 'community's welcome' and it is important that they are visually attractive and well maintained. Highway 1 forms a gateway between Rocky View County, the city of Calgary, and the city of Chestermere. The Rocky View/Calgary Intermunicipal Development Plan (IDP) identifies the Highway 1 East Corridor, as shown on Map 7, as a key focus area. The objective of the IDP key focus area is to achieve a greater degree of intermunicipal collaboration and involvement in the identified area, particularly with respect to gateways, planning, and transportation.

Objectives

- Create attractive, orderly, and well maintained gateways through high quality development and landscaping.
- Ensure gateway development is coordinated with adjacent municipalities.
- Ensure Highway 1 East Corridor key focus area development is consistent with the IDP key focus area policies.

Policies

HIGHWAY 1 AND TOWNSHIP ROAD 250 (MCKNIGHT BOULEVARD)

16.1 Highway Business and industrial lands adjacent to Highway 1 and Township Road 250 (McKnight Boulevard), as shown on Map 7: Non-residential/Residential Interface, shall be subject to the gateway policies of this Plan.

16.2 Consideration shall be given to a high quality visual appearance when determining appropriate land use, siting, building design, and landscaping.

16.3 Local plan design guidelines for gateways should consider such factors as sight lines, noise attenuation, setbacks, natural land features, innovative building design, and high quality landscaping and signage.

16.4 Gateways and lands within the Highway 1 East Corridor key focus area should be developed in accordance with the County's Commercial, Office, and Industrial Design Guidelines.

16.5 Planning and development within the Highway 1 East Corridor key focus area shall be subject to the policies of the IDP as well as the policies of this Plan.

16.6 Rocky View County will collaborate with Alberta Transportation, The City of Calgary, and the City of Chestermere to identify opportunities to create an attractive gateway along Highway 1.

RANGE ROAD 285

16.7 Industrial land adjacent to Range Road 285 that faces the hamlet of Conrich, as shown on Map 7 should achieve high quality visual appearance and develop in accordance with the County's Commercial, Office, and Industrial Design Guidelines.

B. SERVICES

17.0 SCHOOLS

Rocky View County and the school authorities administering the schools in the County have determined that three elementary schools and a high school may be required for the Conrich area. Locations identified on Map 6 are conceptual and will be finalized in accordance with demand and the policies of this plan. Locational criteria and school size respect the reserves agreement in place with Rocky View Schools and the Calgary Catholic Board of Education.

Objectives

- Identify future school needs and potential school sites in the plan area.
- Collaborate with school authorities on site selection and development.
- Explore the feasibility of joint use community and school facilities with school authorities.

Policies

LOCATION AND SIZE

17.1 The location of future school sites should be as generally shown on Map 6.

17.2 The location of future school sites for the Phase 2 Residential lands, if required, shall be determined at *local plan* stage in coordination with the County, school boards, and other relevant partners.

17.3 As *local plans* are prepared, consultation shall occur with the school boards and other relevant partners to confirm additional school needs and specific locations for future school sites. The preferred location for a high school at the present time is on land within the highway business area south of the hamlet of Conrich.

17.4 The amount of land dedicated for a future school site should be consistent with the size requirements delineated in the reserves agreement between Rocky View County and the school boards. Current size requirements are 10 acres for an elementary school, 15 acres for a middle school, and 25 acres for a high school.

17.5 Proposals for school sites that vary from the agreed upon size requirements (as per Policy 16.4) shall require the agreement of the appropriate school board and the County.

17.6 Redesignation and subdivision applications for school sites shall address land use compatibility matters, servicing needs, transportation requirements, and ensure the site is of sufficient size to accommodate parking needs.

17.7 School sites should provide suitable land for active playfields and park space to meet the needs of students and should be connected to the community through trails, pathways, and/or sidewalks.

Land Suitability

17.8 Suitability of proposed school sites shall be evaluated by the school authority in consultation with the County.

JOINT USE

17.9 The County may partner with the school authorities to facilitate the creation of joint use facilities or amenities.

17.10 The County should encourage community groups and other organizations to consider collaboration with the school authorities and the County for joint-use opportunities on municipal land and school sites.

ACCESS

17.11 Rocky View County and the school authorities shall collaborate with CN to mitigate impacts of train movement on school access via bussing, walking, or other modes of transportation.

18.0 RECREATION, CULTURAL, AND COMMUNITY USES

Community space and facilities for recreation, culture, and community uses are an important component of a hamlet. Once the spaces are created, the recreation, cultural, institutional, and social programs can be supported through a variety of mechanisms.

The County is developing a Recreation and Culture Master Plan that will consider the requirements for facilities and amenities on a County-wide and intermunicipal scale. In addition to providing recommendations on the required type, size, and scale of facilities and amenities, the plan will identify potential funding mechanisms and appropriate public/private partnerships to achieve desired services levels.

Objectives

- Provide public and private space for recreation, culture, and community uses that foster the quality of life, health, and social well-being of residents.
- Support recreation, culture, institutional, and community uses in accordance with the recommendations of the *County Plan* and the County's Recreation and Culture Master Plan once adopted.

Policies

RECREATION, CULTURE, INSTITUTIONAL, AND COMMUNITY FACILITIES

The following policies should be addressed in accordance with the *County Plan* and the County's Recreation and Culture Master Plan.

18.1 *Local plan*s shall consider the appropriate type, size, and scale of recreation, cultural, and community facilities and/or amenities.

18.2 *Local plan*s shall consider and, where required, provide for the location of lands for recreation, cultural, and community uses, in accordance with this plan by any such mechanism as may be approved by the County.

18.3 *Local plans* proposing hamlet commercial and / or institutional uses within the Community Core as identified on Map 5 shall include design guidelines in accordance with Section 11.0.

18.3 The County supports the development of recreation, cultural, and community facilities and amenities through appropriate funding mechanisms.

18.4 The County encourages both public and private partnerships to provide recreation, cultural, and community facilities and/or amenities.

SUPPORT OF PROGRAMS

18.5 The County encourages and supports recreation, cultural, and community programs through appropriate mechanisms and public/private partnerships.

INTERMUNICIPAL COLLABORATION

18.6 As part of the *local plan* preparation process, Applicants are encouraged to work with the County and neighbouring municipalities to determine regional recreation needs.

19.0 OPEN SPACE AND PARKS

Open Space, Parks, Pathways, and Trails

Open space, parks, pathways, and trails contribute to community building by preserving rural landscapes and providing residents with opportunities for passive and active recreation. Communities need to have a wide range of accessible, connected, inviting, and safe parks and *open space*s to meet the diverse needs of residents, businesses, schools, and other institutions. Pathways that connect neighbouring municipalities are also important to provide regional connections to adjoining areas and amenities.

Open space means all land and water areas, either publicly owned or offering public access that are not covered by structures. *Open space* may include current and future parks, environmentally significant areas, and other natural areas, pathways and trails, greenways, parks, land for schools and recreation facilities, utility corridors, golf courses, and cemeteries.

Objectives

- Promote, conserve, and enhance an interconnected *open space* system.
- Ensure that *open space* and parks have an ecological, social, cultural, recreational, and/or aesthetic function and that each space operates in a sustainable manner.
- Provide for a variety of parks that are well designed and accommodate residents' recreational and cultural needs.
- Provide for an interconnected regional and local network of pathway and trail connections.
- Provide pedestrian connections that link the hamlet's residential areas to the community core.
- Provide opportunities for passive recreation and alternative transportation modes within residential, industrial, and commercial areas.

Policies

OPEN SPACE

19.1 An interconnected system of *open space* shall be provided in the plan area that is in general accordance with Map 8: Open Space, Pathways, and Trails.

19.2 *Open space* shall be provided through such means as:

a. the dedication of reserve lands, environmental reserves, and public utility lots;

b. the provision of environmental reserve easements, conservation easements, or other easements and rights-of-way;

c. government lands for public use;

d. privately owned land that is accessible to the public;

e. publicly owned stormwater conveyance systems;

f. land purchases, endowment funds, land swaps, and donations; and/or

g. other mechanisms as may be approved by the County.

19.3 *Open space* shall be planned and integrated into the plan area so that the function of each space will provide a positive and safe social, cultural, and/or recreational experience for the community.

19.4 *Open space* shall have an ecological, social, cultural, recreational, and/or aesthetic function that is sustainable.

PARKS, PATHWAYS, TRAILS, AND SIDEWALKS

19.5 Multi-purpose and joint use sites for schools, parks, and recreation facilities are encouraged, where needed.

19.6 The network of pathways, trails, and sidewalks should promote walking and cycling; the network should provide connections between residential, commercial, institutional, and industrial areas.

19.7 Residential development shall provide for pathway, trail, or sidewalk linkages within, and external to, the *local plan* area.

19.8 The design and construction of parks, pathways, trails, and associated amenities shall be of high quality and adhere to the County's servicing standards and the County's Parks and Open space Master Plan design criteria.

19.9 Hamlet residential development shall:

a. include sidewalks within the road right-of-way; and

b. provide for public parks that connect to the *open space* network.

19.10 *Local plan* preparation should provide for a pathway, trail, and sidewalk network that generally aligns with the network shown on Map 8, and:

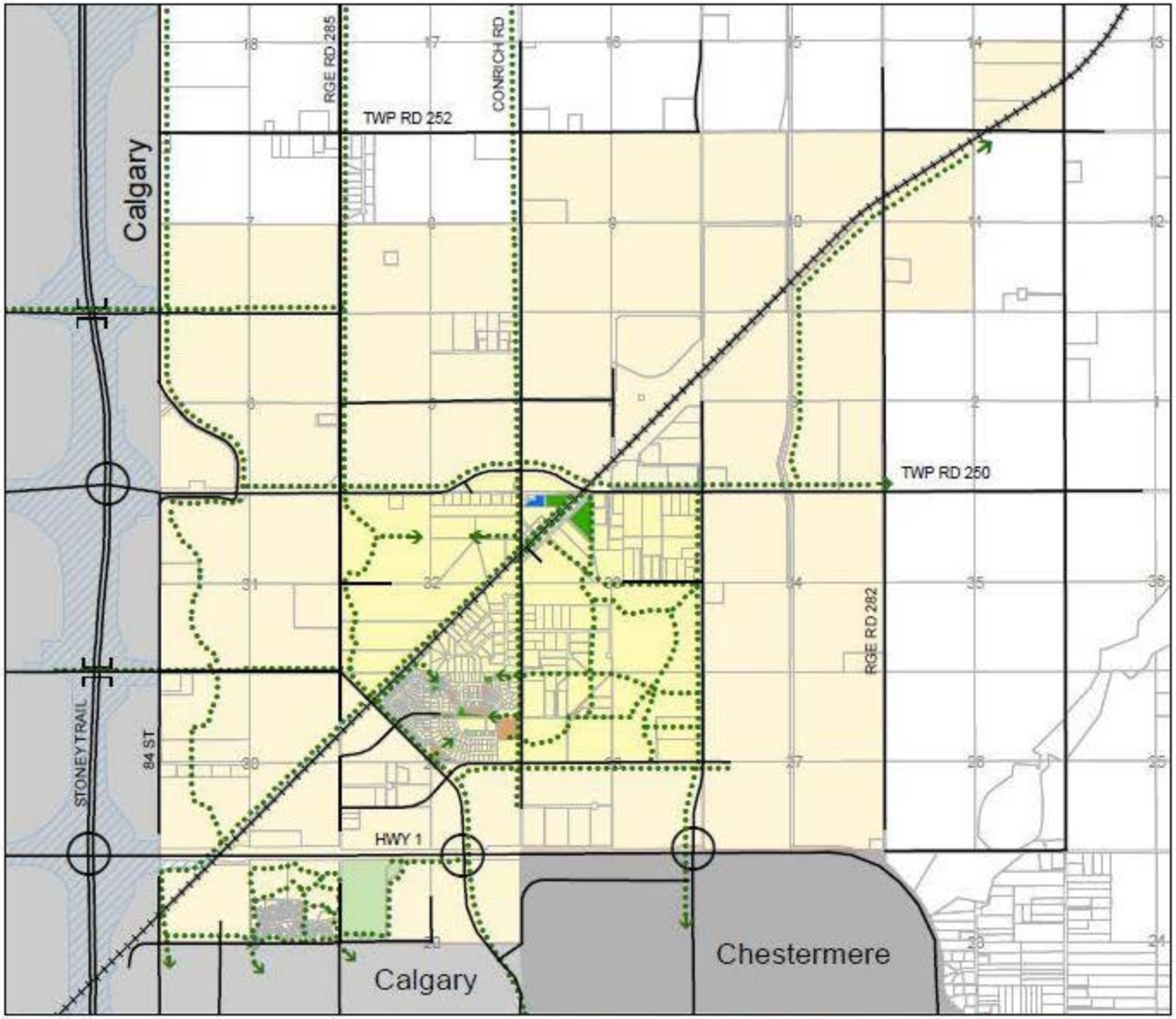
a. provide connections within, and external to, the *local plan* area;

b. wherever possible, be located within, or align with, a park, wetland, stormwater conveyance system, natural water course, riparian area, or natural area;

c. incorporate crime prevention through environmental design (CPTED) features; and

d. contribute to the regional trail and pathway system and, where required, connect with other municipalities' pedestrian networks.

19.11 Where the regional pathway, trail, and sidewalk network cannot be located within a park, wetland, stormwater conveyance system, natural water course, riparian area, or natural area, it may be located within a road right-of-way in accordance with applicable County standards or in municipal reserve land adjacent to a road.



Map 8: Open Space, Pathways and Trails

- ASP Area
- Hamlet
- Pathways
- Existing Municipal Reserve
- Existing Municipal School Reserve
- Existing Public Utility Lot
- Existing Cemetery
- Transportation and Utility Corridor
- CN Railway
- Interchange
- Fly Over

0 0.25 0.5 1 1.5 2 Km

N

Area Structure Plan
CONRICH

This map is conceptual in nature. No measurements or area calculations should be taken from this map.

20.0 NATURAL ENVIRONMENT

Scattered throughout the Conrich area are a number of wetland complexes, with a series of permanent wetlands, located in the southwest corner of the plan area. Natural drainage from Conrich is south to the Shepard Wetland complex and then to the Bow River. The purpose of these policies is to provide for the long term conservation of valued wetlands.

A **wetland** is land saturated with water long enough to promote wetland aquatic processes as indicated by poorly drained soils, hydrophytic vegetation, and various kinds of biological activity that are adapted to a wet environment.

A **wetland complex** is two or more permanent or intermittent wetlands connected by natural vegetation and drainage.

Riparian land is the vegetated (green zone) area adjacent to rivers, creeks, lakes, and wetlands. These areas have a distinct vegetative community that is a result of increased soil moisture and different soil types.

Wetlands and riparian areas connect ground water to surface water, provide important wildlife and waterfowl habitat, clean and purify water, and provide recreational opportunities.

Objectives

- Provide for the protection and enhancement of wetlands and wetland values.
- Ensure wetlands are assessed through the *local plan* preparation process.
- Provide for the protection and enhancement of riparian areas adjacent to wetlands and watercourses.
- Provide guidance regarding building and development in and through riparian areas.

Wetland value is based on the function of the wetland (e.g. abundance and biodiversity) and the benefits it provdes to society (e.g. water quality improvement and flood protection).

Policies

WETLANDS

20.1 Wetland protection shall be guided by County and provincial policy.

20.2 The County shall require the use of the provincial system to determine wetland classification and relative wetland value.

20.3 *Local plan*s shall identify the classification and value of wetlands within the *local plan* area boundary. This shall be done as part of a wetland assessment, to be provided at the *local plan* preparation stage.

20.4 *Local plan*s shall determine, through consultation with the Province, whether wetlands are Crown-owned land.

The Province has published the “Guide for Assessing Permanence of Wetland Basins” as a tool to assist in the identification of Crown-owned land.

20.5 Wetlands, not claimed by the Crown, that have a high relative value should be dedicated as environmental reserve or environmental reserve easement.

20.6 Wetlands that form part of a stormwater drainage conveyance system (Map 12) shall be retained.

20.7 Where wetlands are not retained, developers shall provide for appropriate replacement, in accordance with provincial policy.

RIPARIAN AREAS

20.8 Riparian area protection shall be guided by County and provincial policy.

20.9 The riparian setback area from a protected watercourse shall be determined using the Province's "Stepping Back from the Waters: A Beneficial Management Practices Guide For New Development Near Water Bodies in Alberta's Settled Region" or a similar provincial document which may replace this document.

20.10 The riparian setback area shall be protected as environmental reserve, environmental reserve easement, municipal reserve, or by other means satisfactory to the County.

20.11 Building and development in the riparian setback area shall be in accordance with the County's Land Use bylaw and the County's Riparian Setback policy.

20.12 The riparian setback area uses may include parks, pathways, and trails.

20.13 Public roads and private access roads are allowed in the riparian setback area but should be located, designed, and constructed so as to minimize disturbance to the riparian area.

20.14 The riparian protection area shall remain vegetated and development proponents are strongly encouraged to maintain the natural riparian function through the use of native plant species.

21.0 RESERVES

Reserves and environmental reserves are lands dedicated to the County as public land during the subdivision process. Reserves enhance the community by providing land for parks, schools, and recreational amenities. Environmental reserves protect the community and natural environment by preventing development in hazardous areas such as ravines and floodways.

Reserves are lands dedicated to the County by the developer through the subdivision process as defined in the *Municipal Government Act*. They include:

- municipal reserves;
- community services;
- school and municipal reserves;
- school reserves.

Instead of a land dedication, the County may accept the equivalent value of the land as money. Cash-in-lieu money is shared between the school boards and the recreation districts.

Community services reserves are defined in the *Municipal Government Act* as lands declared surplus by the school boards. Community services reserve land may be used for:

- a public library;
- a police station, a fire station, or an ambulance services facility;
- a non-profit day care facility, senior citizens facility, or special needs facility;
- a municipal facility providing service directly to the public; and
- affordable housing.

Environmental reserves are defined in the *Municipal Government Act* as lands dedicated to prevent development in hazard areas (e.g. floodways or escarpments), reduce water pollution, and provide access to lakes and rivers. Environmental reserves are dedicated as public land.

Objectives

- Provide for the dedication of reserves to meet the educational, recreational, cultural, social, and other community service needs of the community.
- Provide for the taking of money in place of land for municipal reserve, school reserve, or municipal school reserve.
- Provide direction on the timing of reserve dedication.
- Provide for the identification and protection of environmentally significant land or hazard land through the dedication of environmental reserve or environmental reserve easements.

Policies

21.1 Reserves owing on a parcel of land shall be provided as:

a. municipal reserve, school reserve, or municipal and school reserve;

b. money in place of reserve land; or

c. a combination of land and money.

21.2 Municipal reserve, school reserve, or municipal and school reserve shall be provided through the subdivision process to the maximum amount allowed by the *Municipal Government Act*.

21.3 Prior to the disposition of municipal or school reserve land declared surplus by the school board, the County will determine if the land is required for community services reserve land as provided for in the *Municipal Government Act*.

21.4 Voluntary dedication of reserve land beyond the maximum amount allowed by the *Municipal Government Act* may be considered if it is demonstrated that the additional reserve will benefit the community and result in no additional acquisition costs to the County.

21.5 All, or a portion of, reserve land requirements may be deferred by registering a deferred reserve caveat if it is determined that the reserve could be provided through future subdivision.

21.6 The acquisition, deferral, and disposal of reserve land, and the use of money in place of reserve land, shall adhere to County policy, agreements with local school boards, and the requirements of the *Municipal Government Act*.

21.7 Provision and allocation of reserves shall be determined at the time of subdivision by the County's subdivision approving authority.

21.8 The dedication of reserves should meet the present or future needs of the plan area by considering the recommendations of this area structure plan, the Parks and Open Space Master Plan, Recreation and Culture Master Plan, *local plan*, school boards, and/or recreation boards.

21.9 The amount, type, location, and shape of reserve land shall be suitable for public use and readily accessible to the public.

21.10 Where an identified park, trail, and pathway system (Map 8) or land for recreational or cultural amenities cannot be provided through the dedication of municipal reserves or private easement, consideration should be given to acquiring land through the use of:

a. money in place of reserve land;

b. money from the sale of surplus reserve land; or

c. other sources of identified funding.

ENVIRONMENTAL RESERVES

21.11 Lands that qualify as environmental reserve should be dedicated as environmental reserve or environmental reserve easement through the subdivision process, as per the *Municipal Government Act*.

21.12 Other lands determined to be of environmental significance, but not qualifying as

environmental reserve, should be protected in their natural state through alternative means as determined by the County.

21.13 Environmental reserves should be determined by conducting:

a. a biophysical impact analysis report;

b. a geotechnical analysis; and/or

c. other assessments acceptable to the County.

RESERVE ANALYSIS

21.14 A reserve analysis shall be required with the preparation of a *local plan* to determine the amount, type, and use of reserves owing within the *local plan* area.

21.15 The reserve analysis shall include a determination of:

a. the total gross area of the *local plan*;

b. the type and use of reserves to be provided within the *local plan* area;

c. other reserves owing on an ownership basis;

d. the location of the reserve types and amounts in relation to the *local plan* area's overall *open space* system, with this information to be shown on a map; and

e. the amount of residual reserves to be taken as money in place of land.

22.0 EMERGENCY SERVICES

Emergency services within the plan area include fire and protective service needs.

Objectives

- Ensure an appropriate and efficient level of fire and protective services is made available for current and future residents in order to provide for a safe and livable community.
- Ensure communities are designed and constructed to optimize the delivery of fire and protective services.

An **emergency services facility** is a site and building(s) containing the staff, equipment, and other apparatus required to deliver fire and/or protective services within the County and may include facilities and space for other related services.

Policies

22.1 In association with County Fire Services, the RCMP, and other emergency service providers, an adequate level of service shall be provided to meet current needs, as well as future needs, based on projected population growth and demographic change in the plan area.

22.2 An emergency services facility site shall be required for the Conrich area and a potential location is identified on Map 5.

22.3 The specific site for an emergency services facility should:

a. be a minimum of 1.2 hectares (3.0 acres) in size;

b. not be located in a residential area;

c. allow for an all-turns access to a major road;

d. provide a minimum of two vehicular access points onto a road;

e. incorporate road signalization, where needed; and

f. provide an acceptable response time to all areas within the service district.

22.4 Policing will be provided by the RCMP as per the provincial Police Service Agreement, until such time as another policing solution is required or sought out.

22.5 Prior to the approval of a development that will result in the Conrich area's population exceeding 5,000 residents; the County will review the policing requirements for the Conrich area and identify additional resources needed.

22.6 All industrial and commercial buildings should provide fire suppression systems and they shall be in compliance with the County's Fire Suppression bylaw and the Alberta Building Code.

*22.7 Local plan*s shall address fire and protection response measures and on-site firefighting requirements through consideration of such factors as efficient road design, safe and efficient access for emergency service vehicles, wildland fire protection, and fire control measures.

22.8 Crime prevention through environmental design (CPTED) features should be considered and incorporated into the design and construction of all new development, wherever possible.

22.9 The County shall collaborate with CN to develop an emergency response plan to mitigate delays to emergency response due to train movements.

C. INFRASTRUCTURE

23.0 TRANSPORTATION

The transportation network must develop in a manner that is safe, functional, and efficient. The network should minimize impacts on major wetlands and natural features, integrate development within the Conrich area, and provide regional opportunities for walking, cycling, and public transportation. Map 9: Transportation Network and Map 9a: East Stoney Trail Transportation Infrastructure show the provincial, regional, and some local transportation networks in the Conrich area, provide information on road classifications, special study areas, railway crossings, and highway interchanges and fly-overs.

Objectives

- Support a regional road network, based on the township and grid system, that:
  - efficiently accesses and aligns with the provincial and regional highway network; and
  - encourages the separation of residential, commercial, and industrial traffic.
- Provide for connections to a regional pathway and trail system.
- Provide for an internal road network that contributes to a high quality built environment and efficiently and safely aligns to the regional road network.
- Provide for an internal road network within the residential areas that:
  - facilitates connectivity within and between neighbourhoods; and
  - provides for a safe pedestrian and cycling environment.

Policies

GENERAL

23.1 A transportation impact assessment shall be required as part of the *local plan* preparation and/or subdivision application process.

23.2 All subordinate transportation analyses must respect and conform to the Conrich Master Transportation Plan.

REGIONAL TRANSPORTATION NETWORK

23.3 The regional transportation system should be developed in general accordance with Map 9: Transportation Network and Map 9a: East Stoney Trail Transportation Infrastructure. The classifications of the grid road network may be refined through further transportation analysis and/or at the *local plan* stage.

23.4 No new direct access shall be allowed from the Conrich Plan area to Stoney Trail or Highway 1, unless otherwise determined by the Province and County to be necessary.

23.5 Access management and road design requirements for 84th Street shall be in accordance with The City of Calgary requirements. Rocky View County shall collaborate with The City of Calgary to develop a joint study for 84th Street in accordance with Action Item 2 [see Section 28: Implementation].

23.6 The existing at-grade intersections on Highway 1 at Garden Road, Conrich Road, and Rainbow Road are considered temporary and will ultimately be removed and replaced by grade separated interchanges at the locations indicated in Alberta Transportation's functional planning studies, as generally shown on Map 9.

23.7 The County will work with the Province to monitor the operation of the existing at-grade intersections on Highway 1 within the plan area, and ensure that growth within the plan area does not adversely affect the safe and effective operation of these intersections and/or the operation of Highway 1.

23.8 Subdivision and/or development within the plan area that affect these at-grade intersections must be closely reviewed by Rocky View County and the Province to ensure the intersections operate safely on an interim basis. Infrastructure improvements to support subdivision/development are to be constructed by the proponent(s), and may consist of construction of upgrades to the existing at-grade intersections to improve safety and operations, or the redirection of traffic to an intersection location with additional capacity.

23.9 The County encourages and supports opportunities to connect to a regional public/ private transportation system. Development of such a system shall consider design standards, costs associated with upgrading the road network, and long term operation and maintenance requirements.

23.10 Where required *local plan*s shall:

a. Be designed to accommodate existing and/or potential changes in access to the provincial transportation network, as identified on Map 9; and b.

Identify the land required for future highway interchanges.

23.11 The County should collaborate with adjacent municipalities to ensure connections of streets, pedestrian, and bicycle networks align and transition smoothly across municipal boundaries.

23.12 The County encourages and supports the inclusion of a pedestrian and bicycle network as part of the provincial highway interchange design and construction processes.

EAST STONEY TRAIL TRANSPORTATION INFRASTRUCTURE

The County and The City of Calgary recognize that further transportation planning analysis is required with respect to East Stoney Trail and its related transportation infrastructure and the impact and/or benefit related to the development of the Conrich Area Structure Plan area.

23.13 The County shall collaborate with The City of Calgary and the Province regarding regional road connections and interchange designs with respect to Stoney Trail and related transportation infrastructure as shown on Map 9a.

23.14 The County shall work collaboratively with The City of Calgary to identify transportation infrastructure needs along East Stoney Trail as identified in Map 9a and develop recommendations for transportation priorities and County cost contribution based upon impact and/or benefit related to the development of the Conrich Area Structure Plan area.

23.15 Impacts on East Stoney Trail transportation infrastructure resulting from development within the Conrich Area Structure Plan area shall be evaluated in accordance with the policies of this Plan and Policy 13 of the Rocky View County/Calgary Intermunicipal Development Plan.

LOCAL TRANSPORTATION NETWORK - GENERAL

23.16 The design and construction of roadways within the local transportation network shall utilize sound access management principles and shall be in accordance with the County servicing standards.

23.17 The designation and design of local roads within the transportation network, including classification, street sizing, and intersection/access spacing, shall be determined at the time of *local plan* preparation. Local roads shall be designed in accordance with the urban or rural cross section requirements established by the County.

LOCAL ROADS - INDUSTRIAL AND COMMERCIAL

23.18 The type of road cross section (urban or rural) within industrial areas shall be determined at the time of *local plan* preparation.

23.19 Industrial areas should provide internal pathways and pathway connections to the regional trail network.

23.20 All roads within commercial areas should be designed to an urban road standard. Commercial development shall provide for safe and efficient pedestrian and bicycle circulation between buildings, sites, and, where applicable, adjacent areas.

LOCAL ROADS - RESIDENTIAL

23.21 The road network in residential areas shall be designed to support an interconnected road and pedestrian system.

23.22 All roads within the hamlet residential area shall be designed to an urban road standard and provide for pedestrian movement on at least side one side of the road.

23.23 The type of road cross section (urban or rural) for country residential development shall be determined at the time of *local plan* preparation.

*23.24 Local plan*s for country residential development shall provide for pathway, trail, or sidewalk linkages within, and external to, the *local plan* area.

TOWNSHIP ROAD 250

Township Road 250 between the northwest of Section 32 and the northeast of Section 31 will be relocated north (Map 9). The relocation will provide for better intersection design, a perpendicular crossing of the CN Rail line, and the movement of heavy truck traffic away from existing homes. The relocation of Township Road 250 provides the opportunity for the development of an east / west main street that intersects with Conrich Road. The intended uses in this Community Core area are institutional, hamlet commercial, existing residential, parks and playing fields. Further transportation planning and design guidance for the core area is required at *local plan* stage.

23.25 A portion of Township Road 250 will be relocated to the north as per Map 9.

23.26 *Local plans* proposing hamlet commercial and / or institutional uses within the Community Core as identified on Map 5 shall include design guidelines in accordance with Section 11.0.

SOUTH OF HIGHWAY 1

The Conrich Area Structure Plan is adjacent to the City of Calgary and the City of Chestermere in this area. This area requires coordinated transportation planning.

23.27 Further transportation planning analysis and design shall be required for the area identified as 'Intermunicipal Transportation Study Area' on Map 9 prior to the approval of a *local plan* for lands within the area.

23.28 Rocky View County shall work collaboratively with The City of Calgary, the City of Chestermere, and Alberta Transportation to:

a. resolve transportation requirements within the 'Intermunicipal Transportation Study Area'; and

b. develop access that is safe, efficient, and consistent with the Conrich Land Use Strategy (Map 5).

84TH STREET

84th Street forms the west boundary of the Conrich Area Structure Plan. The roadway is under the jurisdiction of The City of Calgary and therefore collaboration will be required with respect to plans regarding this roadway.

23.29 Access management and road design requirements for 84th Street shall be in accordance with The City of Calgary requirements. Rocky View County shall collaborate with The City of Calgary to develop a joint study for 84th Street in accordance with Action Item 2 [see Section 28: Implementation].

23.30 Rocky View County shall work collaboratively with The City of Calgary and Alberta Transportation on the transportation requirements and connections to Stoney Trail within, and external to, the plan area and County.

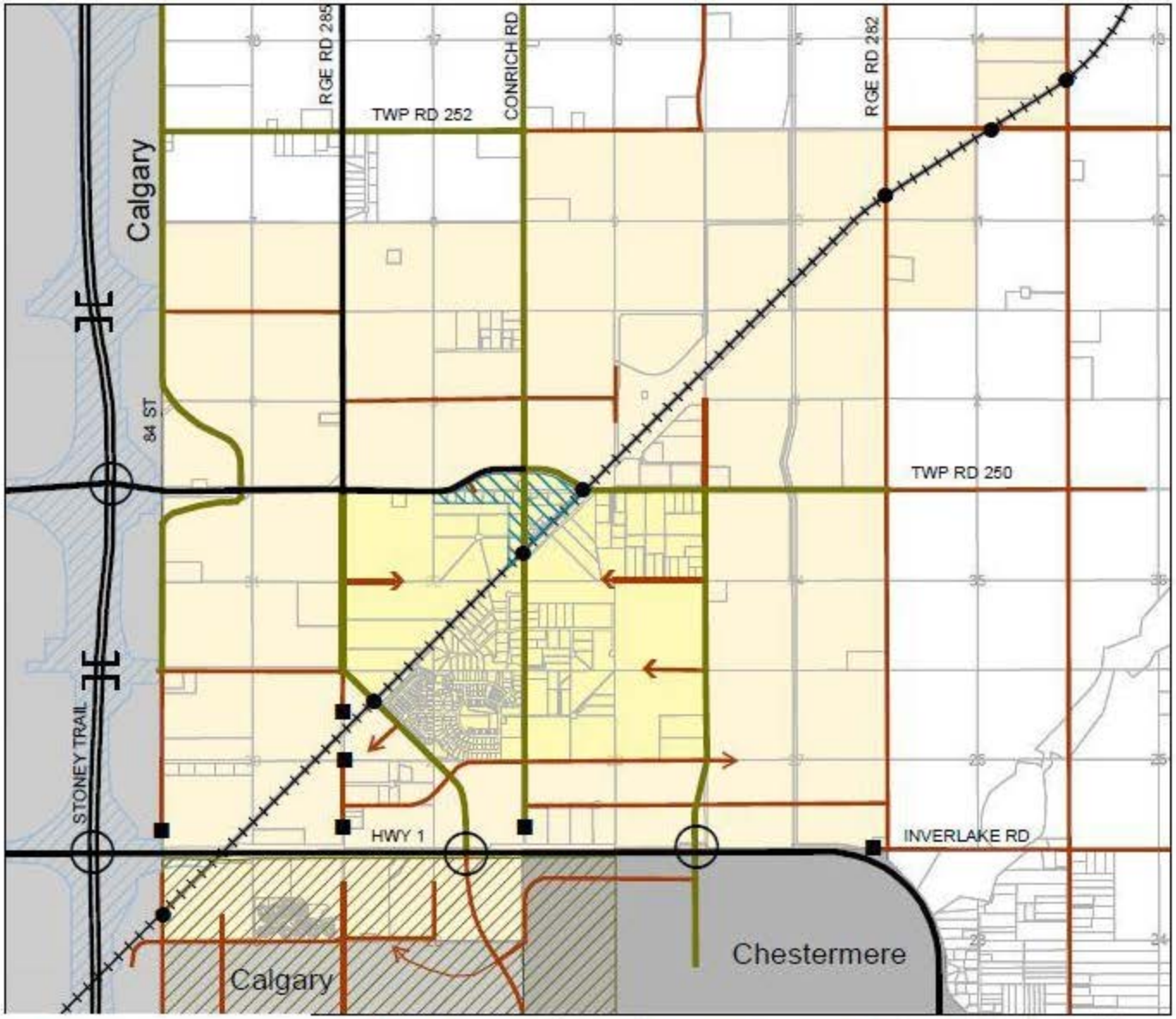
DEVELOPMENT ADJACENT TO THE RAILWAY LINE

23.31 Land uses (such as schools and child care services) which may be adversely affected by the safety and nuisance impacts of passing trains should not locate immediately adjacent to the railway.

23.32 Appropriate safety measures and methods to provide noise and vibration attenuation for development adjacent to the railway should include such elements as setbacks, berming, and landscaped screening.

23.33 Where a development site is located adjacent to the railway, the distance from the railway right-of-way to the closest part of any building should be in accordance with Canadian National Railway company policies and safety standards.

23.34 Where roads or pedestrian networks cross the railway, the County shall collaborate with CN to ensure that crossings are constructed according to appropriate safety standards and any necessary upgrades are undertaken to ensure a safe crossing.



Map 9: Transportation Network

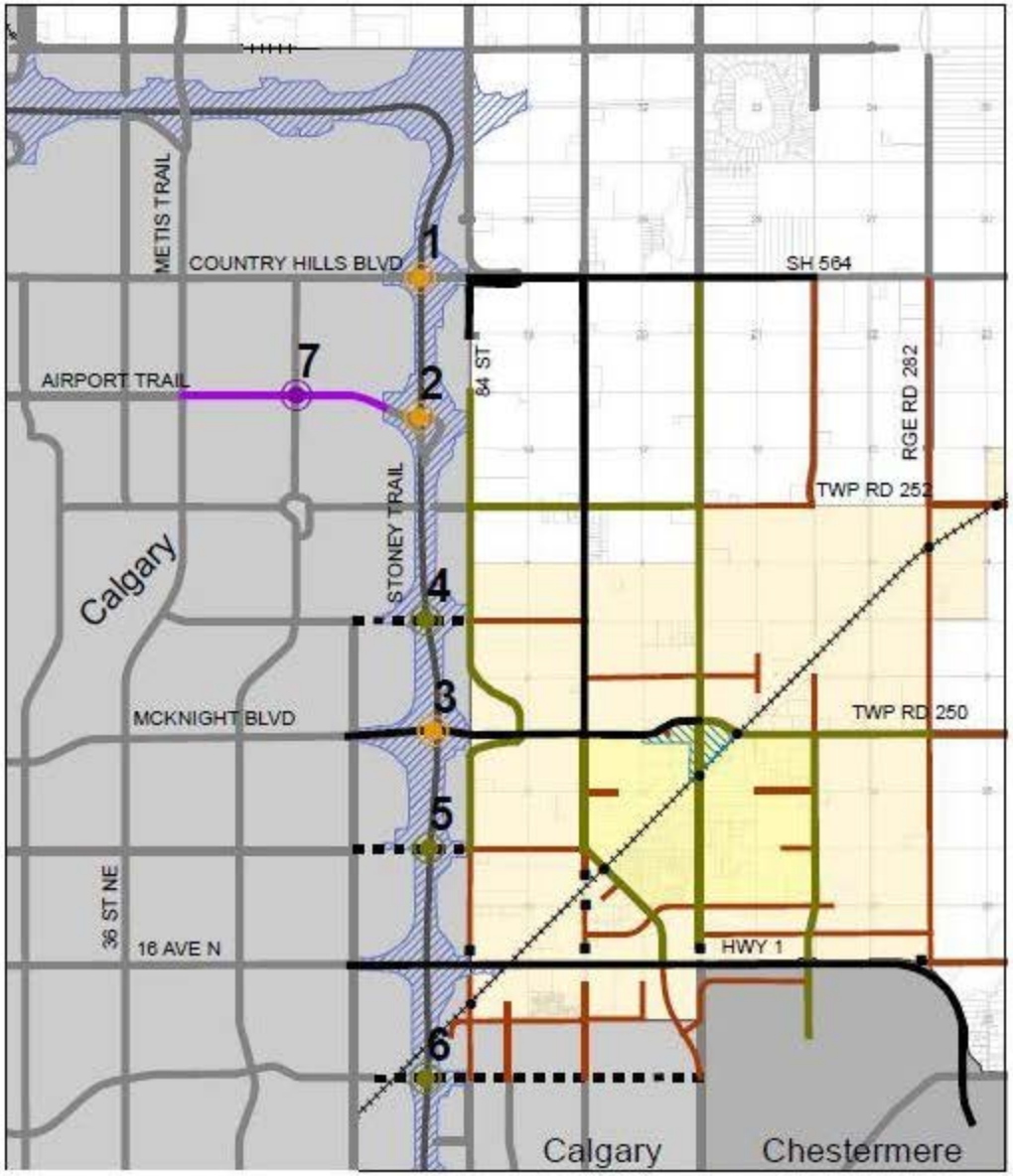
- ASP Area
- Hamlet
- Transportation and Utility Corridor
- Community Core
- Intermunicipal Transportation Study Area
- At Grade Railroad Crossing
- Termination
- Interchange
- Fly Over
- Expressway-6 Lanes
- Major-4 Lanes
- Collector-2 Lanes
- CN Railway

0 0.25 0.5 1 1.5 2 Km

N

Area Structure Plan
CONRICH

This map is conceptual in nature. No measurements or area calculations should be taken from this map.



Map 9A: East Stoney Trail Transportation Infrastructure

- Hamlet
- ASP Area
- Transportation and Utility Corridor
- At Grade Railroad Crossing
- Termination
- Expressway-6 Lanes
- Major-4 Lanes
- Collector-2 Lanes
- Classification to be determined
- CN Railway

Stoney Trail Interchange Upgrades:
1) Country Hills Blvd
2) Airport Trail
3) McKnight Blvd

Stoney Trail Flyovers:
4) 64th Avenue
5) 32nd Avenue
6) Memorial Drive

Construct link and interchange:
7) Airport Trail between Stoney Trail and Metis Trail

National Roads Network used for the Non-Rocky View segments.

Location of servicing infrastructures and improvements subject to changes and reviews based on final land use scenario for the 'Future Policy Area'

0 0.5 1 2 3 4 5 Km

N

Area Structure Plan
CONRICH

This map is conceptual in nature. No measurements or area calculations should be taken from this map.

24.0 UTILITY SERVICES

Utility Services

Well-designed and effective utility services are the foundation of a well-planned community and competitive business area. Traditionally, development in the Conrich area has relied on stand-alone utilities such as groundwater wells and septic fields. With the development of the Balzac East Regional Business Centre to the north of the plan area and the CN Rail facility, piped utilities have been brought into the Conrich area. New development is expected to connect to the County utility system. The County's utility system supplies development with potable water as well as transmission lines and associated facilities to dispose of sewage and wastewater. Private companies provide shallow utilities such as gas, electricity, and telecommunications to the area.

Map 10: Water, shows the alignments of existing and proposed water transmission lines, pump stations, and reservoirs in the Conrich area. Map 11: Wastewater, shows existing and proposed sewage transmission lines, lift stations, and sanitary catchment areas in the Conrich area.

Objectives

- Ensure potable water and wastewater systems are provided to the plan area in a safe, cost effective, and fiscally sustainable manner.
- Identify and protect utility service routes.
- Support water conservation.
- Ensure shallow private utility systems are provided to new development.
- Ensure fire suppression and water supply infrastructure is provided to deliver the appropriate level of fire protection within the plan area.

Policies

SYSTEM CAPACITY

24.1 Land use applications relying on County utility services shall not be supported until the County has confirmed servicing capacity exists, or will be provided, to the satisfaction of the County.

24.2 The County shall determine servicing capacity requirements and allocation within, and external to, the plan area.

24.3 Development requiring high water volumes may not be supported.

UTILITY LOCATION

24.4 Utility service development should support an orderly, logical, and sequential pattern of development.

24.5 The provision, alignment, and capacity of the water distribution system shall be in general accordance with Map 10: Water.

24.6 The provision, alignment, and capacity of the sanitary sewer system shall be in general accordance with Map 11: Wastewater.

24.7 The location and size of utility rights-of-way and easements, and related line assignments, should be determined at the *local plan* stage to the mutual satisfaction of the County, the developer, and the utility companies.

24.8 Utility rights-of-way and easements shall be provided to accommodate County utilities and shallow utilities at the subdivision or development permit stage, as deemed necessary by the utility provider.

Water

24.9 All new development shall connect to the County's potable water system.

24.10 A water use assessment conforming to the Conrich Potable Water Network Plan shall be required with *local plan* preparation, subdivision applications, and/or development permit applications to determine water demand and infrastructure required to meet that demand.

24.11 Notwithstanding Policy 23.9 and 23.10, the following uses may be allowed to attain their potable water from water wells in accordance with County and provincial requirements;

a. country residential, 'work/live', and agriculture land uses; and

b. golf course playing areas.

24.12 Potable water provided by the County utility system shall not be used for the irrigation of non-residential development areas, with the exception of:

a. areas within the hamlet of Conrich; and

b. new landscaped areas for a period of two years from occupancy.

The County encourages the use of stormwater to irrigate the above uses.

24.13 Development and buildings relying on potable water provided by the County utility system shall use low flow fixtures and appliances.

24.14 The County encourages the reduction and reuse of water in accordance with provincial laws and regulations.

Wastewater

24.15 All new development shall be required to connect to the County's wastewater system.

24.16 A wastewater servicing study conforming to the Conrich Wastewater Servicing Plan shall be required with *local plan* preparation, subdivision applications, and/or development permit applications to determine wastewater demand and infrastructure required to meet that demand.

24.17 Notwithstanding Policy 23.15 and 23.16, country residential, 'work/live', and agriculture land uses may provide wastewater service by a private sewage treatment system in accordance with County policy and provincial regulation.

24.18 Sump pumps and stormwater drainage systems shall not be connected to the wastewater system.

Shallow Utilities

24.19 All new residential and non-residential development shall be serviced with shallow utilities at the expense of the developer.

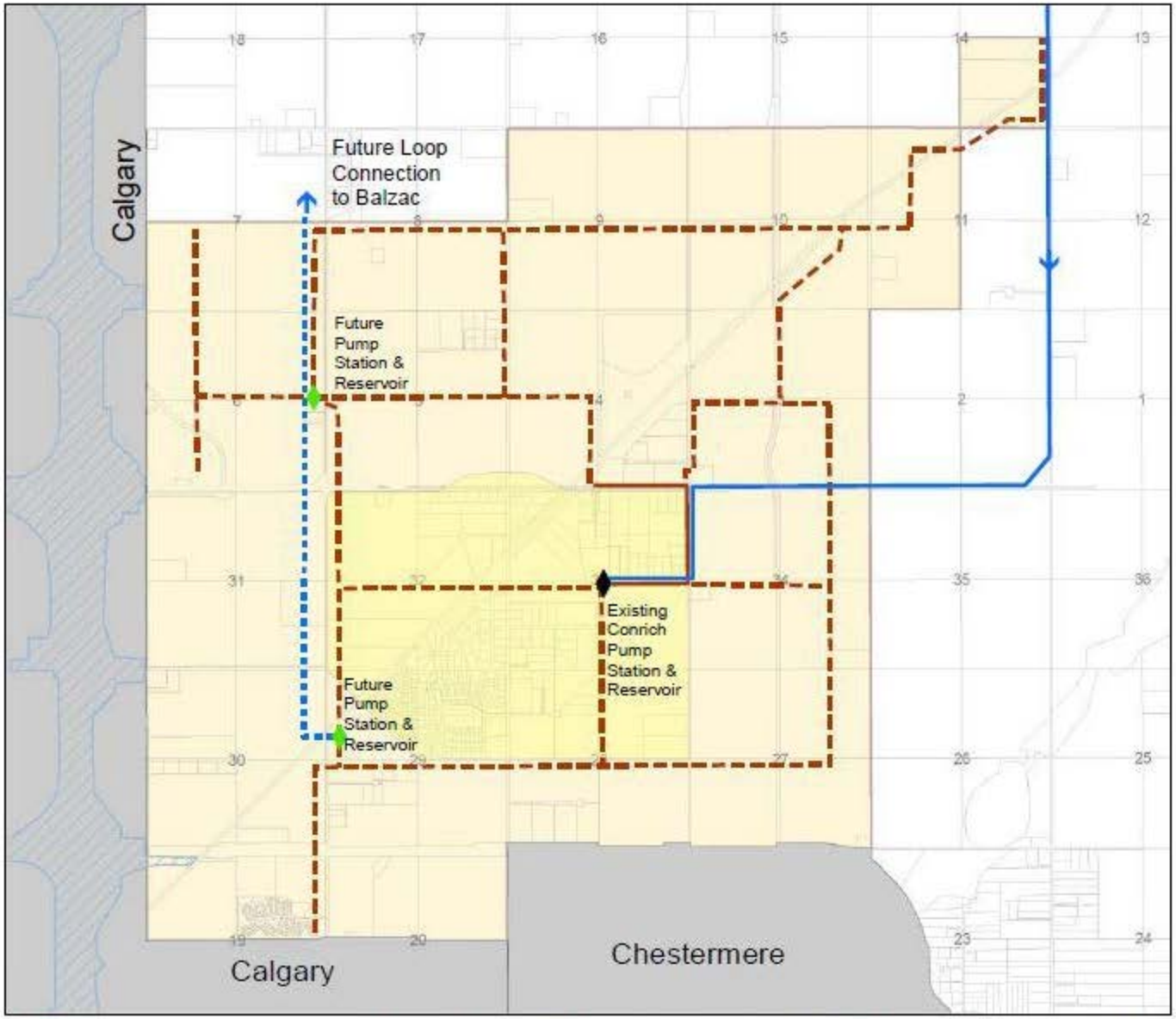
24.20 Commercial communications facilities should locate on land identified for industrial, commercial, or long term development use and be in accordance with County policy.

Emergency Service Infrastructure

24.21 All industrial and commercial buildings are required to provide fire suppression systems and shall be in compliance with the County's Fire Suppression bylaw.

24.22 All water systems serving developments within the Conrich area shall be designed to provide adequate water pressure to combat fires.

Map 10: Water



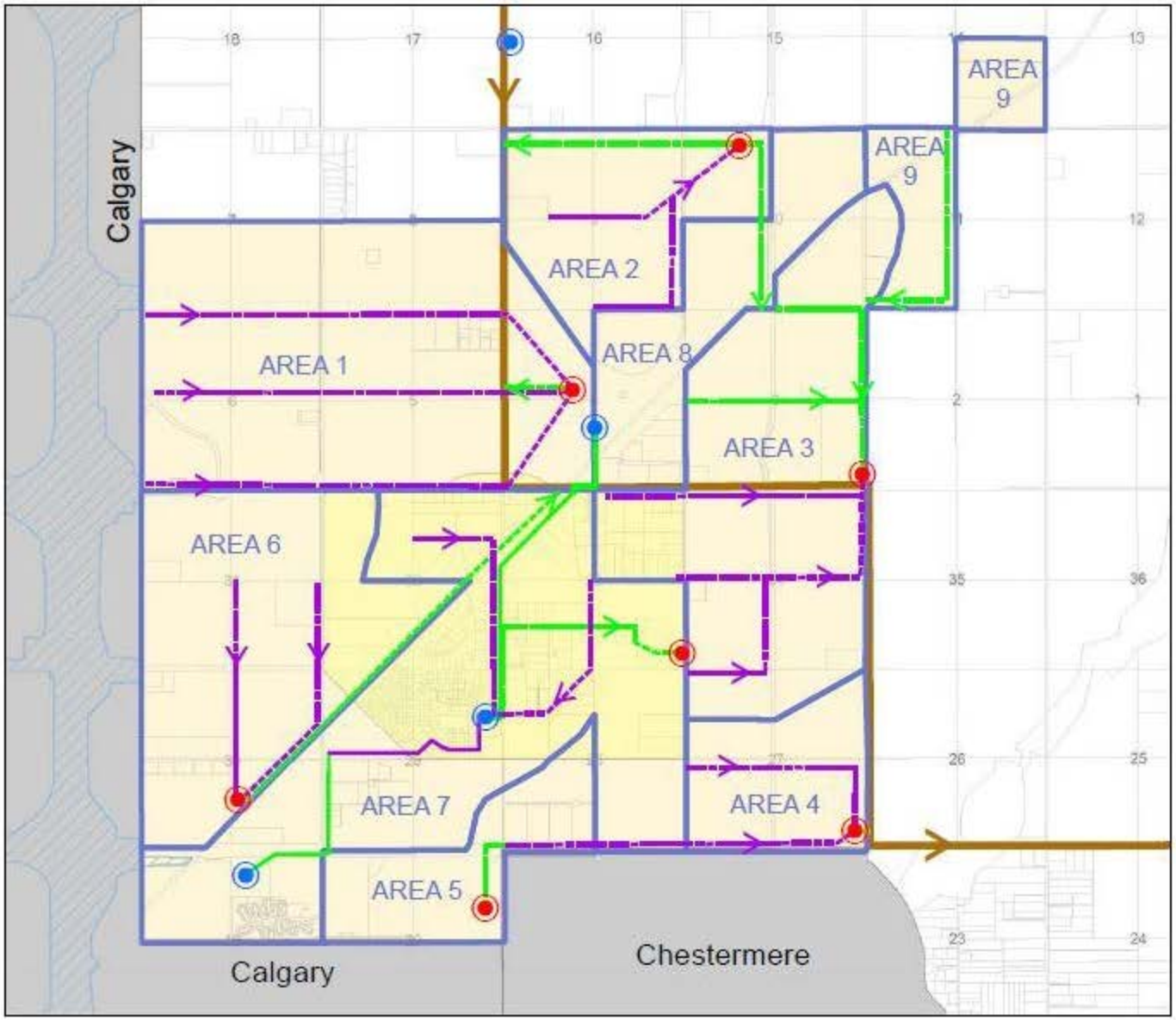
ASP Area
Hamlet
Pump Station & Reservoir
Existing
Future
Transmission Main
Existing
Future
Feeder Main
Existing
Future

0 0.25 0.5 1 1.5 2 Km

N

Area Structure Plan
CONRICH

This map is conceptual in nature. No measurements or area calculations should be taken from this map.



Map 11: Wastewater

- ASP Area
- Hamlet
- Sanitary Catchment
- Lift Station-Existing
- Lift Station-Proposed
- Transmission Main

Gravity Main

- Existing
- Proposed
- Calgary_Chestermere

Forcemain

- Existing
- Proposed
- Transportation and Utility Corridor

0 0.25 0.5 1 1.5 2 Km

N

Area Structure Plan
CONRICH

This map is conceptual in nature. No measurements or area calculations should be taken from this map.

25.0 STORMWATER

The Conrich area is located within the Shepard Regional Drainage Basin which empties into the Bow River. Over time, the north to south movement of stormwater has been impeded by buildings, roadways, and irrigation canals. Significant further development requires the identification and construction of a regional conveyance and treatment system involving multi-jurisdictional partners.

Map 12: Stormwater shows the main wetland areas and the existing and proposed stormwater conveyance routes in the Conrich area.

Two alternative regional stormwater conveyance and treatment systems were investigated at the time this area structure plan was being prepared. These are the:

- Cooperative Stormwater Management Initiative, which proposes to take water east and north to the Red Deer River drainage basin.
- Shepard Regional Drainage Plan, which proposes to take water south to the Bow River.

The Cooperative Stormwater Management Initiative (CSMI) proposes the use of the Western Irrigation District (WID) canal system and right-of-way as a medium term conveyance solution. The CSMI option is for an out-of-canal solution whereby all stormwater runoff is diverted away from the WID irrigation canal by utilizing WID rights-of-way to build a separate conveyance system that discharges to Weed Lake. This initiative may result in a stormwater management system that complements the Shepard Regional Drainage Plan system or, alternatively, replaces the Shepard Regional Drainage Plan. The CSMI option is the County's preferred solution.

The Shepard Regional Drainage Plan proposes to treat and move water southward through a series of natural and constructed conveyance systems. This solution is long term and costly, particularly for upstream development areas such as Conrich.

Objectives

- Ensure effective, sustainable, and responsible stormwater services to the plan area.
- Provide and protect stormwater storage areas and conveyance routes.
- Maximize the use of natural stormwater drainage conveyance systems.
- Investigate and provide for stormwater reuse and recycling opportunities.
- Support innovative conservation methods and best management practices with respect to stormwater management.
- Preserve high value wetlands within the plan area.

Policies

REGIONAL STORMWATER MANAGEMENT

25.1 The County shall work collaboratively with adjoining municipalities, the Western Irrigation District, Alberta Environment, and Ducks Unlimited to develop a comprehensive and regional approach to stormwater management and to reaching agreements where municipal infrastructure in another municipality is intended to be used for stormwater resulting from new development within the County.

DESIGN

25.2 Until such time as a regional conveyance system is finalized, the stormwater drainage system (conveyance and storage areas) shall be designed to comply with the Shepard Regional Drainage Plan, the Cooperative Stormwater Management Initiative Plan, the Conrich Master Drainage Plan and the Western Headworks Stormwater Management Agreement (2013).

25.3 Stormwater management systems should be designed at a scale that services the *local plan* area. The County discourages stormwater ponds designed for individual lots.

COOPERATIVE STORMWATER MANAGEMENT INITIATIVE (CSMI)

25.4 Stormwater shall be discharged to the east into the CSMI system, which will take water to Weed Lake once it becomes operational in accordance with the CSMI plan, or other plans that amend, replace, or add to that plan.

25.5 The County shall:

a. protect and require the acquisition of conveyance routes that are necessary to discharge into the CSMI system, as generally shown on Map 12: Stormwater; and

b. investigate and, if necessary, implement stormwater treatment standards necessary for discharge into the CSMI system.

25.6 The volume and rate of stormwater discharge to the CSMI system shall be in accordance with the CSMI plan and the Conrich Master Drainage Plan, or other plans that amend, replace, or add to those plans.

SHEPARD REGIONAL DRAINAGE PLAN

25.7 Stormwater may be discharged to the south into the Shepard Ditch once it becomes operational in accordance with the Shepard Regional Drainage Plan, or other plans that amend, replace, or add to that plan.

25.8 The County shall protect and acquire conveyance routes that are necessary to discharge into the Shepard Regional Drainage system, in general accordance with Map 12.

25.9 The volume and rate of stormwater discharge shall be in accordance with the Shepard Regional Drainage Plan, Conrich Master Drainage Plan, or as otherwise agreed to by the municipal partners.

25.10 Rocky View County shall work with the City of Chestermere to determine the amount of stormwater diverted southward to the City of Chestermere.

INTERIM DRAINAGE SOLUTIONS

On-site zero discharge is a potential interim method of stormwater management; it is the least preferred method. On-site treatment and retention of stormwater requires extensive dedication of land for stormwater ponds, active management of stormwater systems, and designated emergency downstream discharge routes.

25.11 Until such time as a permanent stormwater management system is constructed, interim solutions may be allowed as per the phasing plan (Map 14). Options include:

a. An interim stormwater facility designed to contain the accumulation of stormwater onsite on a continuing basis during the Western Irrigation District's irrigation season. Discharge to the canal system may be allowed at the end of the irrigation season, in accordance with Western Irrigation District's requirements and the CSMI plan.

b. An irrigation or evaporation system that operates under zero discharge conditions may be allowed if the Western Irrigation District system is not available for use.

Rocky View County **servicing standards** require zero discharge systems to provide a ratio of 1 m² of land dedicated to evaporation surface area for every 1 m² of impervious land area.

25.12 Where an interim stormwater solution is permitted, those portions of stormwater ponds identified for interim storage may remain as privately owned land if the land is designated to a district that is limited to utility and other complimentary uses.

25.13 Where a private interim storage pond is approved:

a. Access to the stormwater pond shall be provided to the County;

b. A management and operation plan for the interim stormwater pond and local stormwater system shall be provided;

c. Management and operation of the interim stormwater pond and local stormwater system is the responsibility of the private landowner; and

d. A transition plan that addresses the transfer of the stormwater infrastructure to the County, when an interim solution is no longer required is provided.

25.14 All costs, including public utility costs, associated with the re-purposing of a privately owned interim storage pond that is no longer needed, shall be the developer's responsibility.

LOCAL STORMWATER MANAGEMENT

25.15 The location of the natural stormwater drainage conveyance system shall be protected and acquired as part of the development process, in general accordance with Map 12 and the Master Drainage Plan.

25.16 Stormwater conveyance systems should develop in an orderly, logical, and sequential pattern of development.

25.17 Stormwater shall be conveyed downstream in a manner that protects downstream properties.

25.18 Where required, proponents of new development shall identify and secure, in consultation with the County, the downstream stormwater conveyance system.

25.19 Stormwater conveyance systems must provide a right-of-way of sufficient width to accommodate upstream stormwater flow.

STORMWATER PONDS, CONSTRUCTED WETLANDS, AND WETLANDS

A **stormwater pond** is an artificial pond that is designed to collect and treat stormwater to an acceptable County and provincial standard. The stormwater pond disposes of stormwater through controlled release, absorption into the ground, and/or evaporation.

A **constructed wetland** is an artificial wetland created as a new or restored habitat for native vegetation and wildlife; it provides the same function as a stormwater pond.

A **wetland** is land saturated with water long enough to promote wetland aquatic processes as indicated by poorly drained soils, hydrophytic vegetation, and various kinds of biological activities that are adapted to a wet environment.

25.20 Stormwater ponds or constructed wetlands should be located:

a. in general accordance with the locations identified in the Conrich Master Drainage Plan;

b. on an accessible public utility lot; and

c. outside of the riparian setback area.

A **Master Drainage Plan** is a plan that determines the rate and volume of stormwater flow and addresses the methods and infrastructure requirements for stormwater treatment and conveyance.

25.21 Natural wetlands and/or natural drainage courses that are retained should receive treated stormwater through direct or indirect flow in order to maintain the value of the wetland and the drainage course.

REDUCE, RECYCLE, AND REUSE

25.22 The County should explore and support the collection of stormwater at the sub-regional catchment level in order to filter and reclaim stormwater, bringing it to a purple pipe or potable water standard.

Purple pipe refers to the colour of pipe used to transport water that has been recycled from a stormwater retention area or municipal waste system. Reclaimed water is filtered and processed to a required provincial standard.

25.23 As part of preparation of a *local plan* and supporting sub-catchment master drainage plan, best management practices, and alternative solutions for the improvement of stormwater quality and reduction of stormwater quantity are required. Solutions may include:

a. design of stormwater facilities to incorporate source controls in order to reduce the amount of water moving down stream and the need for end-of-pipe stormwater treatment solutions;

b. use of low impact development methods, such as constructed wetlands and bio-swales;

c. reduction of impermeable surface runoff;

d. reuse of stormwater for irrigation; and

e. consideration of stormwater ponds at the sub-regional level to support the reuse of stormwater.

STANDARDS AND DESIGN

25.24 Stormwater infrastructure shall be constructed, operated, and maintained in accordance with the County servicing standards, County policy, and provincial regulations. The stormwater management system should be designed to:

a. operate on a gravity basis;

b. wherever possible, use the stormwater drainage conveyance system, as generally shown on Map 12;

c. accommodate stormwater flows from adjacent transportation networks;

d. preserve the value of existing wetlands; and

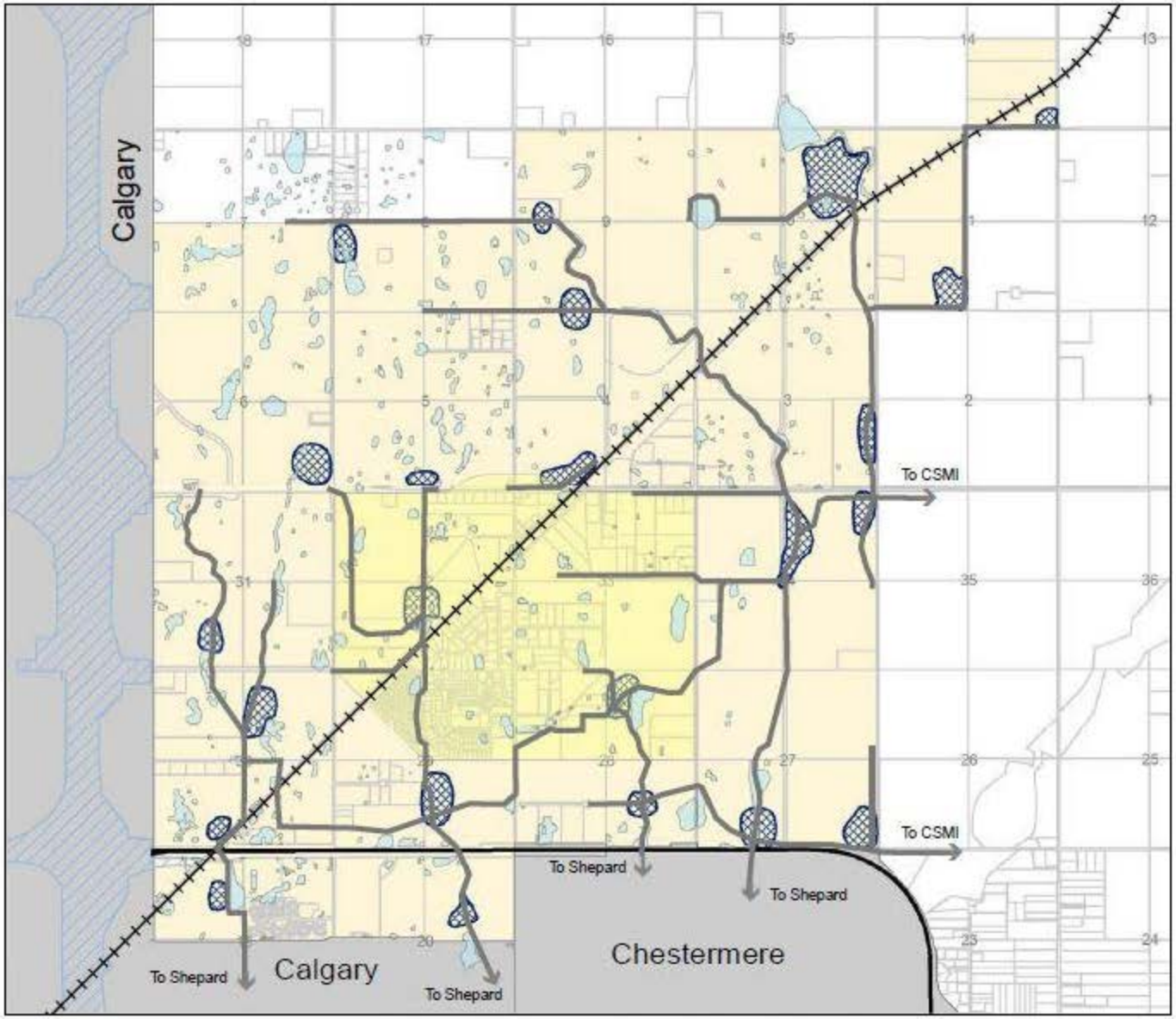
e. conform to an urban standard where a curb and gutter transportation system is provided.

25.25 Stormwater conveyance alignments and ponds are shown conceptually on Map 12. Alternate and more cost effective alignments may be considered at the *local plan* stage if it can be shown that the impact on wetlands within the identified conveyance system is reduced through the use of an alternative alignment.

25.26 As part of a *local plan* preparation process, the applicant shall submit a sub-catchment master drainage plan that is consistent with the approved Master Drainage Plan and the policies of this plan.

25.27 A sub-catchment master drainage plan for a *local plan* area shall comply with any new stormwater plans, management policies, and interim servicing policies that may be introduced after the adoption of this plan.

Map 12: Stormwater



ASP Area
Hamlet
Wetlands
Regional Conveyance System
Regional Storm Detention Storage
Transportation and Utility Corridor
CN Railway

CSMI- Cooperative Stormwater Management Initiative

Shepard-Shepard Regional Drainage System

0 0.25 0.5 1 1.5 2 Km

N

Area Structure Plan
CONRICH

This map is conceptual in nature. No measurements or area calculations should be taken from this map.

26.0 SOLID WASTE

Solid waste policies address the management of solid waste through all stages of development; from construction and demolition to full build-out. The policies emphasize the reduction and diversion of waste through the recycling and reuse of materials. Each development stage has different solid waste requirements and the policies below provide guidance to developers and residents on effectively managing solid waste.

Objectives

- Ensure *local plan*s address solid waste management during all stages of development and are in alignment with the County's Solid Waste Master Plan.
- Promote proper disposal and recycling of solid waste material from construction sites.
- Encourage solid waste management plans to have a diversion target of 50 per cent.
- Provide direction on the expected level of post-construction waste management service to be provided by Rocky View County.

Policies

GENERAL

26.1 The developer shall be responsible for the management and disposal of solid waste generated through all stages of construction.

26.2 Waste minimization and waste diversion practices are encouraged in the plan area. A diversion target of 50 per cent is recommended.

26.3 A *local plan* should:

a. address solid waste management through all stages of development, including occupancy;

b. identify the appropriate waste collection stations that serve the *local plan* area;

c. conform to the policies of the County's Solid Waste Master Plan; and

d. set a solid waste diversion target to inform the subdivision construction management plan.

The Province of Alberta has developed a provincial waste strategy document titled "Too Good to Waste: Making Conservation a Priority" in order to promote the diversion of waste from landfills through the reuse and recycling of materials.

INDUSTRIAL AND COMMERCIAL

26.4 Industrial and commercial business owners shall be responsible for providing their own solid waste services.

COUNTRY RESIDENTIAL AND AGRICULTURE AREAS

26.5 Solid waste management shall be the responsibility of property owners in country residential and agriculture areas.

26.6 Waste collection stations should be used for the disposal of solid waste and recyclable materials.

HAMLET OF CONRICH AND OTHER HAMLET RESIDENTIAL AREAS

County solid waste services will be considered for the hamlet of Conrich when the population approaches the threshold of 5,000 residents.

26.7 Solid waste management will be the responsibility of property owners within the hamlet of Conrich until such time as a County service is provided.

26.8 The Prince of Peace Community and other hamlet residential areas shall be responsible for their solid waste management.

26.9 Lot owners' associations shall coordinate solid waste services in developing areas in the hamlet residential and compact country residential areas until such time as a County service is provided.

27.0 OIL AND GAS

Oil and gas facilities, infrastructure, and operations are industrial land uses that have the potential to affect public safety, quality of life, and the natural environment. The co-existence of these oil and gas activities with other forms of development in the Conrich area is an important consideration in the area's development.

Map 4: Existing Conditions identifies the locations of gas lines and operating and abandoned oil and gas wells within the plan area.

Objectives

- Ensure appropriate and safe land development in relationship to petroleum facilities and wells.
- Allow for the continued safe operation of petroleum facilities and wells.

Petroleum facilities are plants, pipelines, and batteries used to process and transport oil and gas. Petroleum wells are producing, suspended, or abandoned oil and gas wells.

Policies

GENERAL

27.1 Applicants proposing to develop land in the vicinity of petroleum facilities and wells shall adhere to the setback requirements and policies of this plan, and the directives and bulletins of the Alberta Energy Regulator (Appendix E).

Directives are documents that set out Alberta Energy Regulator (AER) requirements or processes for implementation. Licensees, permittees, and other approval holders under the jurisdiction of the AER are required to obey all directives.

Bulletins inform the energy industry and the public of an Alberta Energy Regulator activity, such as a consultation, new regulatory requirement, new program, or electronic submission of data.

27.2 At the time of subdivision or development, a restrictive covenant shall be registered that prevents the construction of any building within the setback area associated with an active, suspended, or abandoned well.

27.3 As part of a *local plan* preparation process, applicants shall obtain a land development information package from the Alberta Energy Regulator and identify the locations of all petroleum wells and pipelines (abandoned and operating) in the *local plan* area. In addition, the applicant must determine if an emergency planning zone has been established around a sour gas facility or well.

27.4 Prior to the preparation of a *local plan* to develop lands within 1.5 km of a petroleum facility that is situated within an emergency planning zone, the developer shall consult with the County and the operator of the facility to determine how an emergency response plan will be prepared, updated, or replaced.

27.5 The location, development setbacks, emergency planning zones, and emergency response planning regarding all petroleum facilities shall be identified in the *local plan* and included in any marketing information and other public communication materials for petroleum facilities.

ABANDONED OIL & GAS WELLS

Within the Plan area there are two known abandoned well sites. The following policies apply for land located in proximity to an abandoned well site.

27.6 All buildings located in proximity to an abandoned well site shall comply with the Alberta Energy Regulator setback requirements or provide a minimum building setback of 40 metres for residential development and 20 metres for all other development, whichever is greater.

27.7 Vehicular access to an abandoned well site shall:

a. be determined through discussion with the abandoned well licensee;

b. be identified in the *local plan*; and

c. be protected by easements in favour of the County at the time of subdivision or development approval.

27.8 In conjunction with the preparation of a *local plan*, or a subdivision, or development permit application for any parcel containing an abandoned well, the applicant shall provide:

a. surveyed locations of abandoned wells and pipelines and confirmation of the setback requirements;

b. a phase I environmental site assessment specific to the abandoned well or pipeline; and

c. a phase II environmental site assessment specific to the abandoned well or pipeline, as deemed necessary by the County.

27.9 Public roads should not be located over an abandoned well.

27.10 During land development, all abandoned well sites shall be marked with temporary signage identifying the location of the abandoned well and providing contact information for the Alberta Energy Regulator. Such signage, as well as adequate fencing and any other necessary protective measures, shall be in place during the development process to prevent damage to the abandoned well bore.

PIPELINES

27.11 All setbacks from a pipeline shall be in accordance with provincial regulations.

27.12 All land uses on pipeline rights-of-way shall have regard for the safe, ongoing operation of the pipeline.

27.13 Crossing and access agreements shall be in place prior to conditional subdivision plan approval for lands encumbered by a pipeline right-of-way.

27.14 Pathways and other recreational uses may be allowed on pipeline rights-of-way with the consent of the easement holder and at the discretion of the approving authority.

DISCONTINUED/ABANDONED PIPELINE POLICIES

27.15 A discontinued pipeline is a temporarily deactivated pipeline that may go back into service in the future, and therefore, the setback requirements shall remain as if the pipeline was operating and in compliance with provincial regulations.

27.16 An abandoned pipeline is one which will not be reactivated for service; therefore, the minimum setback for an abandoned pipeline is the edge of the pipeline right-of-way unless the pipeline has been removed.

III Implementation

28.0 IMPLEMENTATION

The Conrich Area Structure Plan outlines the vision for the future physical development of the Conrich area and provides guidance with regard to infrastructure, land use, subdivision, and development. The purpose of this section is to describe the plan implementation process, to provide detail on the phases of development, and to specify requirements to ensure the area structure plan policies and strategies are adhered to.

Objectives

- Implement the Land Use Strategy and policies of the Conrich Area Structure Plan.
- Ensure the cost of infrastructure development is identified and provided.
- Provide for the logical phasing of development.
- Implement key actions to facilitate development, provide guidance to *local plan*s, and ensure a coordinated planning and implementation approach.
- Ensure *local plan*s adhere to the vision and policies of the plan.
- Provide for the review and amendment of the plan as required.

Policies

LOCAL PLANS, REDESIGNATION, SUBDIVISION, AND DEVELOPMENT APPLICATIONS

*Local plan*s are to be developed within the framework provided by this area structure plan. Policy sections identify the unique requirements that must be addressed in the *local plan* due to the location and specific conditions of the proposed development area. The standard technical requirements of a *conceptual scheme* or *master site development plan* are identified in the *County Plan* (Section 29 and Appendix C).

28.1 Applications for redesignation, subdivision, and/or development require the concurrent or prior adoption of a *local plan*, unless otherwise directed by the policies of this plan or determined by the County not to be required.

28.2 Notwithstanding Policy 27.1, applications for a development permit in an area where a land use has been approved prior to the adoption of this plan do not require a *local plan*.

28.3 *Local plan*s shall address and adhere to the requirements of the Conrich Area Structure Plan. In support of *local plan*s and redesignation applications, the developer will be required to submit a rationale showing how their proposal is consistent with the vision and policies of the Conrich Area Structure Plan.

28.4 Subdivision and development applications shall address and adhere to the requirements of the *local plan* and the policies of the Conrich Area Structure Plan.

28.5 Where a *local plan* does not exist or is silent on a subject, the policies of the Conrich Area Structure Plan shall apply.

LOCAL PLAN BOUNDARIES

The boundaries of *local plan*s should be based on the natural and physical conditions in the Conrich area, as well as other factors such as the availability of servicing, parcel layout, and proposed transportation improvements. Map 13: Local Plans identifies the locations of existing *local plan*s, areas with predetermined *local plan* boundaries, and areas where *local plan*s are not required.

28.6 Map 13: Local Plans identifies four *local plan* boundaries that are required based on (i) the existence of major transportation network components, including Highway 1 and the CN rail line (Highway 1), (ii) and (ii) unique planning conditions associated with location along 84th Street, adjacent to residual lands within the city of Calgary, as identified in the Rocky View/ Calgary Intermunicipal Development Plan. All other *local plan* boundaries shall be determined in consultation with the County at the time of application. The preferred minimum planning area is one quarter section (160 acres) in size.

28.7 Existing *local plan*s identified in Map 13 shall be revised so that undeveloped areas are consistent with the policies of this plan, prior to further land use or subdivision approvals.

28.8 Where the policies of an existing *local plan* conflict with the Conrich Area Structure Plan, the policies of the Conrich Area Structure Plan shall prevail.

INFRASTRUCTURE COSTS AND LEVIES

The Conrich Plan recognizes development implementation will require infrastructure improvements within and external to the plan area. The costs incurred by development of lands will be covered through a variety of revenue sources including developer improvements, development levies, County improvements, provincial contributions, and user fees.

The need, cost, and timing of infrastructure vary with the type of infrastructure improvement. Offsite Levies for transportation, water, wastewater, and stormwater servicing have or will be developed for the Conrich Area Structure Plan. All levies are subject to periodic review and include development costs associated with internal and external improvements to service the plan area. Non-levy costs and improvements will be determined through periodic review of the master servicing documents and at the *local plan* preparation stage.

It is important to note that infrastructure costs do not represent the full costs to service the plan area. Complete community costs also include costs associated with program and service delivery to residents and business owners (e.g. community recreation, fire and property protection, parks maintenance, waste and recycling operations, etc.), which serve community needs and are an essential part of a community.

28.9 As part of the *local plan* approval process the identification, timing, and funding of any required off-site improvements is required. Off-site improvements that are:

a. internal to the plan area will be determined to the satisfaction of the County; or

b. external to the plan area, including provincial or adjacent municipal infrastructure will be determined to the satisfaction of the County, in consultation with the relevant municipality and/or provincial department.

28.10 Developers relying on regional County utility services (water, wastewater, and/or stormwater) shall be required to front-end the costs of utility service upgrades where deemed necessary by the County.

28.11 Costs associated with transportation and/or utility service improvements are the developer's responsibility.

28.12 Developers relying on transportation and/or utility infrastructure improvements (water, wastewater, and/or stormwater) provided by other developments shall be required to pay cost recovery as per the requirements of the applicable cost contribution agreement.

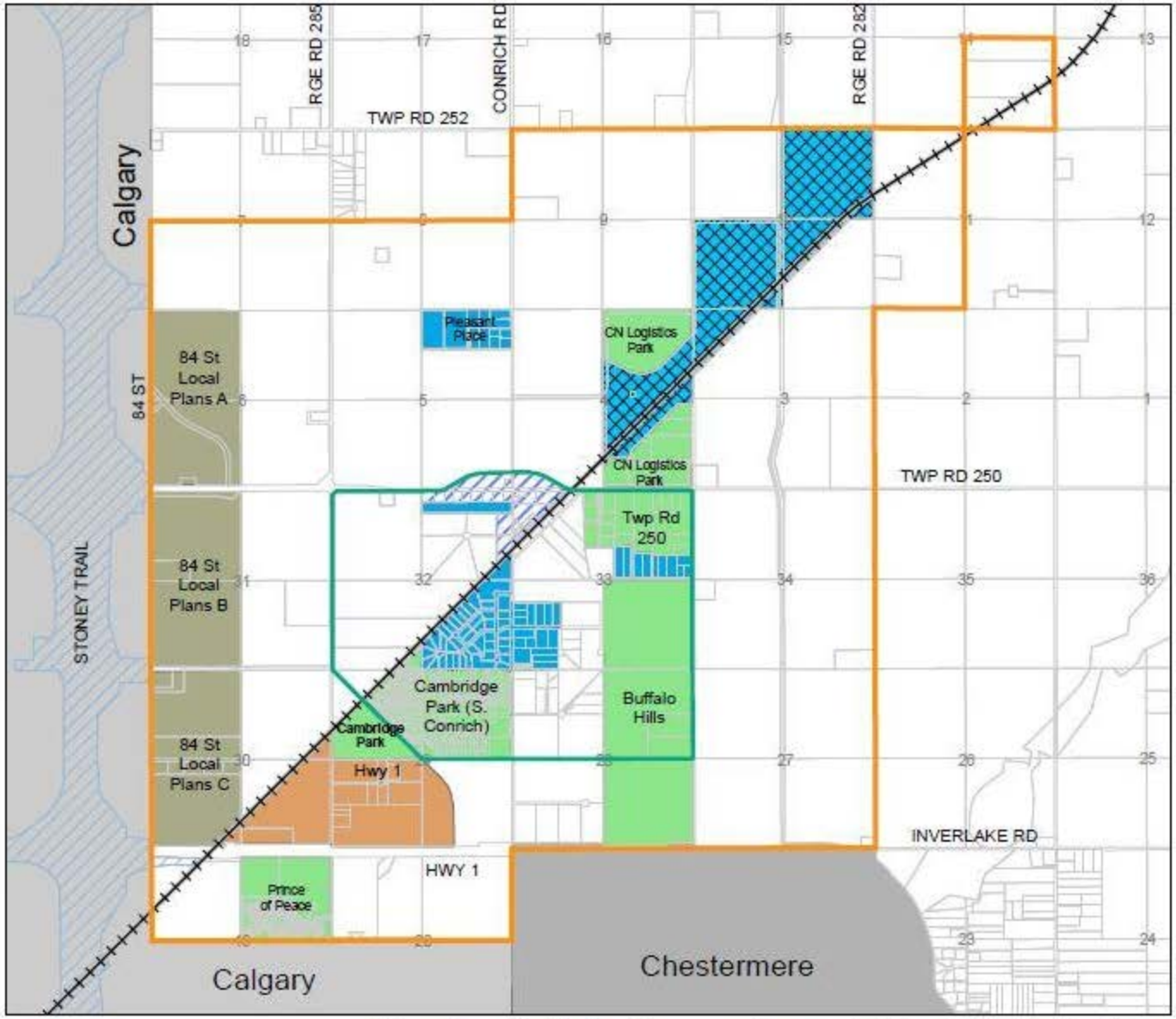
28.13 Development proponents shall be required to pay the Rocky View County:

a. Water and Wastewater Off-Site Levy;

b. Stormwater Off-Site Levy; and

c. Transportation Off-Site Levy.

Map 13: Local Plans



ASP Boundary
Hamlet Boundary
Federal Jurisdiction
Local Plans not required

Predetermined Local Plan Boundary
Hwy 1
84 St Local Plans

Community Core Design Guidelines

Existing Local Plans

CN Railway

0 0.25 0.5 1 1.5 2 Km

N

Area Structure Plan
CONRICH

This map is conceptual in nature. No measurements or area calculations should be taken from this map.

PHASING

The purpose of the phasing strategy is to provide for the logical and cost effective progression of development. Map 14: Phasing identifies four development phases for the growth of the Conrich area (Phase 1, Phase 2, Phase 2 Residential, and Long Term Development areas).

28.14 Phasing of development in the Conrich Area Structure Plan area should be done in a logical and cost effective manner and shall be guided by the phasing strategy of this plan, as shown on Map 14.

Phase 1

Phase 1 lands are lands that may proceed with development. The identification of Phase 1 lands is based on:

- existing planning approvals;
- proximity to existing or near term transportation and/or utility infrastructure; and
- industrial land demand.

28.15 Phase 1 lands may proceed with development subject to the policies of this plan. If Phase 1 lands proceed to development, an irrigation or evaporation system under zero discharge conditions shall be constructed as referenced in Policies 25.11-25.14, until such time as a regional solution has been chosen and mechanisms to implement the construction of the system have been identified.

Phase 2

Phase 2 lands are portions of the plan area where industrial, highway business, or residential land may be required for development during the life of this plan.

28.16 Phase 2 lands may proceed with development subject to the policies of this plan and when:

a. market demand has been demonstrated; and

b. a regional stormwater conveyance system has been chosen, and appropriate governance system has been adopted, and mechanisms to implement the construction of the system have been identified.

PHASE 2 RESIDENTIAL

Section 10.0 includes specific provisions that are required to be met, prior to further development occurring in the Residential Phase 2 area. These lands should continue the existing development pattern from the hamlet and proceed when there has been a logical extension of infrastructure to service the area.

LONG TERM DEVELOPMENT

Long term development areas are portions of the plan area where industrial, commercial, or residential land uses are not required for the life of this plan. Nevertheless, the protection of these areas from interim uses or fragmentation is deemed important in order to facilitate a future efficient development pattern.

28.18 Redesignation and/or subdivision in the long term development area to any new use, other than a farmstead, first parcel out, or an agricultural use shall require an amendment to this plan.

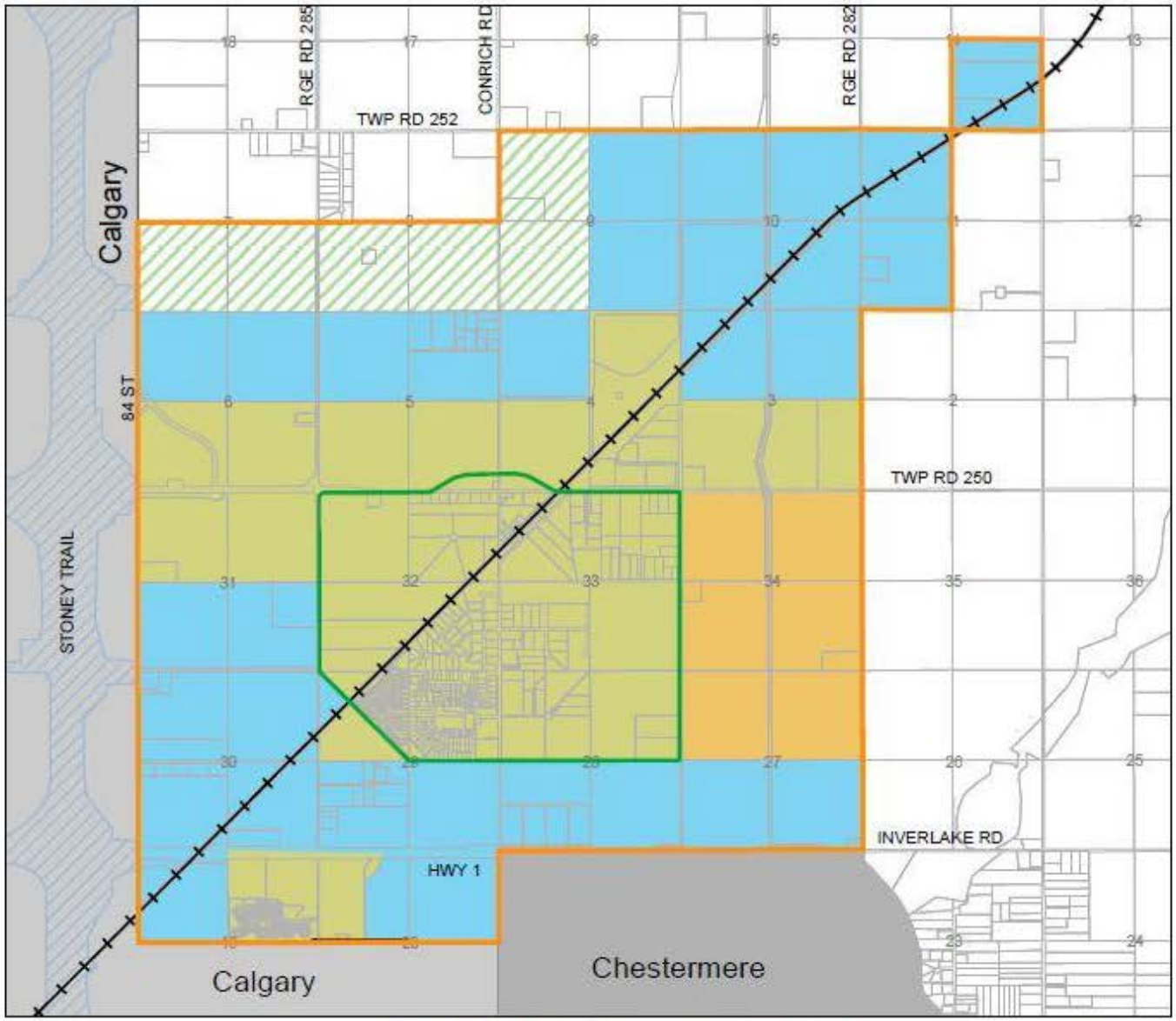
28.19 New uses within the long term development areas shall be compatible with existing adjoining uses.

28.20 Prior to amending this plan to allow for development within the long term development area:

a. a public engagement process shall be undertaken and an overall land use strategy and supporting policies for the amendment area shall be developed; and

b. a regional stormwater conveyance system has been adopted by Rocky View County.

Map 14: Phasing



- ASP Boundary
- Hamlet
- Phase 1
- Phase 2
- Phase 2 Residential
- Long Term Development
- Transportation and Utility Corridor
- Railway Lines

0 0.25 0.5 1 1.5 2 Km

N

Area Structure Plan
CONRICH

This map is conceptual in nature. No measurements or area calculations should be taken from this map.

TECHNICAL REQUIREMENTS AND SUBMISSIONS

The various policy sections in the Conrich Area Structure Plan identify specific requirements of a *local plan* (*conceptual scheme* or *master site development plan*) for the Conrich area. All other standard technical requirements of a *local plan* are identified in the *County Plan*.

28.21 *Local plan*s shall address the requirements as set out in the policies of this plan and Section 29 and Appendix C of the *County Plan*.

28.22 All planning or development applications, and any associated infrastructure construction, should meet the technical requirements of the *County Plan*, County Land Use bylaw, Conrich Area Structure Plan and associated technical studies, relevant *local plan*, County servicing standards, County policy, and provincial and federal requirements.

MONITORING

The progress in implementing the Conrich Area Structure Plan will be monitored. Where necessary, County Administration will make recommendations as to how to manage growth in Conrich or how the plan may be updated to meet changing circumstances.

28.23 County Administration will report to Council on implementation of the Conrich Area Structure Plan as part of Administration's yearly reporting on the overall implementation of the *County Plan*.

PLAN REVIEW AND AMENDMENT

The future land use and development outlined in the Conrich Area Structure Plan is intended to address a 30-year plus build-out of the area. While the Area Structure Plan is sufficiently flexible to account for change, periodic review and occasional amendment of the Area Structure Plan may be required.

Under normal circumstances, the County will undertake a plan assessment every 10 years to determine if a full review is required, as per the *County Plan*. However, if the rate and extent of development were to change dramatically, the County may initiate a review earlier than 10 years.

28.24 The County may consider periodic review and occasional amendment of the Conrich Area Structure Plan in accordance with the *County Plan*, County policy, and the *Municipal Government Act*.

28.25 The Conrich Area Structure Plan shall be subject to an assessment and possible review every 10 years.

ACTIONS

Actions are activities that need to be carried out by the County to achieve the goals, objectives, and policies of the plan. The following are the recommended County actions to assist in the implementation of the Conrich Area Structure Plan.

1. Develop a Terms of Reference, with The City of Calgary, to direct a joint study to determine the ultimate configuration of 84th Street, including future alignment, access management, and right-of-way requirements (84th Street Study)
2. Prior to the hamlet of Conrich's population exceeding 5,000 residents, the County will:

a. review the community's policing requirements and identify additional needed resources, if any (Policy 22.5); and

b. consider providing the Conrich area with County managed solid waste services (Policy 26.7).

3. Consider a funding and design strategy for entryway signage for Rocky View hamlets.

4. Consider the adoption of a 'work/live' land use district.

5. Consider the adoption of a utility district for the designation of private stormwater ponds.

6. Work with The City of Calgary to amend the Rocky View/Calgary Intermunicipal Development Plan to determine appropriate land use, interface policies, and servicing strategies for the residual lands within Calgary that border the Conrich Area Structure Plan.

7. Monitor and report on the plan implementation as part of the yearly *County Plan* reporting (Policy 28.23).

8. Work with The City of Calgary to prepare the East Stoney Trail and Related Infrastructure Analysis as per Policy 23.14.

9. Work with the City of Calgary and City of Chestermere to determine regional recreational needs, and collaborate on joint applications for provincial grants.

29.0 INTERMUNICIPAL COORDINATION AND COOPERATION

The plan area is bordered by Calgary to the west and south, and Chestermere to the south and east. The plan acknowledges the land use intent of these adjacent municipalities and provides for appropriate, compatible land use transitions at the interface areas. In addition, the plan contains specific stormwater (Section 25), transportation (Section 23), *open space* (Section 19), business interface (Section 15), and intermunicipal (Section 29) policies that promote a coordinated and cooperative approach to planning.

Specific planning objectives were identified in the 2007 annexation agreement between Rocky View County and The City of Calgary in terms of the need for coordinated planning. Follow up consultation led to the identification of key focus (geographic) areas and planning principles for future planning endeavours. The coordinated approach to planning was later refined and formalized through the 2011 Rocky View/Calgary Intermunicipal Development Plan (IDP). The County is currently engaged with the City of Chestermere to develop a separate IDP that will provide direction on areas of interest, cooperation, and consultation.

In preparing amendments to the Conrich Area Structure Plan to facilitate the development of the Future Policy Area, the County worked collaboratively with the City of Calgary and City of Chestermere to identify shared issues and opportunities. The amendments address the comments and concerns identified by Calgary and Chestermere. Genuine engagement with the municipalities was undertaken throughout the process to amend the area structure plan. An outline of the key intermunicipal engagement components is identified in Appendix C.

Objectives

- Ensure ongoing, meaningful consultation occurs between Rocky View County, The City of Calgary, and the City of Chestermere on matters related to the implementation of the Conrich Area Structure Plan.
- Ensure a coordinated and cooperative approach to planning with adjacent municipalities.

Policies

29.1 The County shall consult with The City of Calgary and City of Chestermere on planning processes affecting land that borders the adjacent municipality and/or on other matters identified through an intermunicipal development plan as areas requiring planning coordination.

29.2 The County shall work with The City of Calgary and City of Chestermere to deliver a coordinated planning process and ensure continued meaningful communication between the three municipalities as subsequent *local plans* are prepared.

29.3 Intermunicipal circulation of planning proposals shall comply with the *Municipal Government Act*, the Rocky View/Calgary Intermunicipal Development Plan and any other agreement(s) or new intermunicipal development plan(s) jointly approved by adjacent municipal councils.

ROCKY VIEW COUNTY - CITY OF CHESTERMERE

29.4 Development adjacent to the city of Chestermere shall be coordinated between Rocky View County and the City of Chestermere, or as otherwise required by any future intermunicipal development plan.

ROCKY VIEW COUNTY – THE CITY OF CALGARY

29.5 The County shall implement the policies of this plan that apply to the interface areas adjacent to the residual long-term growth areas as identified in the Rocky View/Calgary Intermunicipal Development Plan.

29.6 Development within the key focus areas identified in the Rocky View/Calgary Intermunicipal Development Plan shall be subject to the policies of the Intermunicipal Development Plan as well as the policies of this plan.

29.7 Planning and development applications within the entire Conrich Area Structure Plan area shall be circulated to The City of Calgary for transportation review and comment in accordance with the circulation and response timelines as per the Rocky View County/City of Calgary Intermunicipal Development Plan.

29.8 The County shall implement the policies of this Plan that apply to the interface areas adjacent to the residual long-term growth areas along 84th Street, as identified in the Rocky View/Calgary Intermunicipal Development Plan (Action items 2 and 9 in Section 28).

LOCAL PLANS, REDESIGNATION, AND SUBDIVISION

29.9 Rocky View County shall ensure that *local plan*s and applications for redesignation and subdivision of lands in areas adjacent to The City of Calgary and City of Chestermere address:

a. regional drainage to ensure the protection of required drainage corridors;

b. alignment and connectivity of pathways, roadways, and utilities with the adjacent municipality;

c. land use compatibility with adjacent municipal land uses; and

d. other appropriate policies of this plan.

29.10 Rocky View County, in collaboration with The City of Calgary, shall ensure that *local plan*s and applications for redesignation and subdivision of lands along 84th Street, as shown on Map 13, address:

a. Access management and right-of-way requirements along 84th Street (Action Item 2 in Section 28);

b. Consideration of adjacent lands within the city of Calgary as identified in the IDP;

c. If the Terms of Reference for the 84th Street study has been completed (Action Item 2 in Section 28) but the 84th Street study has not yet been completed by The City and the County prior to the preparation of the *local plan*, then the 84th Street study must be prepared by the development proponent in conjunction with the *local plan* in accordance with the Terms of Reference; and

d. Other appropriate policies of this Plan.

IV Appendices

APPENDIX A: DEFINITIONS

Conceptual scheme is a non-statutory plan, subordinate to an area structure plan. It may be adopted either by bylaw or by a resolution of Council. A *conceptual scheme* is prepared for a smaller area within an area structure plan boundary and must conform to the policies of the area structure plan. *Conceptual scheme*s provide detailed land use direction, subdivision design, and development guidance to Council, Administration, and the public.

If a *conceptual scheme* area is of sufficient size that further detail is required for specific areas and phases, the *conceptual scheme* may identify smaller sub-areas and provide detailed guidance at that level. These smaller sub-areas are referred to as 'development cells'.

Local plan is a term that refers to a *conceptual scheme* or *master site development plan*. A local plan will have unique planning requirements based on the planning direction provided in the area structure plan. Local plans must also address the general requirements for preparing a *conceptual scheme* or *master site development plan* identified in the County Plan (Section 29 and Appendix C).

Master site development plan is a non-statutory plan that is adopted by Council resolution. A *master site development plan* accompanies a land use redesignation application and provides design guidance for the development of a large area of land with little or no anticipated subdivision. A *master site development plan* addresses building placement, landscaping, lighting, parking, and architectural treatment. The plan emphasis is on site design with the intent to provide Council and the public with a clear idea of the final appearance of the development.

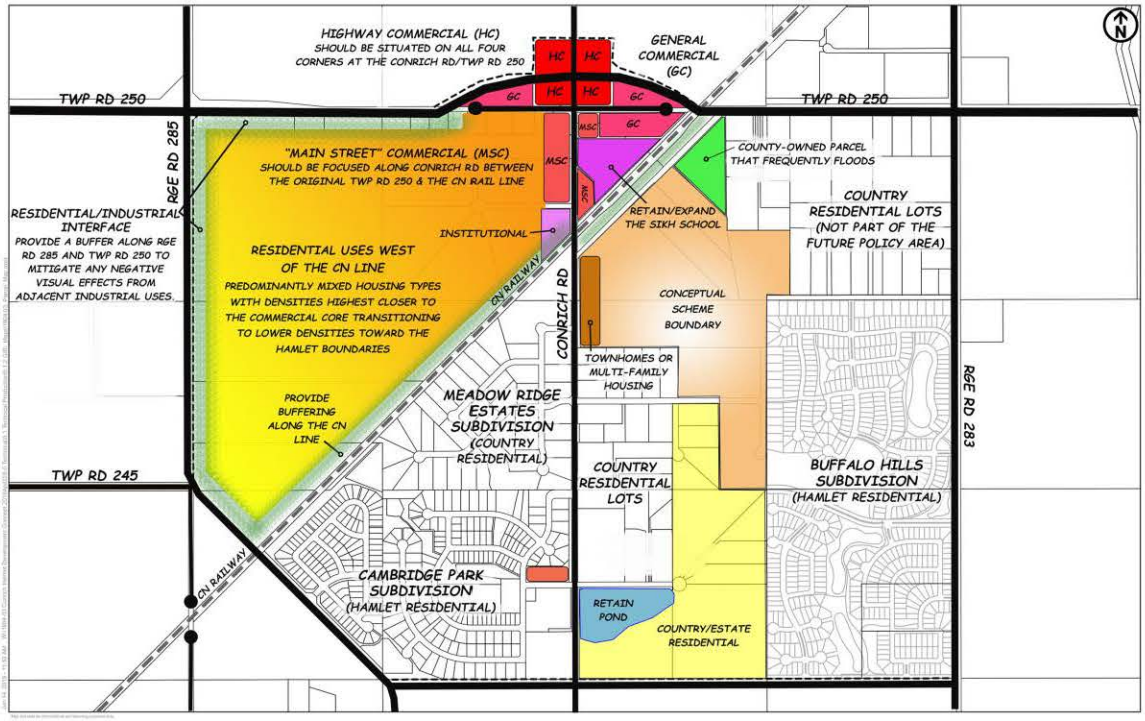
Open land means publicly or privately owned land within a comprehensively designed compact country residential neighbourhood or larger community, where the land is used for the primary purpose of conservation, recreation, or agriculture.

Open space means all land and water areas, either publicly owned or offering public access that are not covered by structures. *Open space* may include current and future parks, environmentally significant areas and other natural areas, pathways and trails, greenways, parks, land for schools and recreation facilities, utility corridors, golf courses, and cemeteries.

Developable land means privately owned land that has no natural or human caused constraints to residential development. Constraints to development include land determined to be unstable, hazardous, environmental reserve, contaminated, or regulatory setbacks as identified by the provincial or federal governments.

APPENDIX B: HAMLET 'CONCEPT PLAN'

This concept drawing was based on public, administrative, and technical input to provide a concept of what the Hamlet and the key findings from a workshop undertaken in June 2019, as part of the Future Policy Area project.



APPENDIX C: KEY INTERMUNICIPAL ENGAGEMENT EVENTS

The County worked with the City of Calgary and City of Chestermere at key milestones of the Future Policy Area project to identify shared issues and opportunities. The following table includes information from the engagement undertaken for both the City of Calgary and City of Chestermere. Engagement was adapted according to the differing issues presented by each municipality on the amendments.

Phase	Date	Engagement
Phase 1 – Project Launch	April – July, 2019	The County prepared a bespoke intermunicipal engagement plan for each neighbouring municipality. The plans identified how the County would engage with the neighbouring municipalities at key milestones of the projects. The plans were revised at the request of neighbouring municipalities to reflect the level of engagement each sought for the project.
	June, 2019	The City of Calgary and City of Chestermere were notified of the County's public engagement event that was held to gather feedback from affected stakeholders. Representatives from the City of Calgary attended the event.
Phase 2 – Identification of Key Cross-Boundary Matters and Draft Land Use Strategies	July, 2019	The County provided the draft land use scenario to the City of Calgary and City of Chestermere for comment, along with anticipated density and population at full buildout of the Hamlet of Conrich. No comments with respect to the draft land use scenario were provided.
	July, 2019	The County met with the City of Calgary for a technical workshop to examine issues and opportunities with respect to the draft land use scenario prepared. There were 10 staff in attendance, and discussions were held on the following areas: • Planning; • Transportation; • Servicing and Stormwater; and • Fire Service provision. Following the meeting, 12 action items were agreed to be addressed within the area structure plan amendments and through separate intermunicipal projects and communication.
	July, 2019	Rocky View County and the City of Chestermere held a telephone conference to discuss the draft land use scenario. It was confirmed that the City had circulated the draft scenario internally, with preliminary comments addressing stormwater identified. Further comments were to be provided on the draft plan. Four action items were agreed to be addressed within the area structure

		plan and through separate intermunicipal projects and communication.
Phase 3 – Draft Plan	August, 2019	The County circulated the draft area structure plan amendments to the City of Calgary and City of Chestermere and a period of 30 days was allowed for comments. Where appropriate, the County incorporated suggested amendments into the final draft plan.
Phase 4 – Final Plan	October, 2019	The final plan amendments were formally circulated to the City of Calgary and City of Chestermere in October, 2019, and comments were submitted for Council's consideration at a public hearing.

APPENDIX D: COMMERCIAL AND INDUSTRIAL DEVELOPMENT LANDSCAPING AND DESIGN GUIDELINES

The following design guidelines are intended to promote and ensure a coordinated and pleasant visual presence of commercial or industrial development in the Conrich plan area.

1. Local plans shall consider the County's Land Use bylaw landscaping and screening requirements and the County's Commercial, Office, and Industrial Design Guidelines and document how the local plan meets those requirements and guidelines.
2. Where buildings are located adjacent to a residential area, the building design emphasis should be on those building elevations that are facing the residential area.
3. Within any single parcel, the colours, materials, and finishes of all buildings shall be coordinated to achieve a reasonable continuity of appearance.
4. All buildings shall be permanent structures with good quality exterior finishing materials which may include quality metal panel products, pre-cast concrete, architectural site-cast concrete, architectural tile, and commercial grade stucco, brick, or stone masonry. Wood, unfinished concrete, and concrete block may be used as a secondary material only.
5. Façades of buildings that exceed 30 metres measured horizontally, and facing residential areas or roadways, shall incorporate wall plane projections or recesses having a depth of at least 3 per cent of the length of the façade and extending at least 20 per cent of the length of the façade.
6. Façades of buildings facing adjacent residential areas shall include at least three of the following architectural elements:
   a. colour change;
   b. texture change;
   c. material change; and
   d. expression of an architectural or structural bay through a change in plane such as an offset, reveal, or projecting rib.
7. Rooftop apparatus should be located and concealed to reduce or eliminate public view from adjacent roads or homes.
8. Roofs should have at least two of the following features:
   a. Parapets concealing flat roofs and/or rooftop mechanical and electrical equipment;
   b. Overhanging eaves extending past the supporting wall;
   c. Sloping or pitched roofs with two or more roof slope planes; and
   d. Roof-top gardens that support ecological functions such as stormwater retention, building insulation, bird habitat, outdoor green space, etc.
9. Each primary building shall have a clearly defined main entrance featuring at least

two of the following:

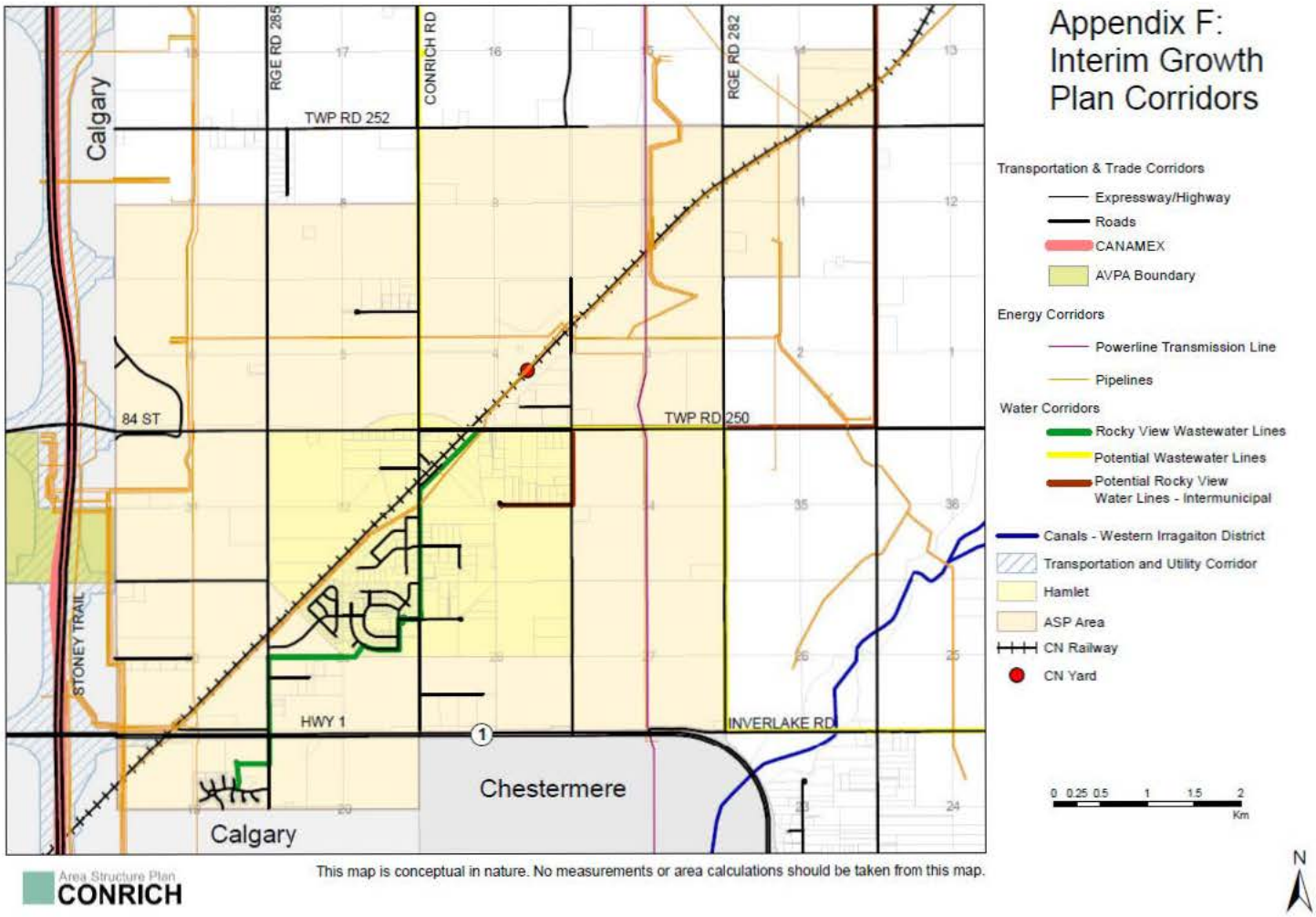
a. Canopy or portico;
b. Overhang or arcade;
c. Raised corniced parapet over the door;
d. Outdoor amenity area;
e. Upgraded window glazing areas;
f. Integrated planters or landscaped sitting areas.

10. A minimum 3 metre landscaped area should be provided between the front of any primary building and any adjoining parking or lot area.
11. Landscape plans shall:
    a. promote the use of native plant material and plants proven for the climate of the region;
    b. not rely on potable water for irrigation once the landscaped areas are established;
    c. avoid species monoculture over large areas;
    d. provide for massing of plantings;
    e. ensure retaining walls and front yard fencing is decorative as well as functional; and
    f. provide attractive landscape designs at key public intersections and entryways.

APPENDIX E: KEY ALBERTA ENERGY REGULATOR INFORMATION

- AER Bulletin 2013-03 Mandated Subdivision and Development Application Referrals, Setback Relaxations, Land Development Information Package, and Abandoned Well Information.
- Interim Directive ID 81-3: Minimum Distance Requirements Separating New Sour Gas Facilities from Residential and Other Developments.
- Directive 026: Setback Requirements for Oil Effluent Pipelines
- Directive 079: Surface Development in Proximity to Abandoned Wells
- Directive 056: Energy Development Applications and Schedules
- EnerFAQs: Explaining AER Setbacks - This EnerFAQs explains setbacks in the energy industry, how they are determined, and how they may affect Alberta citizens and their communities.

APPENDIX F: INTERIM GROWTH PLAN CORRIDORS



ROCKY VIEW COUNTY

PLANNING AND DEVELOPMENT SERVICES

TO:	Council		
DATE:	July 28, 2020	**DIVISION:** 5	
FILE:	04319010/9048/9071/9090/9091/9137/9112/9199	**APPLICATION:** PL20180106	
SUBJECT:	First Reading Bylaw – Direct Control Bylaw Site Specific Amendments		

PURPOSE: To amend the Direct Control Bylaw (DC-11) in order to allow Accessory Buildings, Private Clubs and Organizations (Multi-Purpose Building), and Utilities at the common properties.

GENERAL LOCATION: Located approximately 1 mile east of the City of Calgary, approximately ½ mile south of Highway 1, in the Prince of Peace community.

APPLICANT: Rick Johnson

OWNERS: Condominium Corporation No.9812469

POLICY DIRECTION: The County Plan

COUNCIL OPTIONS:

Option #1: THAT Bylaw C-8039-2020 be given first reading.

Option #2: THAT application PL20180106 be denied.

APPLICATION REQUIREMENTS:

Standard technical requirements apply under policy.

Respectfully submitted,

"Theresa Cochran"

Executive Director
Community Development Services

Concurrence,

"Al Hoggan"

Chief Administrative Officer

JKwan/llt

APPENDICES:

APPENDIX 'A': Bylaw C-8039-2020 & Schedule A
APPENDIX 'B': Map Set

Administration Resources
Johnson Kwan, Planning and Development Services

ROCKY VIEW COUNTY

BYLAW C-8039-2020

A Bylaw of Rocky View County, in the Province of Alberta, to amend Rocky View County Direct Control Bylaw C-5250-2000 (DC-11).

The Council of Rocky View County enacts as follows:

Title

1 This Bylaw may be cited as *Bylaw C-8039-2020*.

Definitions

2 Words in this Bylaw have the same meaning as those set out in the Direct Control Bylaw C-5250-2000 (DC-11), Land Use Bylaw C-4841-97, and 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 THAT Direct Control District (Dc-11, Bylaw C-5250-2000) be amended as detailed in Scheudle A, B and C forming part of this Bylaw.

Transitional

4 Bylaw C-8039-2020 is passed and comes into full force and effect when it receives third reading and is signed in accordance with the *Municipal Government Act*.

ROCKY VIEW COUNTY

READ A FIRST TIME IN COUNCIL this _____ day of _____, 20XX

PUBLIC HEARING HELD this _____day of _____, 20XX

READ A SECOND TIME IN COUNCIL this_____ day of _____, 20XX

READ A THIRD TIME IN COUNCIL this_____ day of _____, 20XX

_____
Reeve

_____
CAO or Designate

_____
Date Bylaw Signed

ROCKY VIEW COUNTY

SCHEDULE 'A'
FORMING PART OF BYLAW C-8039-2020

Amendment#1

Remove section 1.1.0 as follows:

~~1.1.0 Notwithstanding any provisions to the contrary, the residents (lease holder) of the residential units or the subject lands shall be "Seniors"~~

Amendment#2

Amend wording of the General Regulations to include Parts 1 and 2 of the Land Use Bylaw:

1.3.0 ~~For the purpose of Section 2.0.0 of this Bylaw, Part Three, General Regulations, of the Land Use Bylaw (Bylaw C-4841-97) shall apply except where specifically defined herein.~~ Parts One, Two, and Three of the Land Use Bylaw C-4841-97 shall apply to all uses contemplated by this Bylaw, except where noted as otherwise in the Bylaw.

Amendment #3

Amend wording of Section 2.1.0 as follows:

2.1.0 The purpose and intent of this District is to provide for the use of Lands for ~~the housing of senior citizens~~ housing with related ancillary uses.

Amendment #4

Add the following uses under Section 2.3.0 List of Discretionary Uses:

2.3.6 *Accessory Buildings* at Plan 0013287, Unit 82 and Unit 83, Plan 0113520, Unit 131, Plan 0111629, Unit 105, Plan 0310076, Unit 196 and Unit 197, Plan 9812469, Unit 38, and Plan 0011410, Unit 62 all within NE-19-24-28-W4M as shown on Schedule B of the Bylaw.

2.3.7 *Utility (Utilities)* at Plan 0013287, Unit 82 and Unit 83, Plan 0113520, Unit 131, Plan 0111629, Unit 105, Plan 0310076, Unit 196 and Unit 197, Plan 9812469, Unit 38, and Plan 0011410, Unit 62 all within NE-19-24-28-W4M as shown on Schedule B of the Bylaw.

2.3.8 *Private Clubs and Organizations (Multi-Purpose Building)* at Plan 0013287, Unit 82 within NE-19-24-28-W4M and Plan 0011410, Unit 62 within NE-19-24-28-W4M as shown on Schedule C of the Bylaw.

ROCKY VIEW COUNTY

Amendment #5

Add the following regulations in regards to the Accessory Buildings under Section 2.4.0 Minimum and Maximum Requirements:

2.4.2 Accessory Buildings

i. Minimum setbacks: 3 metres (9.84 ft.)
ii. Maximum height: 5.50 metres (18.04 ft.)
iii. Maximum building area: 65 sq. m. (699.5 sq. ft.)

Amendment #6

Add the following regulations in regards to the clubhouse/multi-purpose building under Section 2.4.0 Minimum and Maximum Requirements:

2.4.3 Private Clubs and Organizations (Multi-Purpose Building)

i. Minimum setbacks: 3 metres (9.84 ft.)
ii. Maximum Height: 8 metres (26.25 ft.)
iii. Maximum Building area: 278 sq. m. (3,000 sq. ft.)

Amendment #7

Remove Section 3.6.0 as follows:

~~3.6.0 All buildings on the subject lands shall conform to an architectural theme as approved by the Development Officer.~~

Amendment #8

Add the following definitions under Section 4.0.0 DEFINITIONS:

- *Accessory Buildings* means detached buildings, with or without a permanent foundation, which are subordinate or incidental to the Principal Use or Principal Building located on the same site;

- *Private Clubs and Organizations (Multi-Purpose Building)* means a development or a building used for the meeting, social or recreation activities of members of a non-profit philanthropic, social service, athletic, business, or fraternal organization, without on-site residences. Private clubs may include rooms for eating, drinking, and assembly;

- *Utility (Utilities)* means the components of sewage, stormwater, or solid waste disposal systems or a telecommunication, electrical power, water, or gas distribution system. Utilities may include (but is not limited to) Pumphouses, Sewage Treatment and Storage Facilities, Storm Water Retention Ponds, and Water Storage and Treatment Facilities;

Amendment #9

Remove Section 4.10.0 as follows:

ROCKY VIEW COUNTY

~~4.10.0 **Seniors** – persons who have attained the age of 55 years or more~~

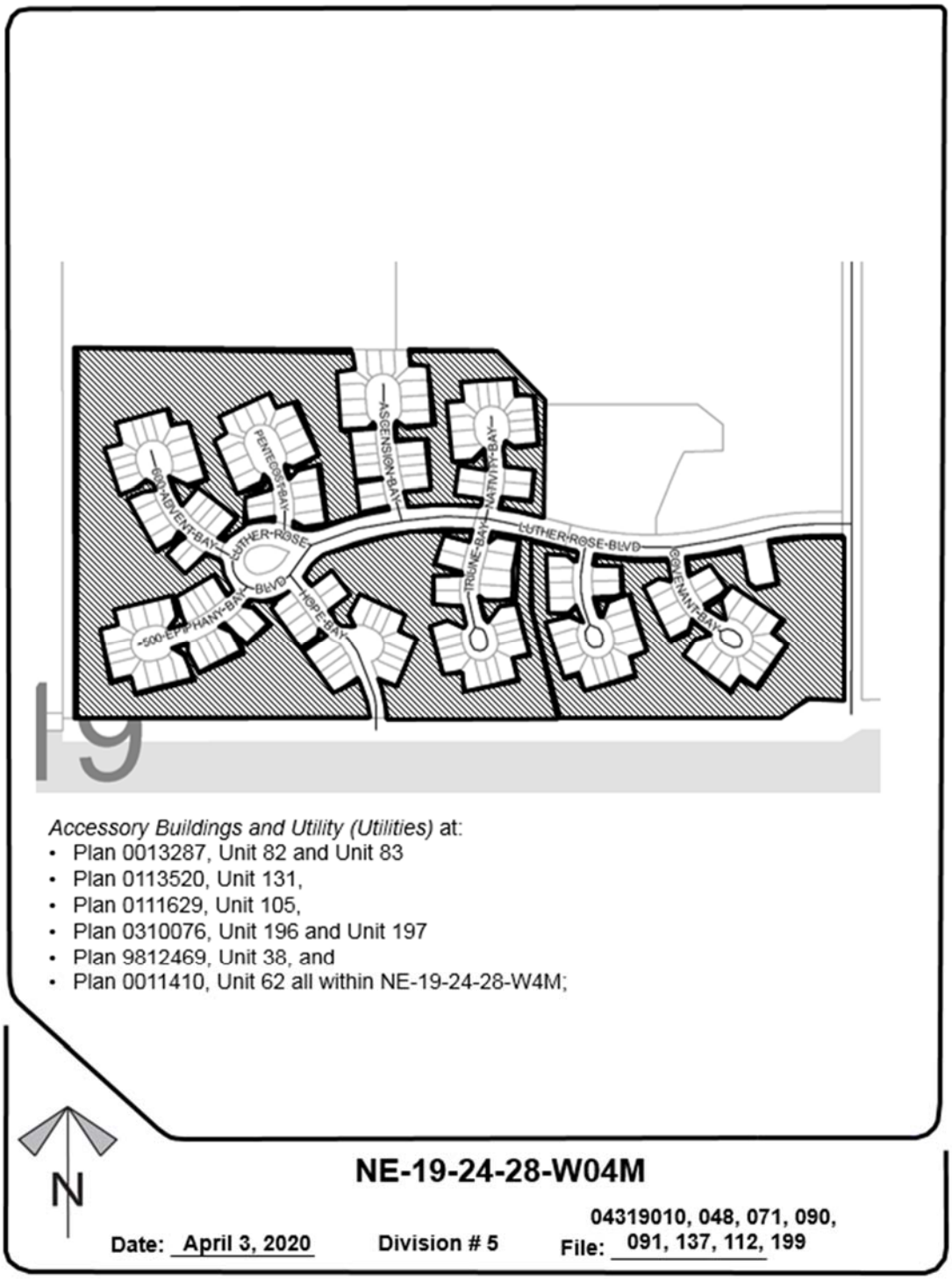
Overall Abbreviations, Numbering, Grammar, Spelling and Punctuation

- Renumbering the Bylaw as required.
- Wherever the renumbering of the Bylaw affects a numbering reference elsewhere in the Bylaw, adjust the affected reference.
- Italicize all definitions within the Bylaw.
- Without changing the meaning or intent of the Bylaw, correct all grammatical, spelling, punctuations and spacing errors.
- Without changing the meaning or intent of the Bylaw, relabel 'The Municipal District of Rocky View No. 44' to 'Rocky View County'.

ROCKY VIEW COUNTY

SCHEDULE 'B'
FORMING PART OF BYLAW C-8039-2020

Accessory Buildings and Utility (Utilities) at Plan 0013287, Unit 82 and Unit 83; Plan 0113520, Unit 131; Plan 0111629, Unit 105; Plan 0310076, Unit 196 and Unit 197; Plan 9812469, Unit 38, and Plan 0011410, Unit 62 all within NE-19-24-28-W4M.

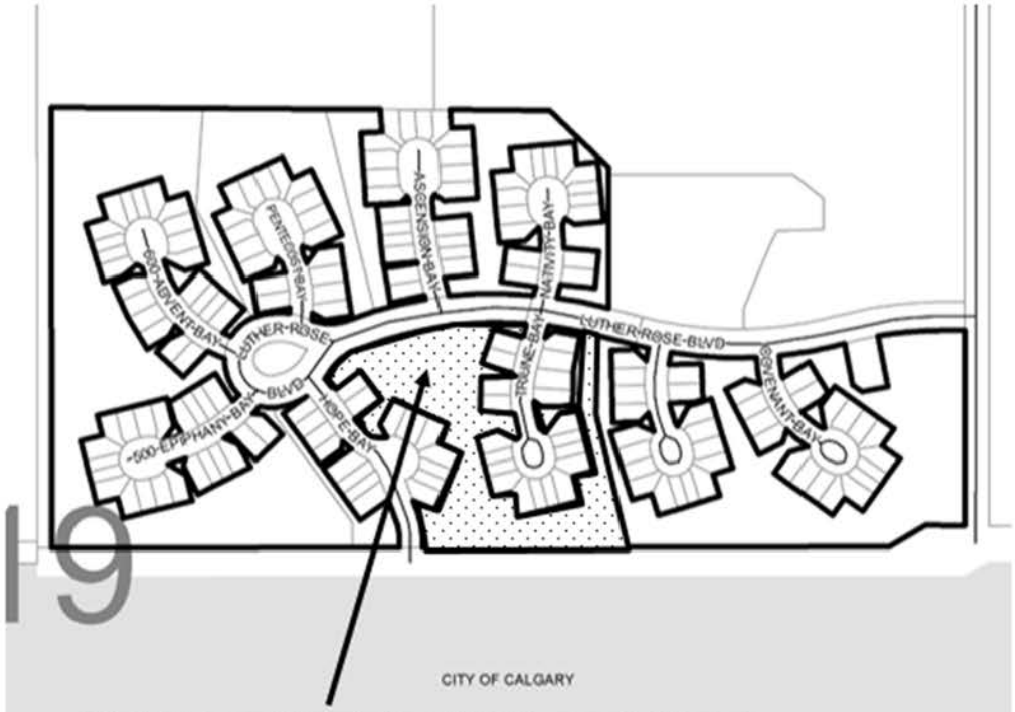


ROCKY VIEW COUNTY

SCHEDULE 'C'
FORMING PART OF BYLAW C-8039-2020

Private Clubs and Organizations (Multi-Purpose Building) at Plan 0013287, Unit 82, within NE-19-24-28-W4M and Plan 0011410, Unit 62 within NE-19-24-28-W4M.

ROCKY VIEW COUNTY



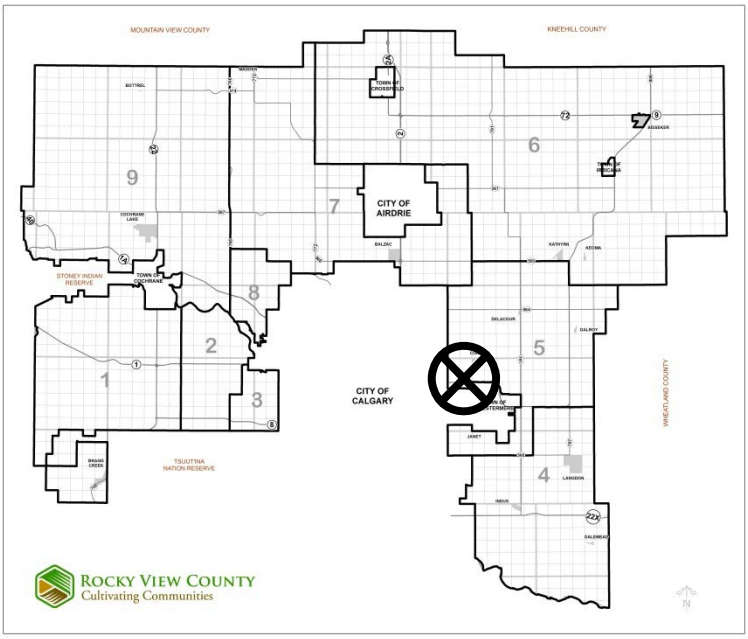
Private Clubs and Organizations (Multi-Purpose Building) at:

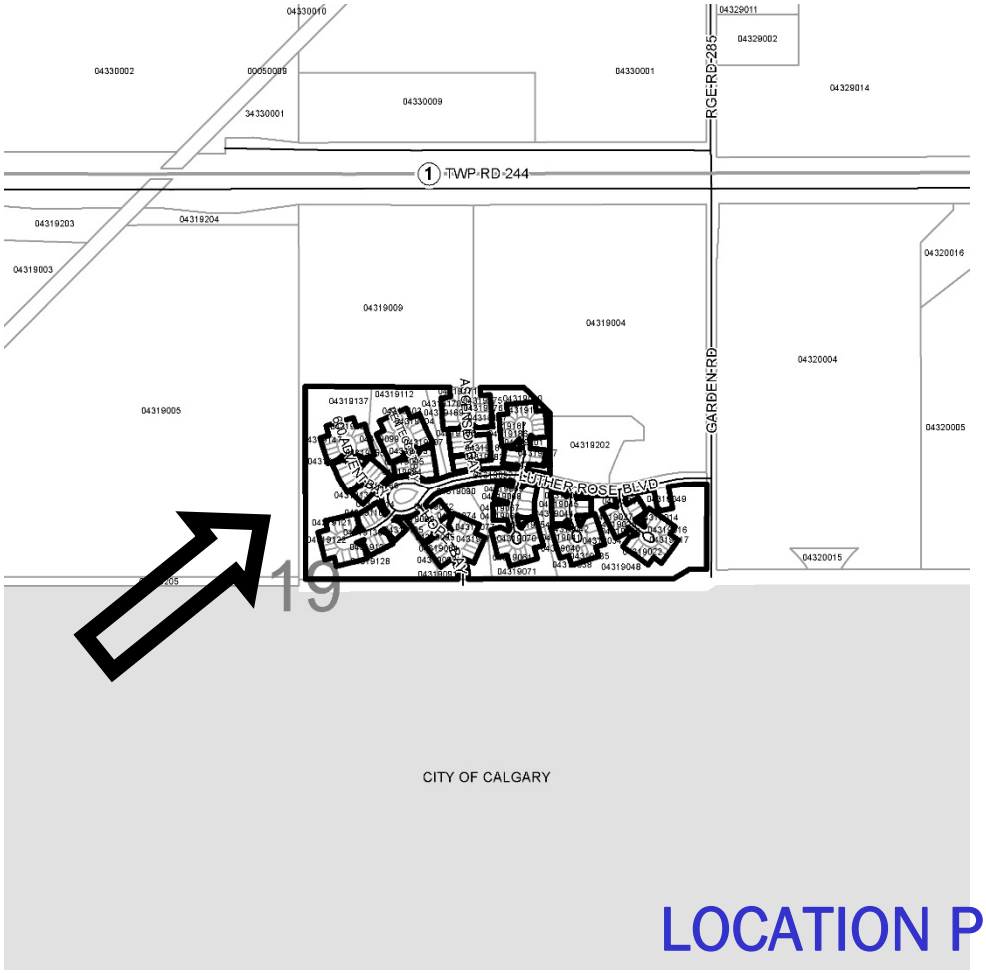
- Plan 0013287, Unit 82, within NE-19-24-28-W4M; and
- Plan 0011410, Unit 62 within NE-19-24-28-W4M

N

NE-19-24-28-W04M

Date: April 3, 2020 Division # 5 File: 04319010, 048, 071, 090, 091, 137, 112, 199



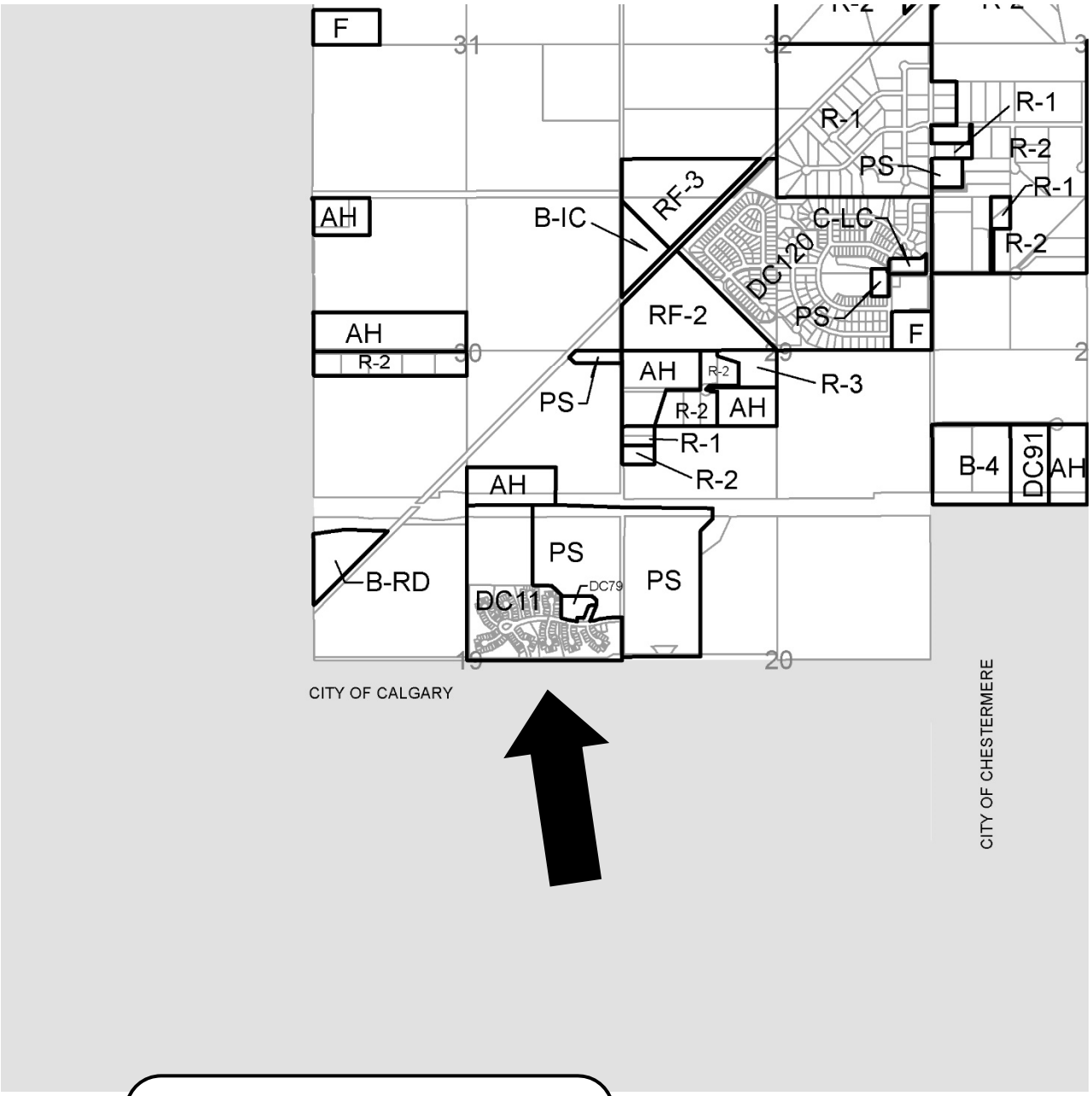


LOCATION PLAN

N

NE-19-24-28-W04M

Date: April 3, 2020 **Division # 5** **File:** 04319010, 048, 071, 090, 091, 137, 112, 199



	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

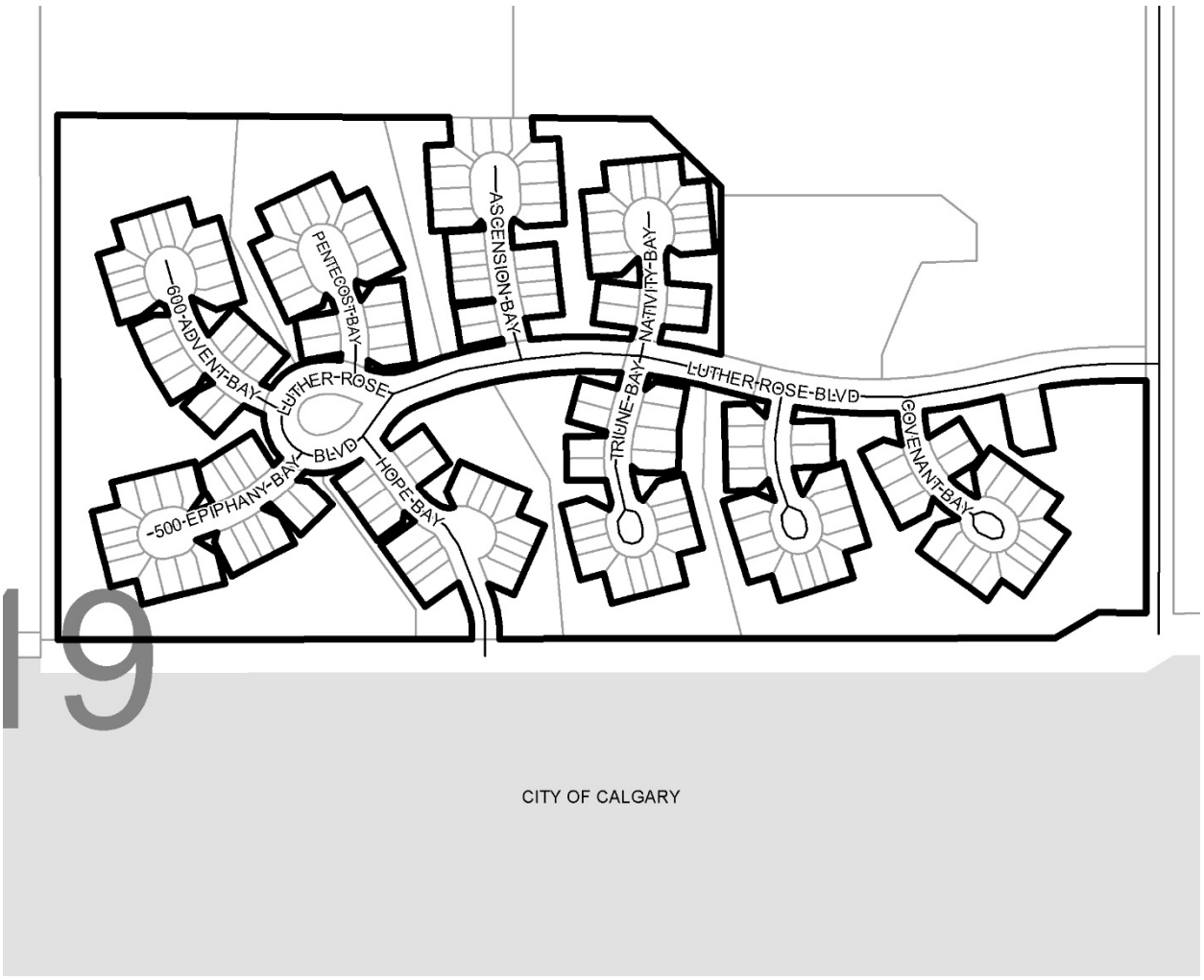
LAND USE MAP

N

NE-19-24-28-W04M

Date: April 3, 2020 **Division # 5** **File:** 04319010, 048, 071, 090, 091, 137, 112, 199

Proposed DC Bylaw Amendments: A site-specific amendment to Direct Control District (DC-11) to allow *Accessory Buildings*, *Private Clubs and Organizations (Multi-Purpose Building),* and *Utilities* on the Condominium's common properties in the Prince of Peace community.



DEVELOPMENT PROPOSAL

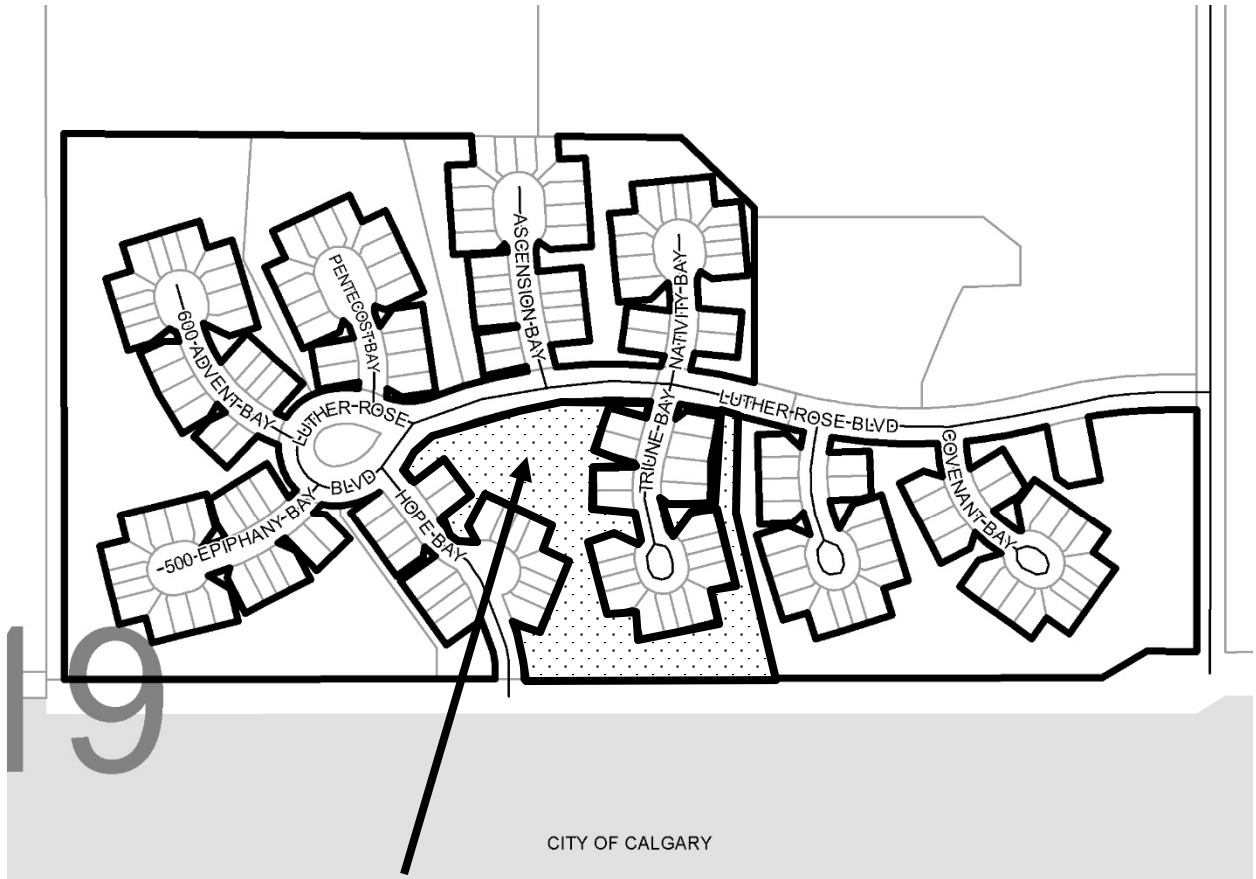
N

NE-19-24-28-W04M

Date: April 3, 2020 **Division # 5** **File:** 04319010, 048, 071, 090, 091, 137, 112, 199

Proposed DC Bylaw Amendments: A site-specific amendment to Direct Control District (DC-11) to allow *Accessory Buildings*, *Private Clubs and Organizations (Multi-Purpose Building),* and *Utilities* on the Condominium's common properties in the Prince of Peace community.

Note: The Private Clubs and Organizations (Multi-Purpose Building) is for the residents' gathering and social activities.



Private Clubs and Organizations (Multi-Purpose Building) at:

- Plan 0013287, Unit 82, within NE-19-24-28-W4M; and
- Plan 0011410, Unit 62 within NE-19-24-28-W4M

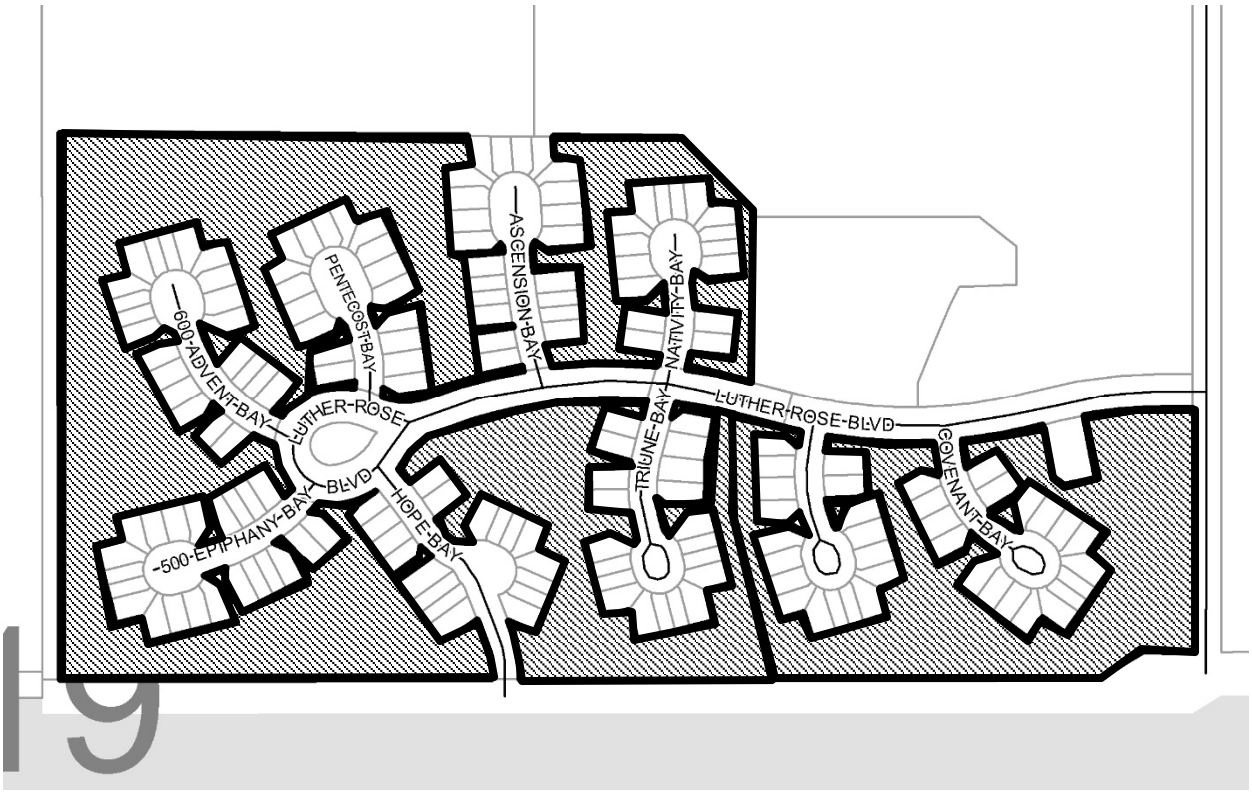
N

NE-19-24-28-W04M

Date: April 3, 2020 **Division # 5** **File:** 04319010, 048, 071, 090, 091, 137, 112, 199

Proposed DC Bylaw Amendments: A site-specific amendment to Direct Control District (DC-11) to allow *Accessory Buildings*, *Private Clubs and Organizations (Multi-Purpose Building),* and *Utilities* on the Condominium's common properties in the Prince of Peace community.

Note: The Accessory Buildings are for a storage shed to store yard maintenance materials and equipment, and a shed to house an irrigation pump.



Accessory Buildings and Utility (Utilities) at:

- Plan 0013287, Unit 82 and Unit 83
- Plan 0113520, Unit 131,
- Plan 0111629, Unit 105,
- Plan 0310076, Unit 196 and Unit 197
- Plan 9812469, Unit 38, and
- Plan 0011410, Unit 62 all within NE-19-24-28-W4M;

N

NE-19-24-28-W04M

Date: April 3, 2020 **Division # 5** **File:** 04319010, 048, 071, 090, 091, 137, 112, 199

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

AIR PHOTO

Spring 2018

N

NE-19-24-28-W04M

Date: April 3, 2020 **Division # 5** **File:** 04319010, 048, 071, 090, 091, 137, 112, 199

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.

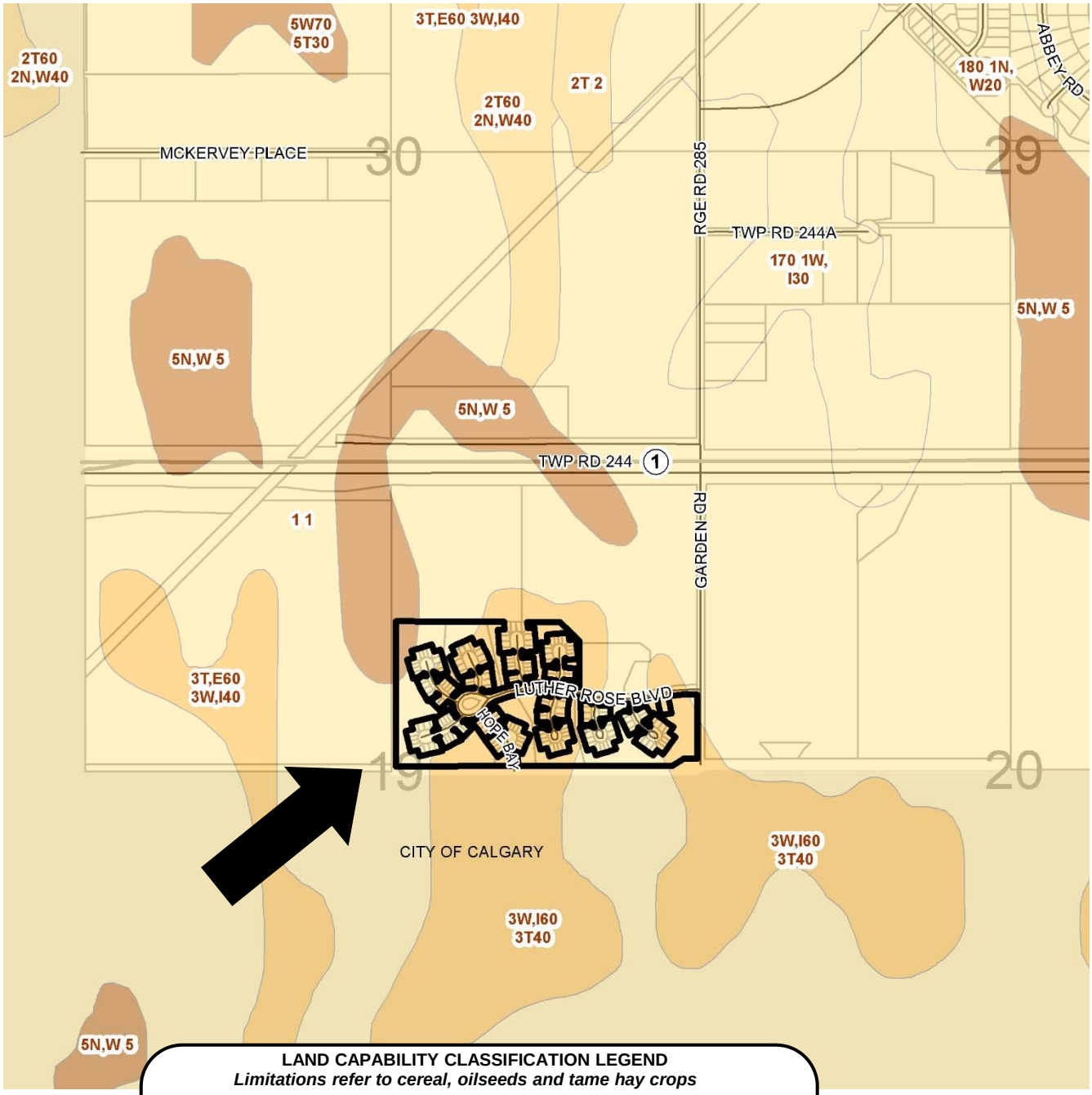
TOPOGRAPHY

Contour Interval 2 M

N

NE-19-24-28-W04M

Date: April 3, 2020 **Division # 5** **File:** 04319010, 048, 071, 090, 091, 137, 112, 199



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

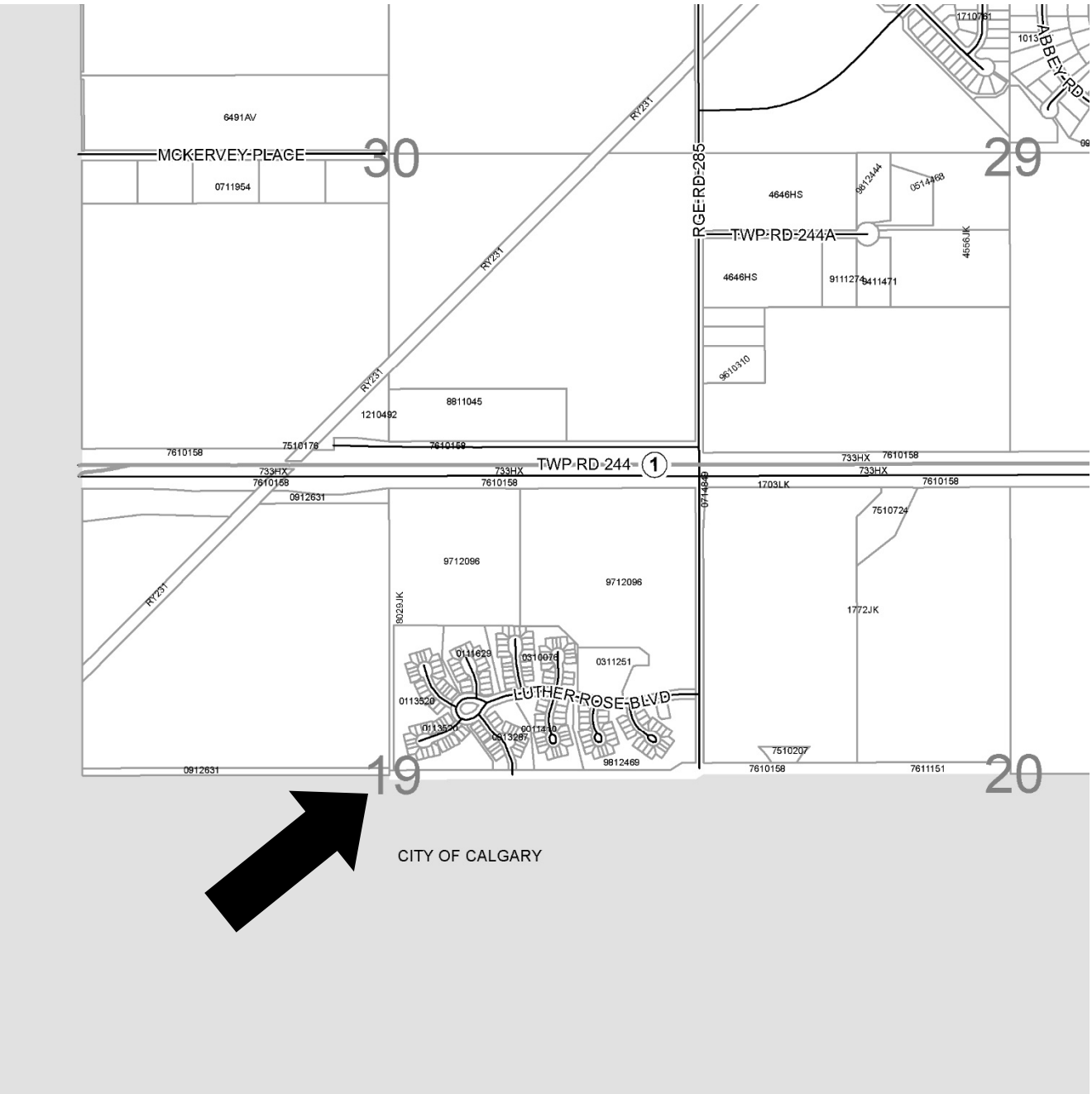
Limitations
B - brush/tree cover
C - climate
D - low permeability
E - erosion damage
F - poor fertility
G - Steep slopes
H - temperature
I - flooding
J - field size/shape
K - shallow profile development
M - low moisture holding, adverse texture
N - high salinity
P - excessive surface stoniness
R - shallowness 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

N

NE-19-24-28-W04M

Date: April 3, 2020 **Division # 5** **File:** 04319010, 048, 071, 090, 091, 137, 112, 199



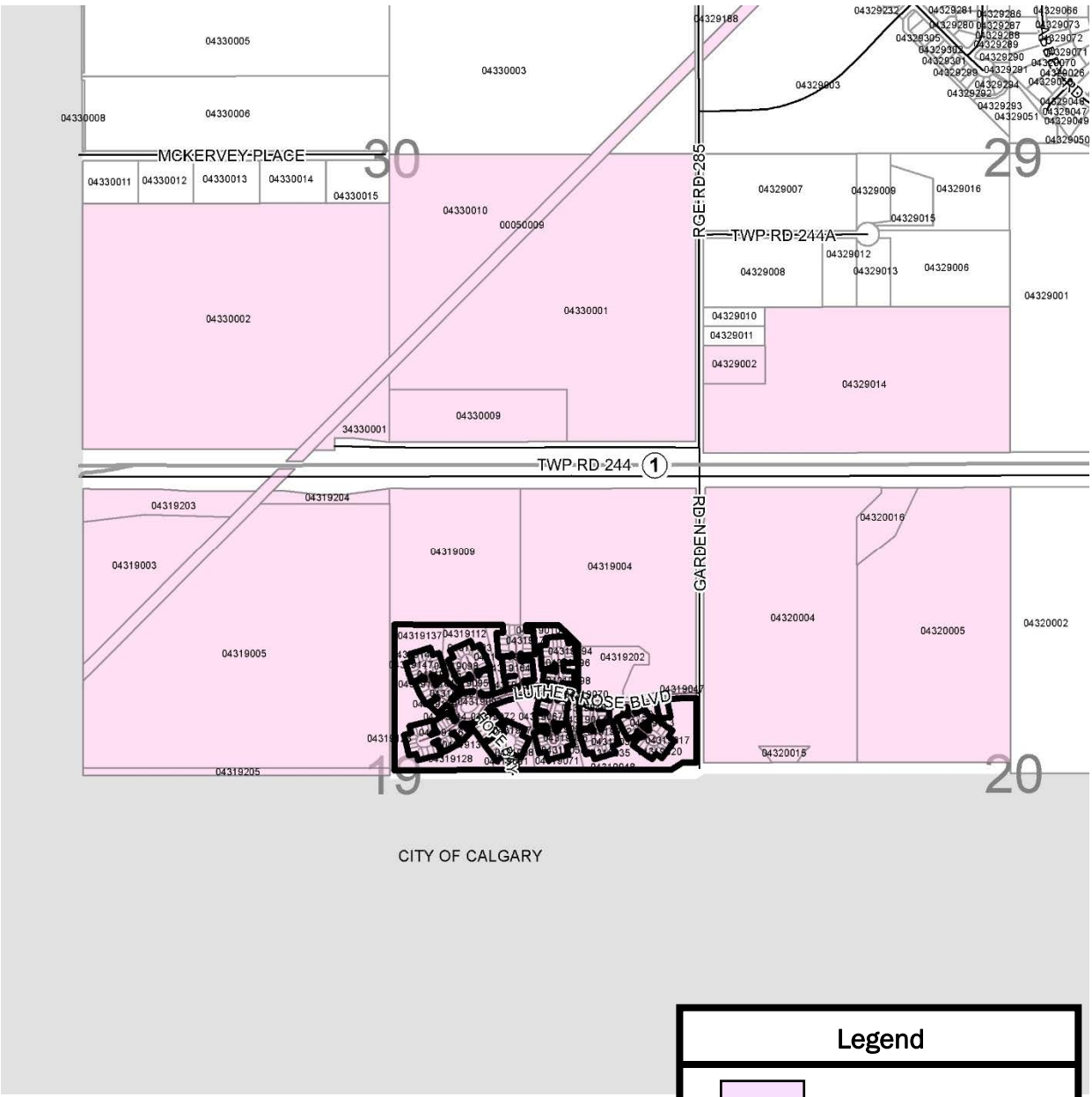
Legend – Plan numbers
- First two numbers of the Plan Number indicate the year of subdivision registration.
- Plan numbers that include letters were registered before 1973 and do not reference a year

HISTORIC SUBDIVISION MAP

N

NE-19-24-28-W04M

Date: April 3, 2020 **Division # 5** **File:** 04319010, 048, 071, 090, 091, 137, 112, 199



Letters in Opposition

Letters in Support

Legend

Circulation Area

Subject Lands

LANDOWNER CIRCULATION AREA

N

NE-19-24-28-W04M

Date: April 3, 2020 **Division # 5** **File:** 04319010, 048, 071, 090, 091, 137, 112, 199

ROCKY VIEW COUNTY

PLANNING AND DEVELOPMENT SERVICES

TO: Council

DATE: July 28, 2020 **DIVISION:** 6

FILE: 08105004 **APPLICATION:** PL20190030

SUBJECT: First Reading Bylaw - Industrial Redesignation

PURPOSE: To redesignate a 26.50 acre portion of the subject lands from Ranch and Farm District to Natural Resource Industrial District to accommodate aggregate extraction, and to amend setbacks for this portion to zero metres.

GENERAL LOCATION: Located some 4.75 kilometres (2.95 miles) south-west of Beiseker at the north-west junction of Township Road 280 and Range Road 264.

APPLICANT: Boots Engineering (Shane LeBouthillier)

OWNERS: Nellie Olson

POLICY DIRECTION: The County Plan

COUNCIL OPTIONS:

Option #1: THAT Bylaw C-8066-2020 be given first reading.

Option #2: THAT application PL20190030 be denied.

APPLICATION REQUIREMENTS:

Standard technical requirements apply under County Plan policies. A Master Site Development Plan (MSDP) has been submitted (PL20190031), and will be considered alongside the redesignation application.

Respectfully submitted,

"Theresa Cochran"

Executive Director
Community Development Services

Concurrence,

"Al Hoggan"

Chief Administrative Officer

ON/llt

APPENDICES:

APPENDIX 'A': Bylaw C-8066-2020 & Schedule A
APPENDIX 'B': Map Set

Administration Resources
Oksana Newmen, Planning and Development Services

ROCKY VIEW COUNTY

BYLAW C-8066-2020

A Bylaw of Rocky View County, in the Province of Alberta, to amend Rocky View County Bylaw C-4841-97, being the *Land Use Bylaw.*

The Council of Rocky View County enacts as follows:

Title

1 This Bylaw may be cited as *Bylaw C-8066-2020*.

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 Part 5, Land Use Map No. 81 of Bylaw C-4841-97 be amended by redesignating a portion of SE-5-28-26-W4M from Ranch and Farm District to Natural Resources Industrial District as shown on the attached Schedule 'A' forming part of this Bylaw.

Transitional

4 Bylaw C-8066-2020 is passed and comes into full force and effect when it receives third reading and is signed in accordance with the *Municipal Government Act*.

ROCKY VIEW COUNTY

READ A FIRST TIME IN COUNCIL this _____ day of _____, 20XX

PUBLIC HEARING HELD this _____day of _____, 20XX

READ A SECOND TIME IN COUNCIL this_____ day of _____, 20XX

READ A THIRD TIME IN COUNCIL this_____ day of _____, 20XX

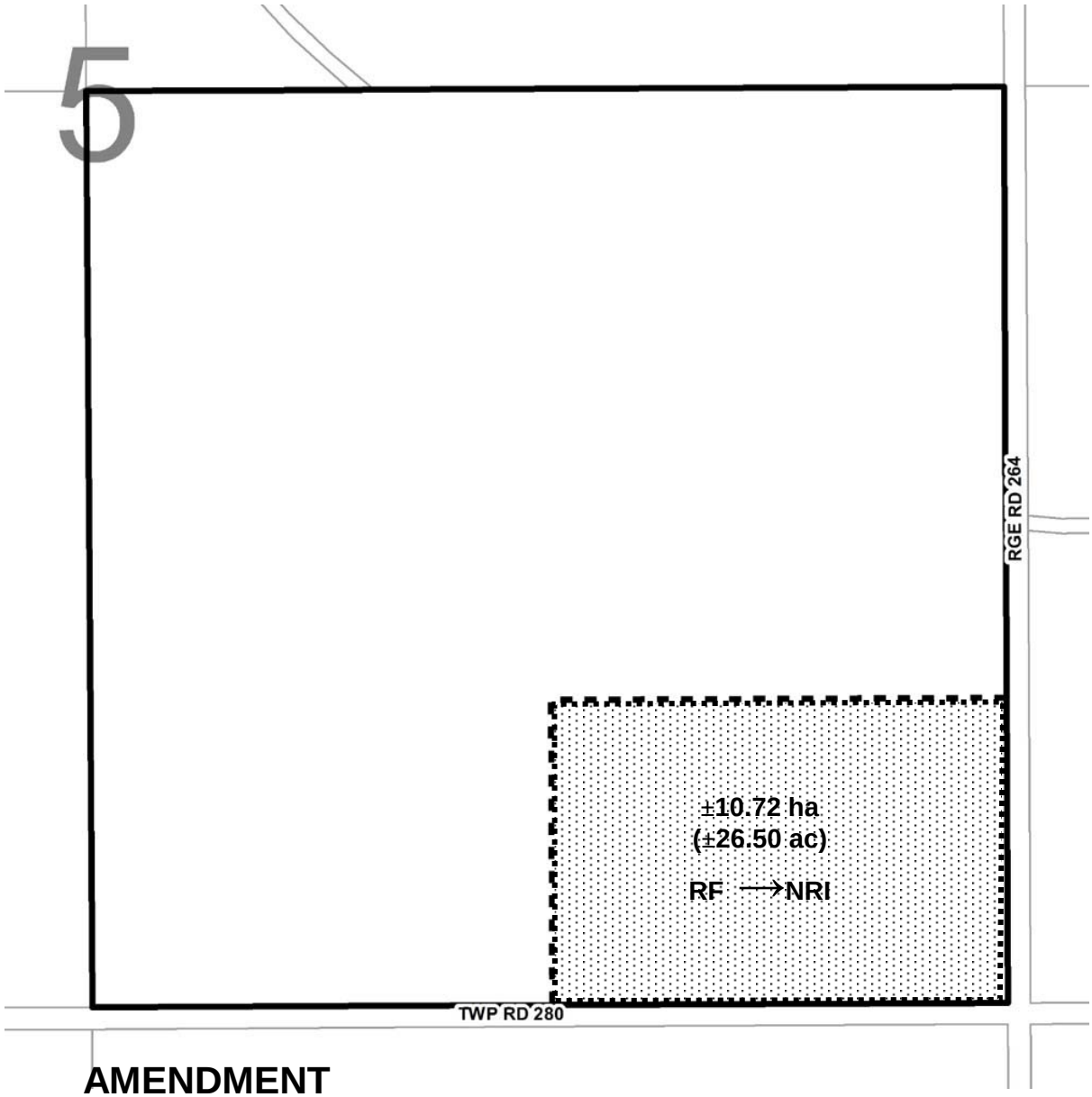
_____
Reeve

_____
Chief Administrative Officer or Designate

_____
Date Bylaw Signed

SCHEDULE "A"

BYLAW: C-8066-2020



AMENDMENT

FROM Ranch and Farm Two District **TO** Natural Resources Industrial District

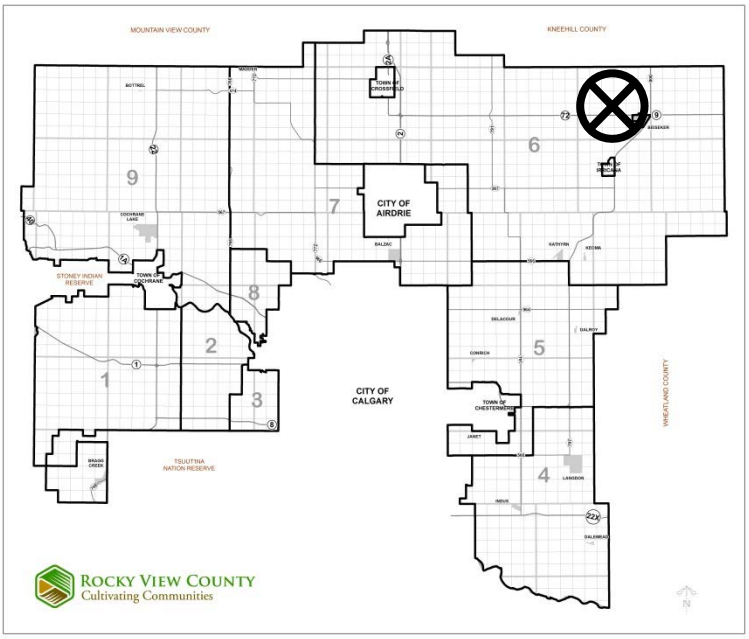
Subject Land

N

LEGAL DESCRIPTION: SE-5-28-26-W4M

ROCKY VIEW COUNTY

FILE: 08105004 – PL20190030 **DIVISION: 6**



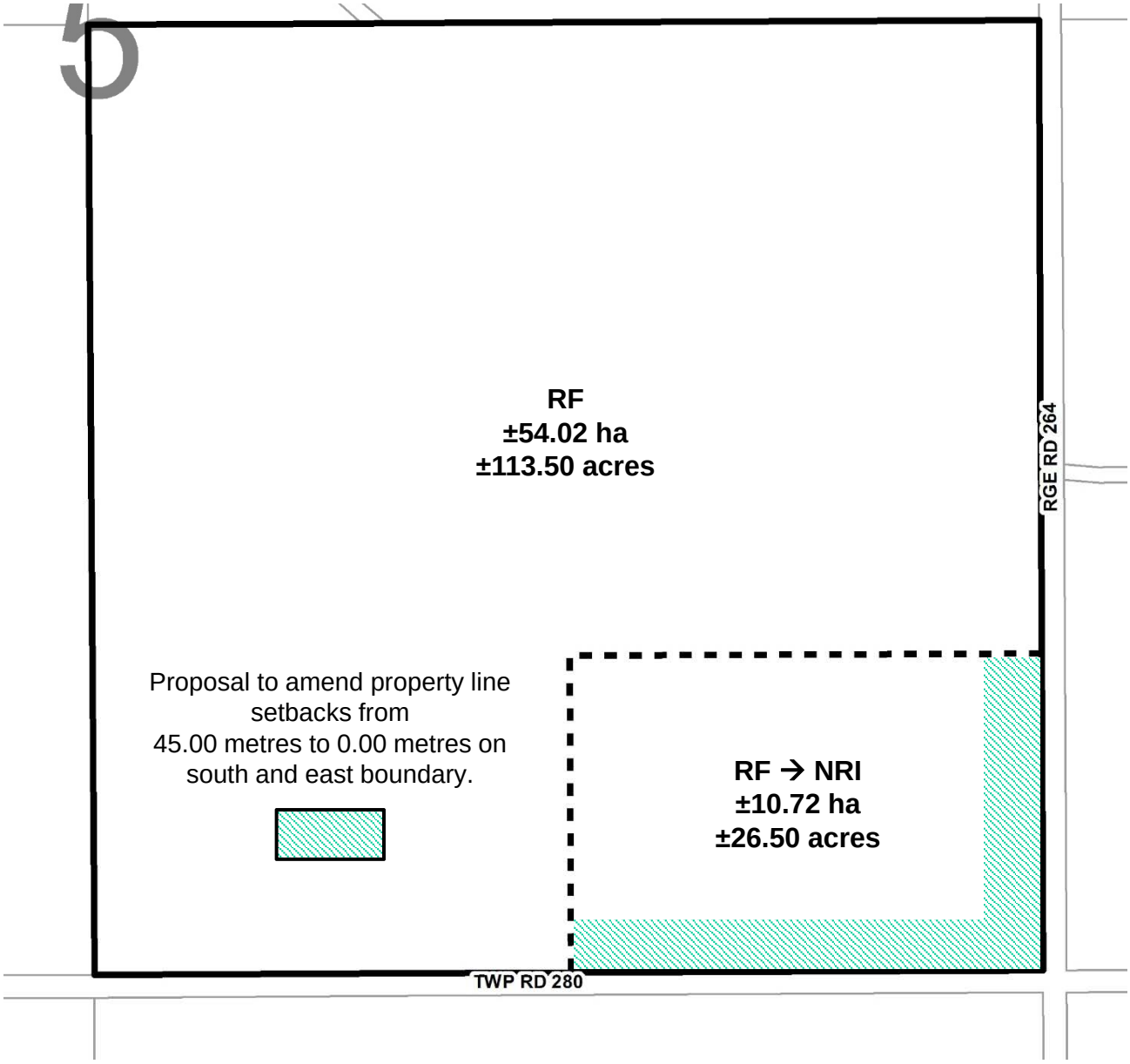
N

SE-05-28-26-W04M

Date: March 19,2019 **Division # 6** **File:** 08105004

Redesignation Proposal: To redesignate a 27 acre portion of the subject lands from Ranch and Farm (RF) District to Natural Resource Industrial (NRI) District to accommodate aggregate extraction, and to amend setbacks for this portion to zero metres (PL20190030).

A **Master Site Development Plan** has been submitted in support of this development proposal (File: PL20190031).

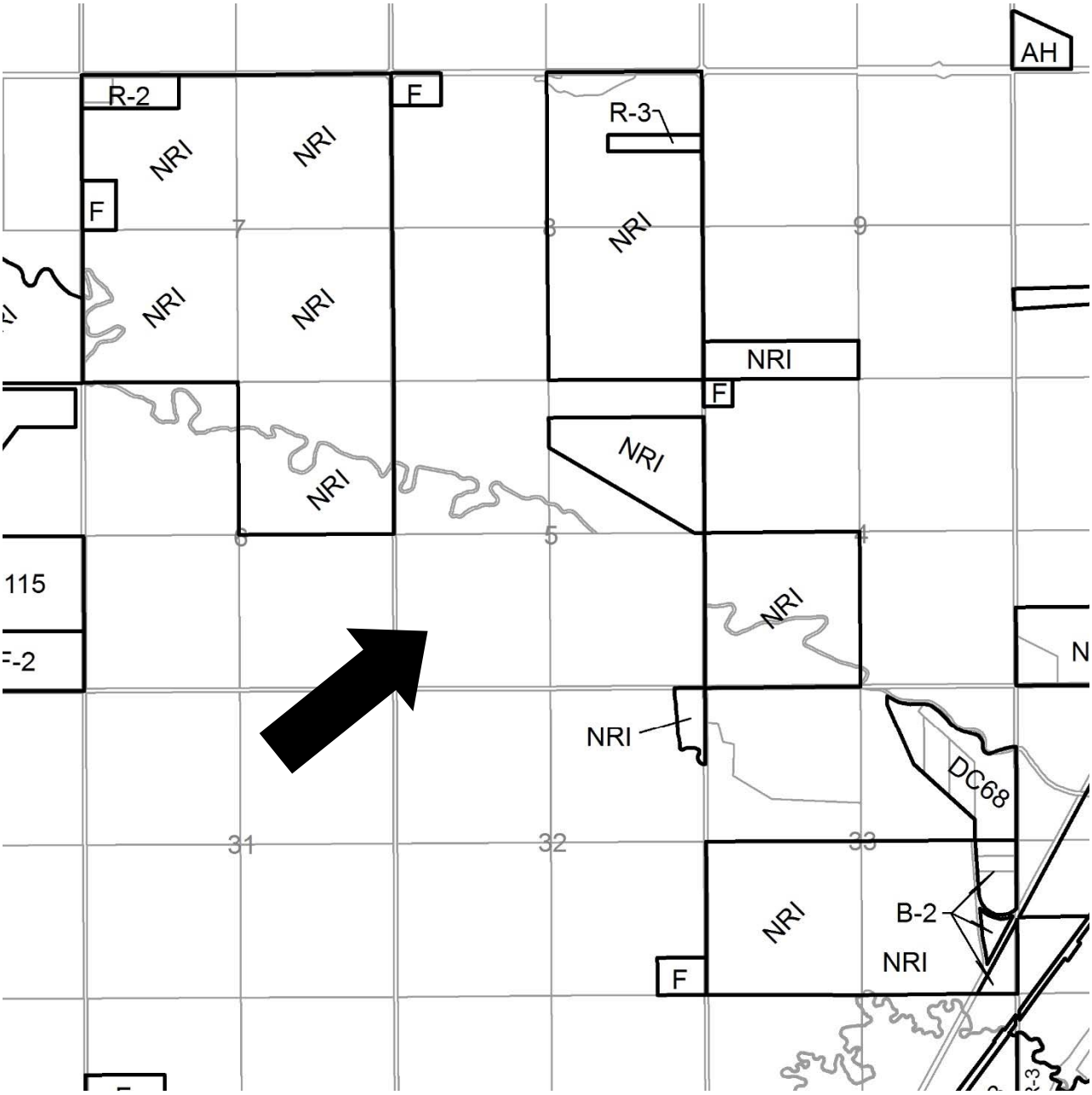


DEVELOPMENT PROPOSAL

N

SE-05-28-26-W04M

Date: March 19,2019 **Division # 6** **File:** 08105004



	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

SE-05-28-26-W04M

Date: March 19,2019 **Division # 6** **File:** 08105004

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

N

SE-05-28-26-W04M

Date: **March 19,2019** **Division # 6** **File:** **08105004**

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

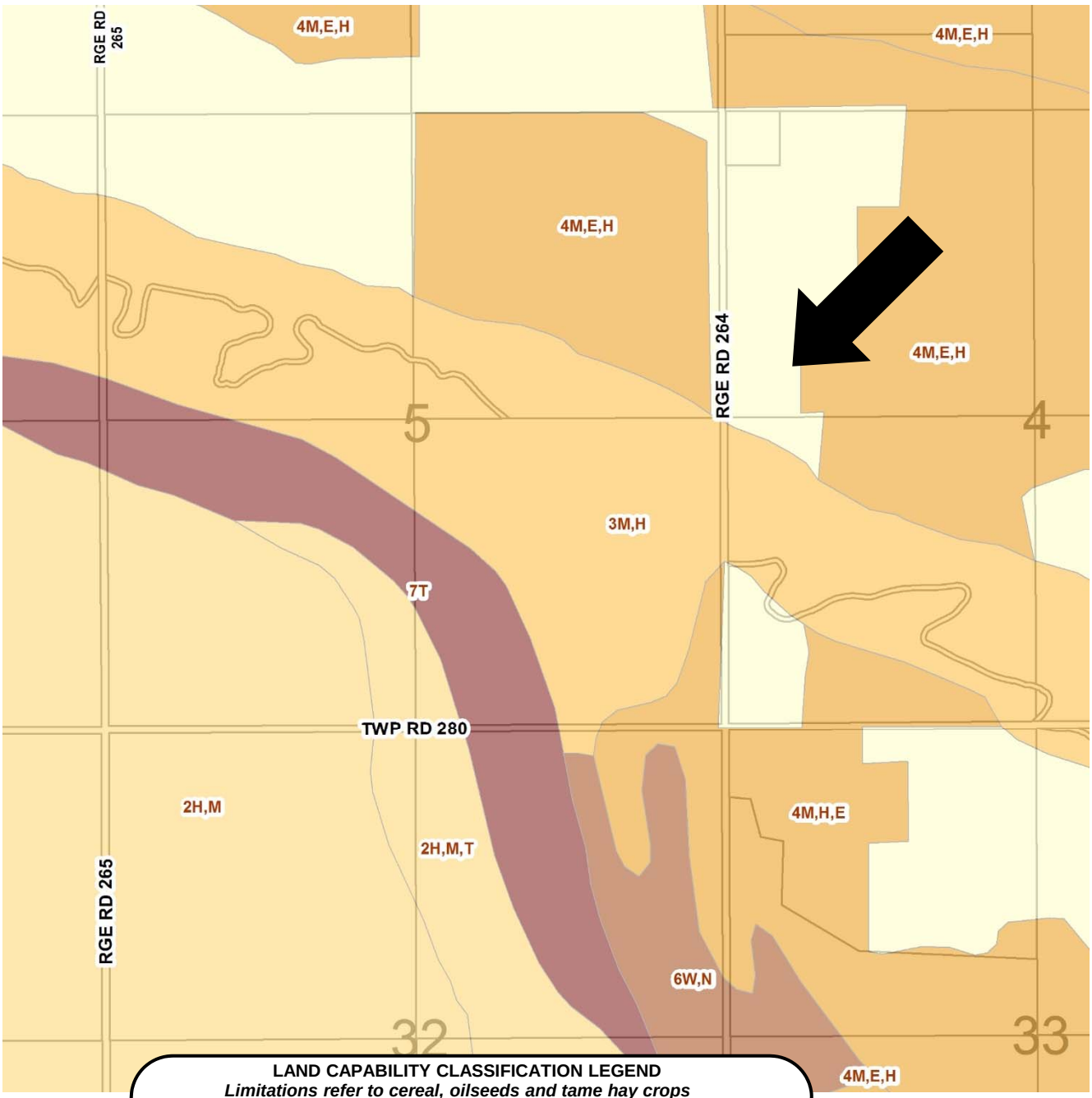
AIR PHOTO

Spring 2018

N

SE-05-28-26-W04M

Date: **March 19,2019** **Division # 6** **File:** **08105004**



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

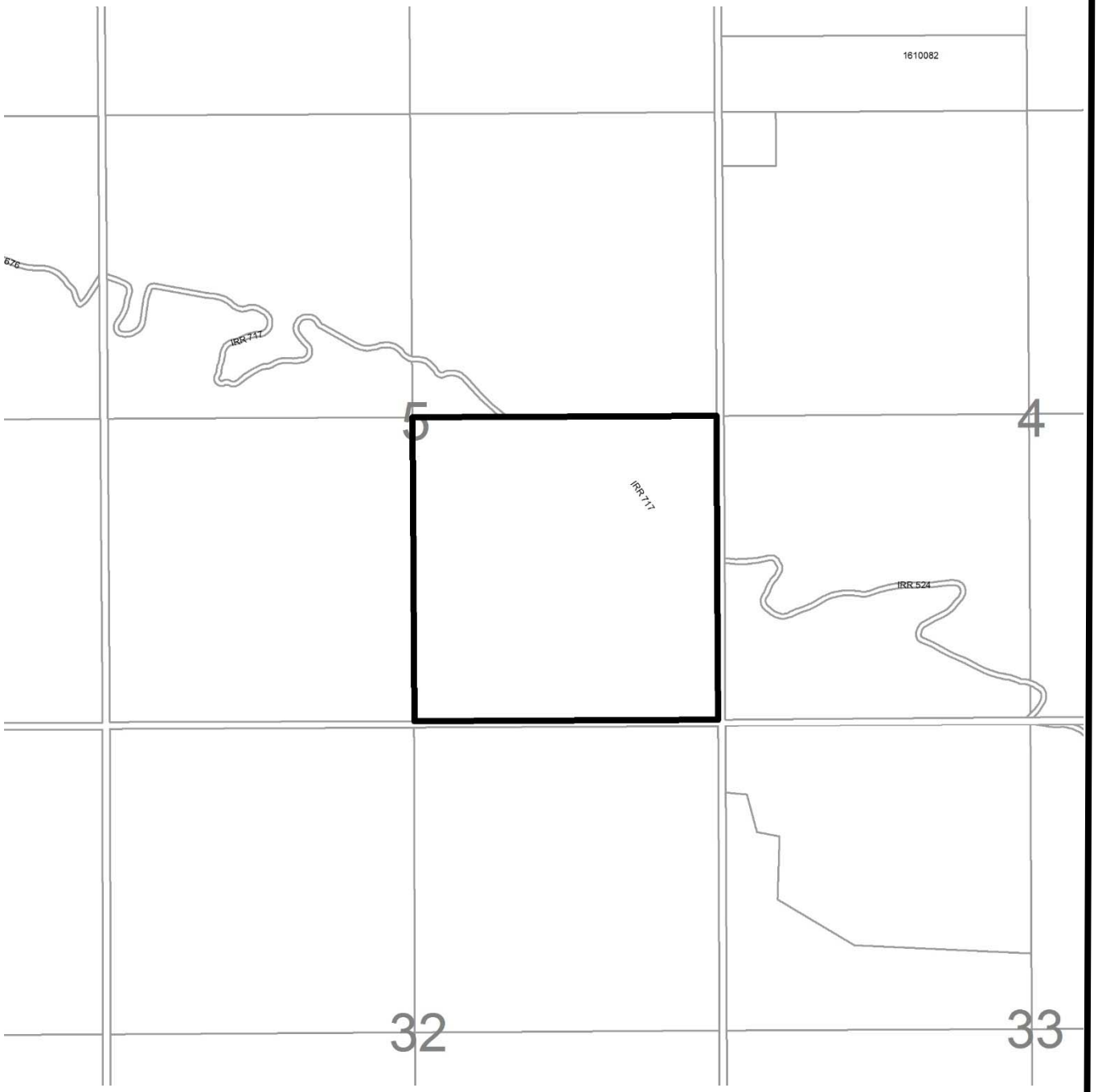
Limitations
B - brush/tree cover
C - climate
D - low permeability
E - erosion damage
F - poor fertility
G - Steep slopes
H - temperature
I - flooding
J - field size/shape
K - shallow profile development
M - low moisture holding, adverse texture
N - high salinity
P - excessive surface stoniness
R - shallowness 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

N

SE-05-28-26-W04M

Date: March 19,2019 **Division # 6** **File:** 08105004



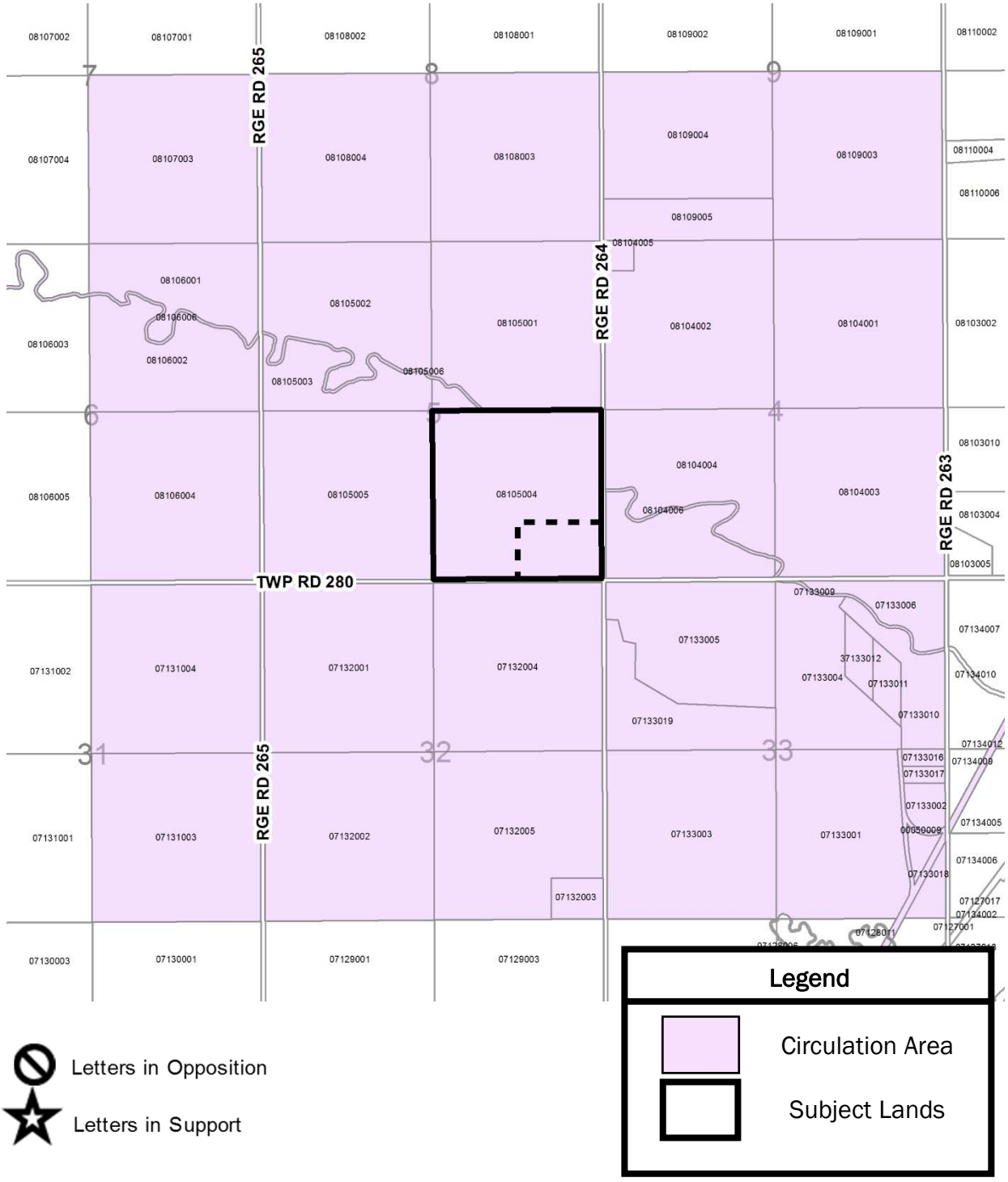
Legend – Plan numbers
- First two numbers of the Plan Number indicate the year of subdivision registration.
- Plan numbers that include letters were registered before 1973 and do not reference a year

HISTORIC SUBDIVISION MAP

N

SE-05-28-26-W04M

Date: **March 19,2019** **Division # 6** **File:** **08105004**



Legend

Circulation Area

Subject Lands

Letters in Opposition

Letters in Support

LANDOWNER CIRCULATION AREA

N

SE-05-28-26-W04M

Date: March 19,2019 **Division # 6** **File:** 08105004

ROCKY VIEW COUNTY

PLANNING AND DEVELOPMENT SERVICES

TO: Council

DATE: July 28, 2020 **DIVISION:** 6

FILE: 09502001 **APPLICATION:** PL20200069

SUBJECT: First Reading Bylaw - Industrial and Residential Redesignation

PURPOSE: To redesignate a ±10.43 acre portion from Ranch and Farm District to Industrial-Industrial Activity District to accommodate the development of a construction equipment and gravel storage business; and a ±6.64 acre portion from Ranch and Farm District to Residential Two District to accommodate future residential development.

GENERAL LOCATION: Located adjacent to the northern boundary of the Town of Crossfield; located at the northwest junction of Township Road 290 and Highway 2A.

APPLICANT: Ronald and Donna Hurt

OWNERS: Ronald and Donna Hurt

POLICY DIRECTION: The Rocky View/Crossfield Intermunicipal Development Plan and County Plan

COUNCIL OPTIONS:

Option #1: THAT Bylaw C-8069-2020 be given first reading.

Option #2: THAT application PL20200069 be denied.

APPLICATION REQUIREMENTS:

Standard technical requirements apply under policy.

Respectfully submitted,

"Theresa Cochran"

Executive Director
Community and Development Services

Concurrence,

"Al Hoggan"

Chief Administrative Officer

ON/llt

APPENDICES:

APPENDIX 'A': Bylaw C-8069-2020 & Schedule A
APPENDIX 'B': Map Set

Administration Resources
Oksana Newmen, Planning and Development Services

ROCKY VIEW COUNTY

BYLAW C-8069-2020

A Bylaw of Rocky View County, in the Province of Alberta, to amend Rocky View County Bylaw C-4841-97, being the *Land Use Bylaw.*

The Council of Rocky View County enacts as follows:

Title

1 This Bylaw may be cited as *Bylaw C-8069-2020*.

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 Part 5, Land Use Map No. 95-96 of Bylaw C-4841-97 be amended by redesignating a portion of SE-2-29-1-W5M from Ranch and Farm District to Industrial – Industrial Activity District and Residential Two District as shown on the attached Schedule 'A' forming part of this Bylaw.

4 A portion of SE-2-29-1-W5M is hereby redesignated to Ranch and Farm District to Industrial – Industrial Activity District and Residential Two District as shown on the attached Schedule 'A' forming part of this Bylaw.

Transitional

5 Bylaw C-8069-2020 is passed and comes into full force and effect when it receives third reading and is signed in accordance with the *Municipal Government Act*.

ROCKY VIEW COUNTY

READ A FIRST TIME IN COUNCIL this _____ day of _____, 20XX

PUBLIC HEARING HELD this _____day of _____, 20XX

READ A SECOND TIME IN COUNCIL this_____ day of _____, 20XX

READ A THIRD TIME IN COUNCIL this_____ day of _____, 20XX

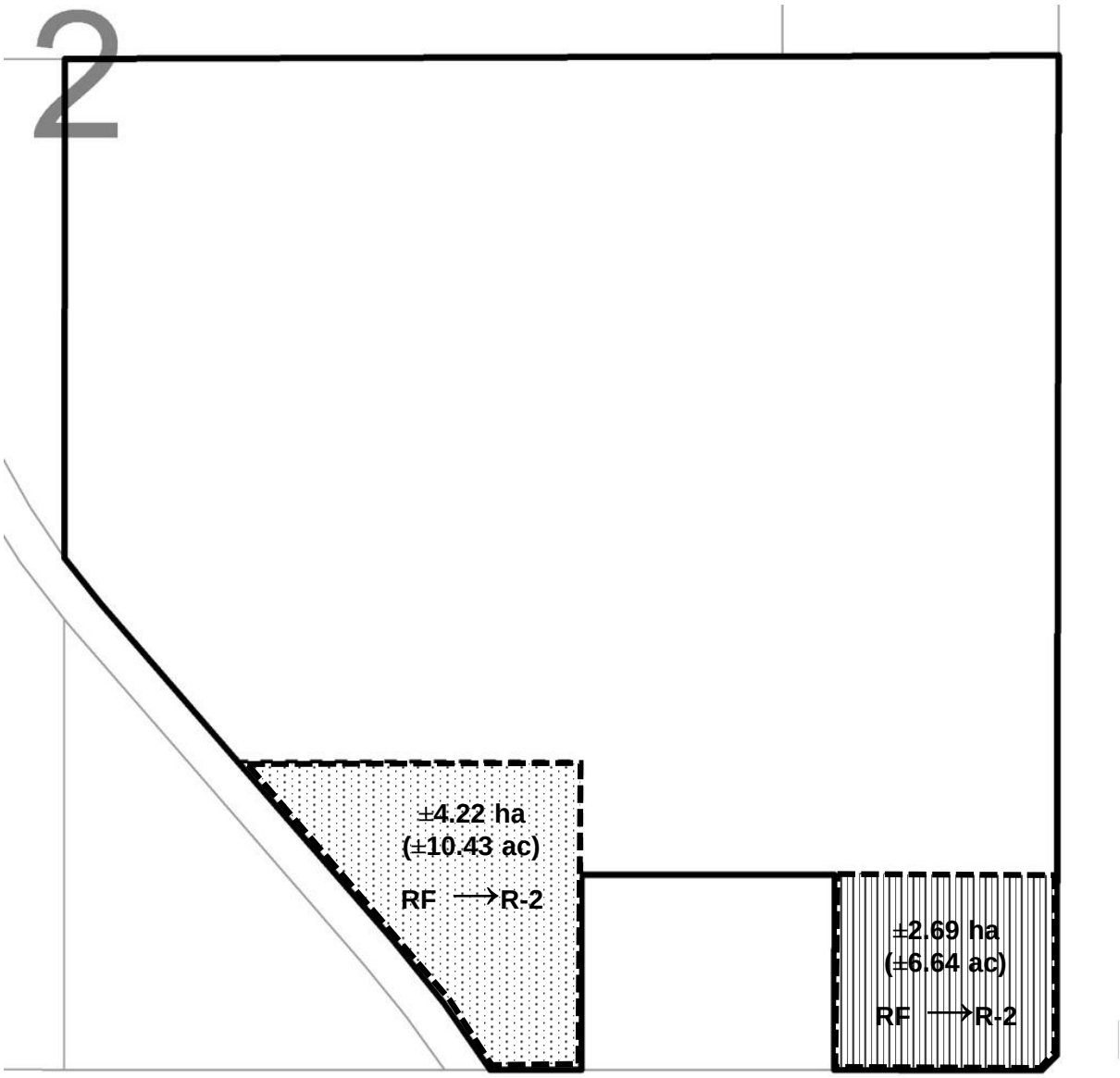
_____
Reeve

_____
Chief Administrative Officer or Designate

_____
Date Bylaw Signed

SCHEDULE "A"

BYLAW: C-8069-2020



AMENDMENT

TOWN OF CROSSFIELD

FROM Ranch and Farm District **TO** Industrial – Industrial Activity District

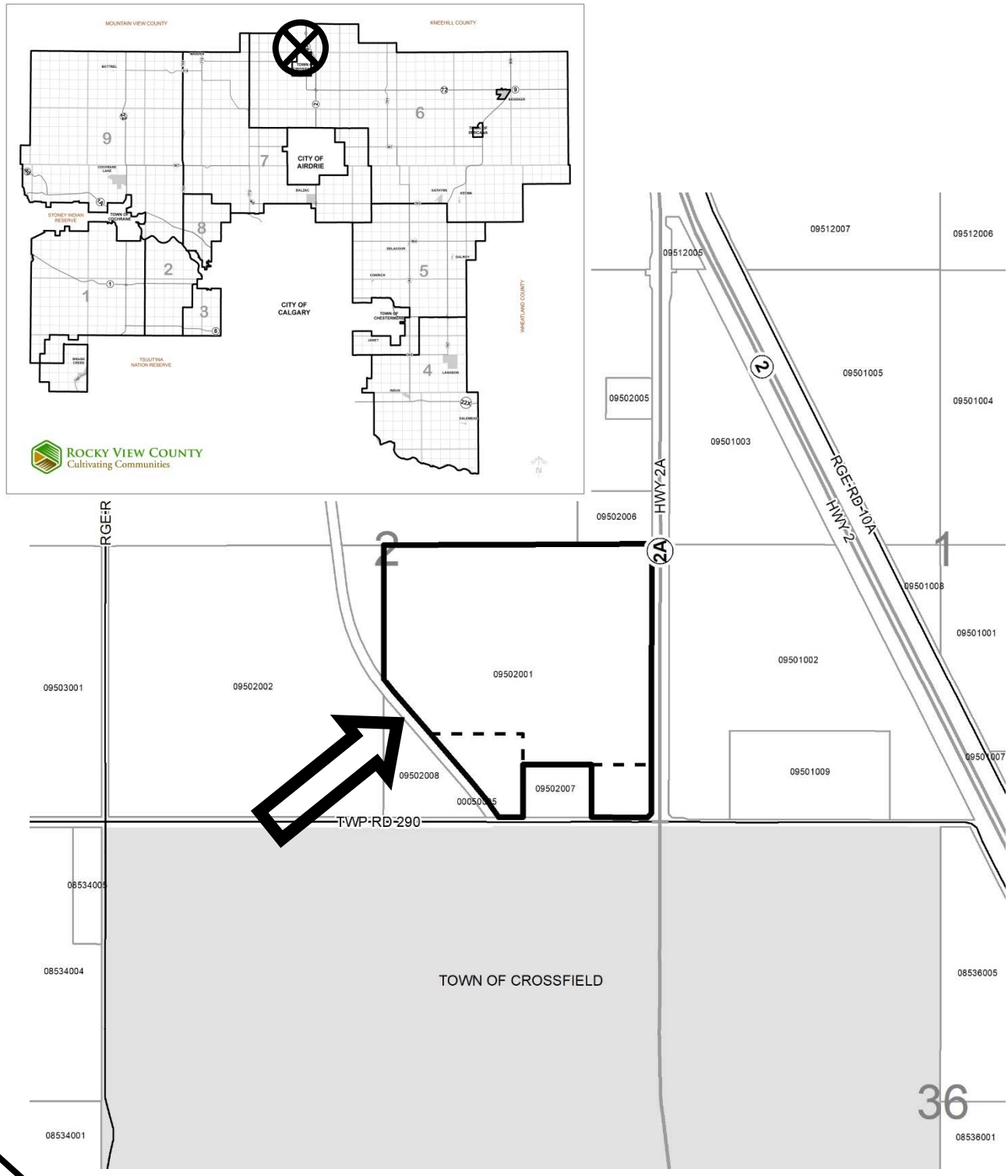
FROM Ranch and Farm District **TO** Residential Two District

Subject Land

LEGAL DESCRIPTION: SE-6-26-2-W5M

ROCKY VIEW COUNTY

FILE: 09502001 - PL20200069 **DIVISION: 8**



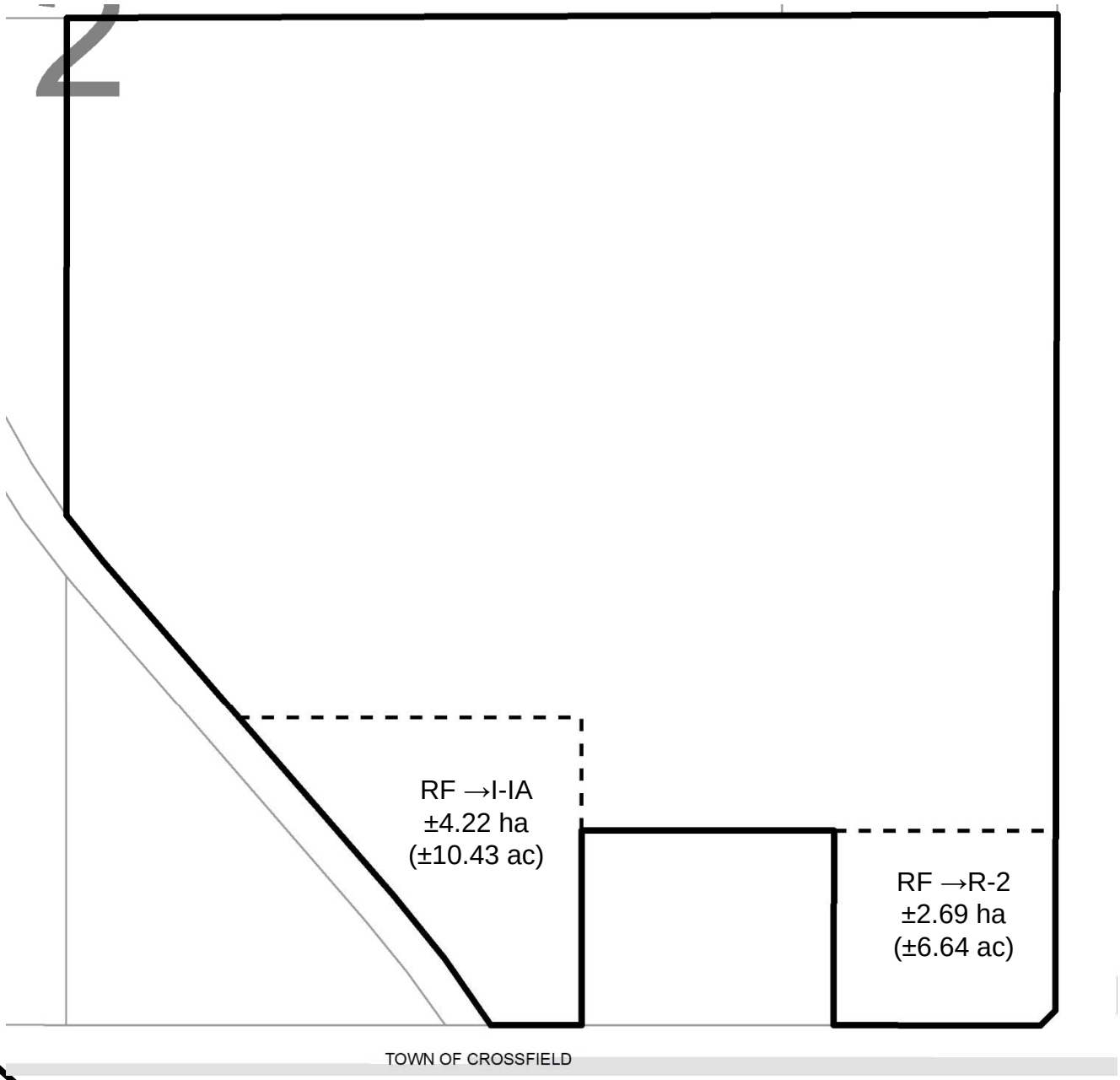
LOCATION PLAN

N

SE-02-29-01-W05M

Date: June 17, 2020 **Division # 6** **File:** 09502001

Development Proposal: To redesignate a ±4.22 hectare (±10.43 acre) portion from Ranch and Farm District to Industrial-Industrial Activity District to accommodate future subdivision that will result in a business storing construction equipment and gravel; and a 2.69 hectare (±6.64 acre) portion from Ranch and Farm District to Residential Two District to accomodate future subdivision for residential development.

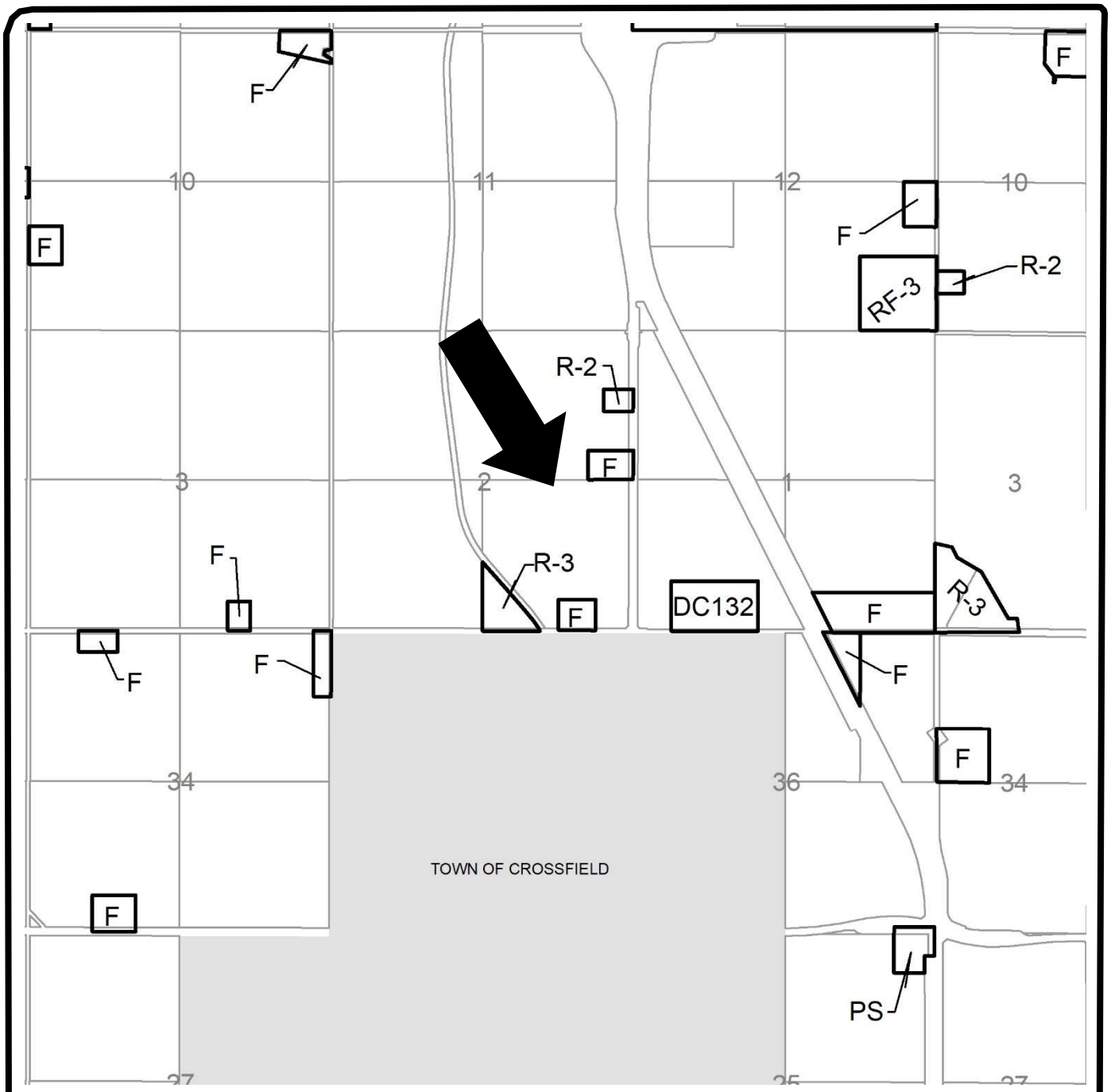


DEVELOPMENT PROPOSAL

N

SE-02-29-01-W05M

Date: June 17, 2020 **Division # 6** **File:** 09502001



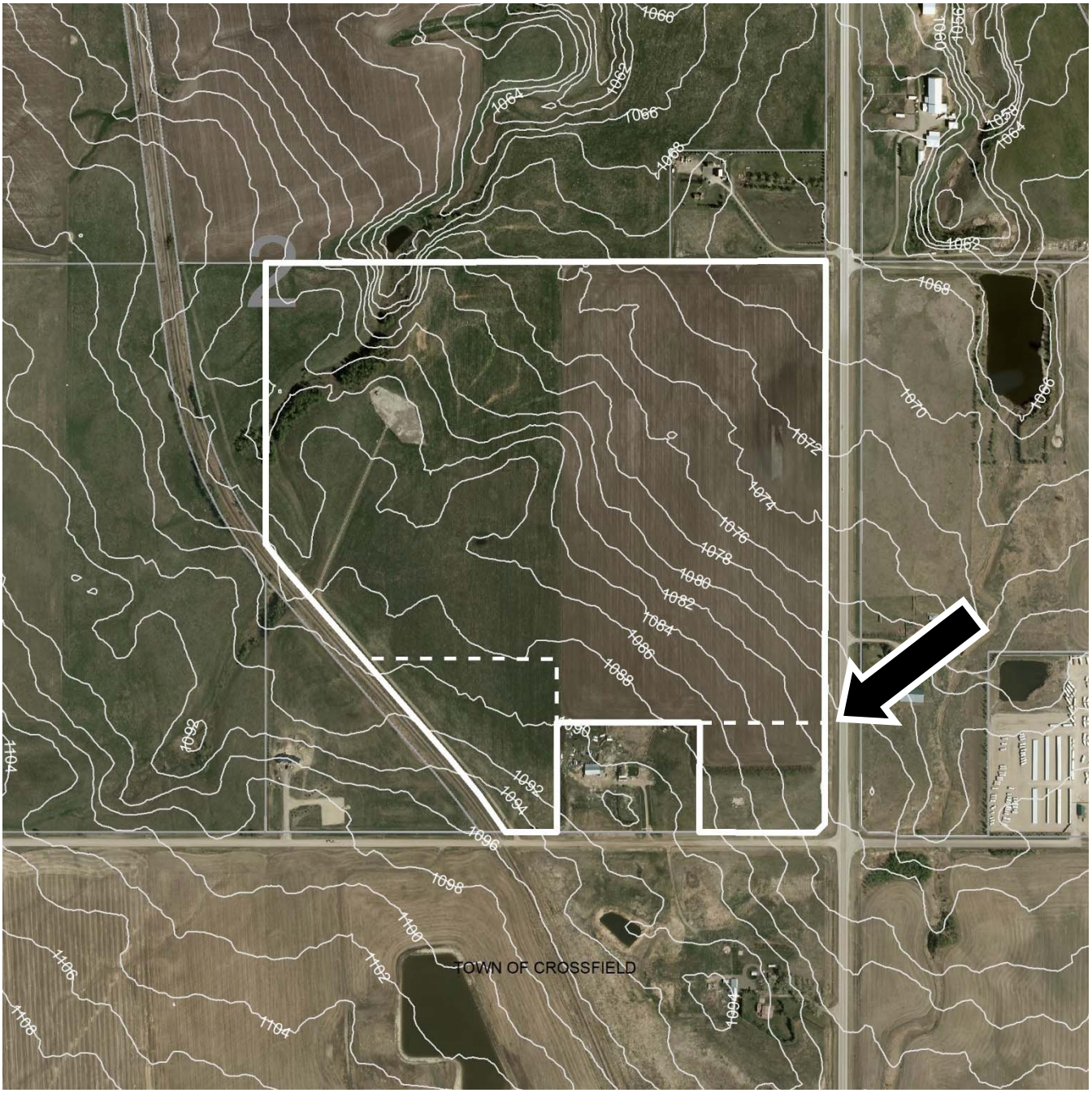
	Ranch and Farm	B-1	Highway Business
RF2	Ranch and Farm Two	B-2	General Business
RF3	Ranch and Farm Three	B-3	Limited Business
AH	Agricultural Holding	B-4	Recreation Business
F	Farmstead	B-5	Agricultural Business
R-1	Residential One	B-6	Local Business
R-2	Residential Two	NRI	Natural Resource Industrial
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

SE-02-29-01-W05M

Date: June 17, 2020 **Division # 6** **File:** 09502001



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.

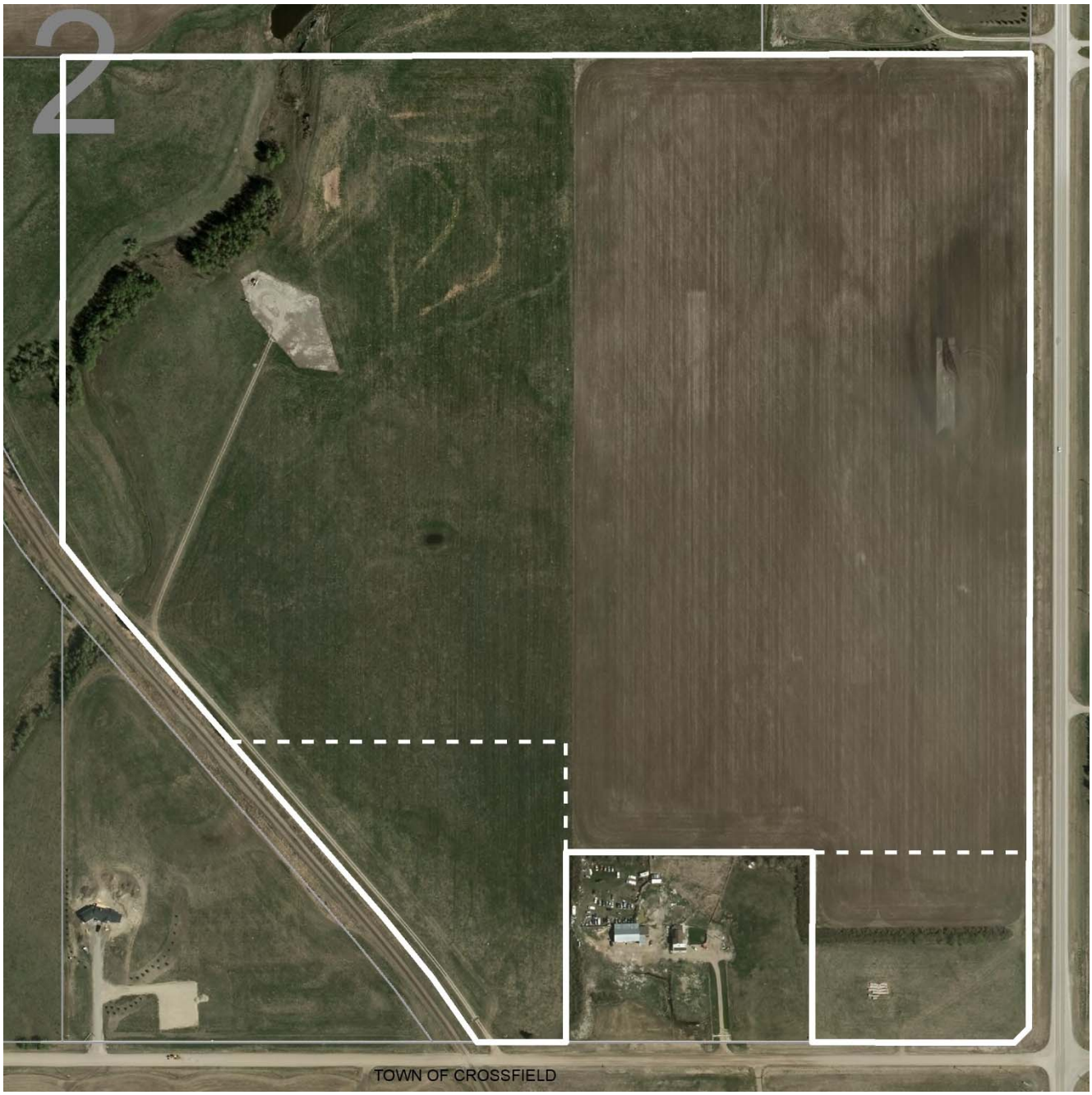
TOPOGRAPHY

Contour Interval 2 M

N

SE-02-29-01-W05M

Date: June 17, 2020 **Division # 6** **File:** 09502001



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

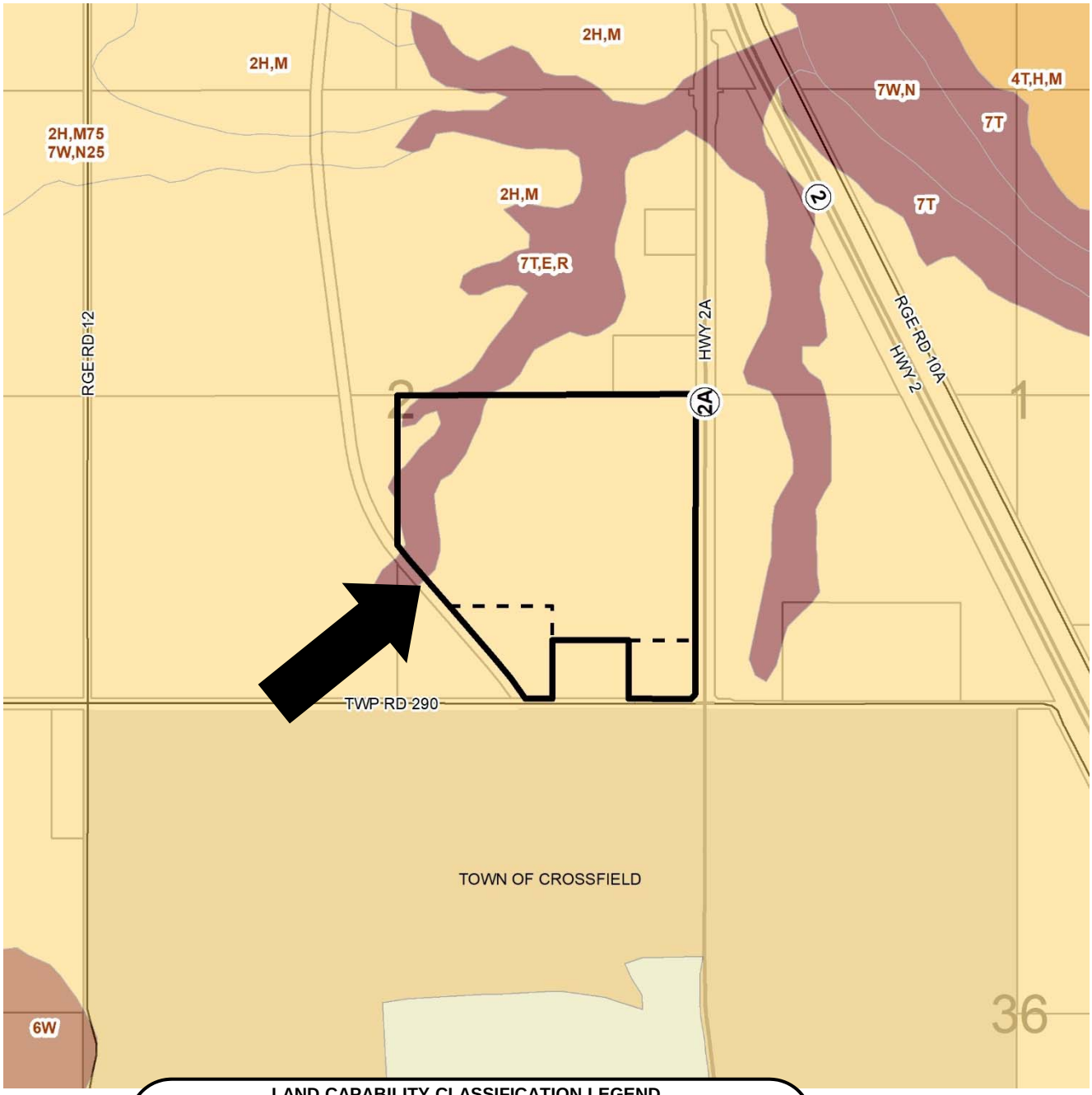
AIR PHOTO

Spring 2018

N

SE-02-29-01-W05M

Date: **June 17, 2020** **Division # 6** **File:** **09502001**



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

N

SE-02-29-01-W05M

Date: June 17, 2020 **Division # 6** **File:** 09502001

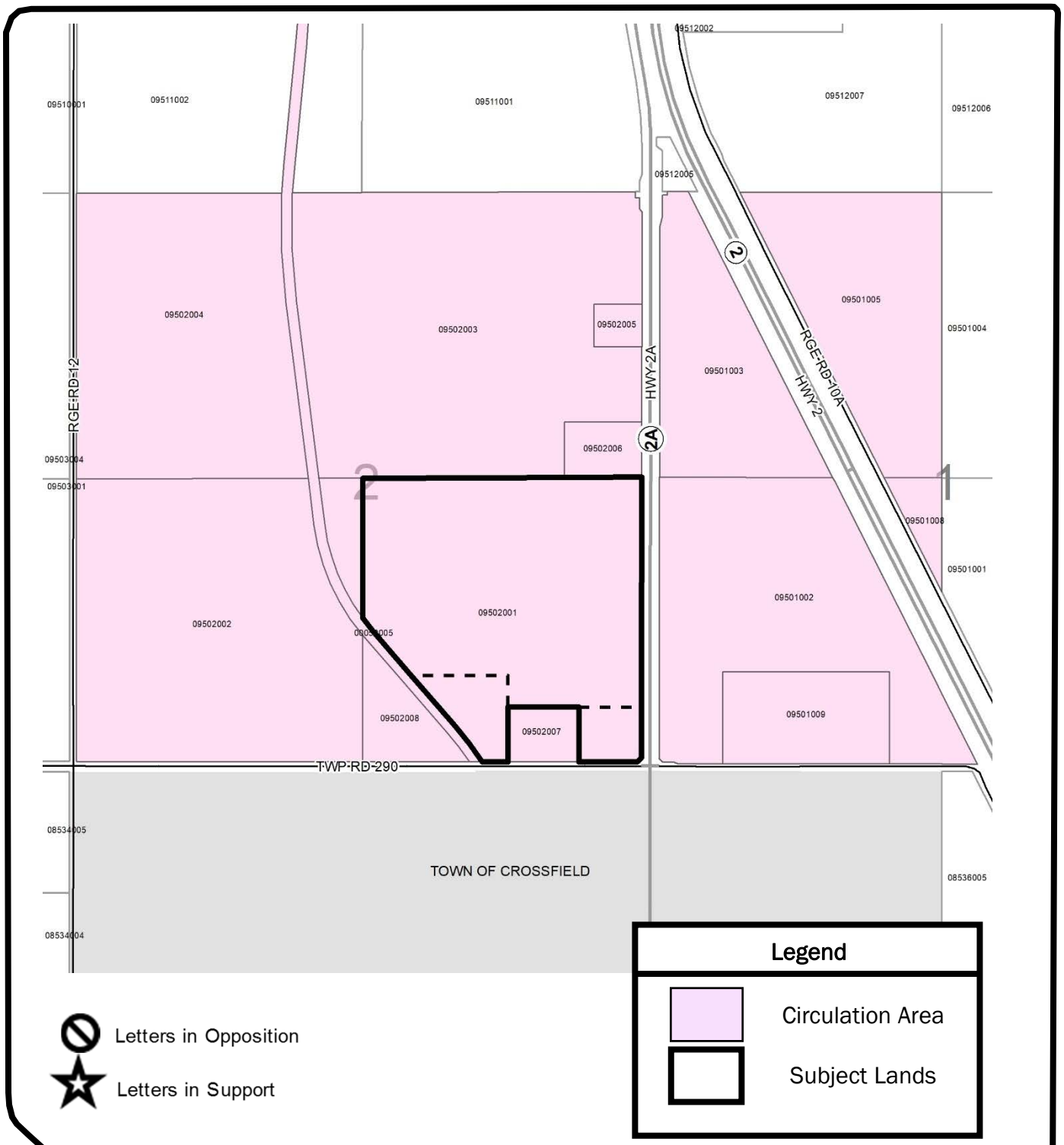
Legend – Plan numbers
- First two numbers of the Plan Number indicate the year of subdivision registration.
- Plan numbers that include letters were registered before 1973 and do not reference a year

HISTORIC SUBDIVISION MAP

N

SE-02-29-01-W05M

Date: June 17, 2020 **Division # 6** **File:** 09502001



LANDOWNER CIRCULATION AREA

N

SE-02-29-01-W05M

Date: June 17, 2020 **Division # 6** **File:** 09502001

ROCKY VIEW COUNTY

PLANNING AND DEVELOPMENT SERVICES

TO: Council

DATE: July 28, 2020 **DIVISION:** All

FILE: N/A

SUBJECT: 2020 Master Rates Bylaw – Amendments

POLICY DIRECTION:

The *Municipal Government Act* allows Council to pass bylaws regarding services provided by Rocky View County, which includes the fees charged for providing those services. The County has consolidated the fees it charges for providing goods and services into a *Master Rates Bylaw,* which is reviewed and updated annually.

EXECUTIVE SUMMARY:

Administration has proposed updates to the Planning & Development fees in the 2020 *Master Rates Bylaw* to align terminology with the new Land Use Bylaw (C-8000-2020) and remove fees that are no longer relevant/used. Additional changes include formatting and syntax for clarification and ease of use.

Appendix 'B' includes a summary table of where fees are proposed to be removed, a new fee category has been added, or there is a change in a fee rate. All other amendments are outlined in Schedule A of Bylaw C-8063-2020.

If passed by Council, the amendments would come into effect on the same date of the new Land Use Bylaw – September 8, 2020.

ADMINISTRATION RECOMMENDATION:

Administration recommends approval in accordance with Option #1.

BUDGET IMPLICATIONS:

The proposed fee changes align with the 2020 Operating and Capital Base Budget approved at the December 10, 2019 Council meeting.

OPTIONS:

Option #1:	Motion #1	THAT Bylaw C-8063-2020 be given first reading.
	Motion #2	THAT Bylaw C-8063-2020 be given second reading.
	Motion #3	THAT Bylaw C-8063-2020 be considered for third reading.
	Motion #4	THAT Bylaw C-8063-2020 be given third and final reading.

Option #2: THAT Council provide alternative direction.

Administration Resources
Sandra Khouri, Planning & Development

ROCKY VIEW COUNTY

Respectfully submitted,

"Theresa Cochran"

Executive Director
Community Development Services

Concurrence,

"Al Hoggan"

Chief Administrative Officer

SK/llt

APPENDICES:

APPENDIX 'A' – Bylaw C-8063-2020 & Schedule A
APPENDIX 'B' – Summary Table of Proposed Fee Changes

ROCKY VIEW COUNTY

BYLAW C-8063-2020

A Bylaw of Rocky View County to amend the 2020 Master Rates Bylaw C-7992-2020

The Council of Rocky View County enacts as follows:

Title

1 This Bylaw may be cited as *Bylaw C-8063-2020*

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 THAT the 2020 Master Rates Bylaw C-7992-2020 be amended as shown on the attached Schedule 'A' forming part of this Bylaw.

Transitional

4 Bylaw C-8063-2020 is passed and comes into full force and effect when it receives third reading and is signed in accordance with the *Municipal Government Act*.

5 Bylaw C-8063-2020 comes into full force and effect on September 8, 2020

READ A FIRST TIME IN COUNCIL this _____ day of _____, 20XX

READ A SECOND TIME IN COUNCIL this_____ day of _____, 20XX

UNIANIMOUS PERMISSION FOR THIRD READING this___ day of _____, 20XX

READ A THIRD TIME IN COUNCIL this_____ day of _____, 20XX

_____
Reeve

_____
Chief Administrative Officer or Designate

_____
Date Bylaw Signed

Bylaw C-8063-2020

Schedule 'A' – Amendments to the 2020 *Master Rates Bylaw*

2020 MASTER RATES

ROCKY VIEW COUNTY

All fees are GST exempt unless otherwise noted.

MUNICIPAL LANDS	
Application for boundary adjustments and/or lease of environmental reserves**	$250.00
Application for lease of fee simple County lands**	$250.00 + GST
Application for license of occupation for County lands**	$250.00 + GST
Application for temporary grazing permit and site inspection fee	$250.00 + GST
Preparation of temporary access agreement for County lands**	$150.00 + GST
Preparartion of utility right of way/easement agreements**	
Initial agreement	$250.00 + GST
Amendment	$100.00 + GST
Application for removal of reserve designation; per parcel or titled unit*	$2,750.00
Application for sale of former reserve land; per parcel or titled unit*	$2,750.00 + GST
Application for sale of fee simple land; per parcel or titled unit*	$2,750.00 + GST
** 75% of fee is refunded if application is cancelled prior to file circulation; 65% of fee is refunded if cancelled during or after circulation and before advertising/notification*	
*** Negotiated rates or other forms of compensation to the County may be part of the agreement terms*	

PETS & ANIMALS	
Hobby kennel licence	$125.00
Reclaim impounded animal	$250.00
Dog trap damage deposit (refundable)	$250.00
Cat trap damage deposit (refundable)	$100.00

PLANNING & DEVELOPMENT	
Area Structure Plan/Conceptual Scheme/Master Site Development*	
Fee calculations exclude municipal and/or environmental reserves, and public utility lots. Maximum fee is $100,000.	
Area structure plan minor amendment; base fee up to 160 acres (64.75 hectares)	$8,000.00
Area structure plan minor amendment; each additional ~~full or partial quarter of land~~ quarter section or portion thereof	$1,500.00
Area structure plan review or major amendment	Actual costs
~~Conceptual scheme; base fee up to 160 acres (64.75 hectares)~~ Conceptual scheme up to 160 acres (64.75 hectares); flat fee	~~$9,500.00~~ $5,500.00
~~Conceptual scheme; each additional acre over 160 acres (64.75 hectares)~~ Conceptual scheme over 160 acres; flat fee	~~$26.00~~ $9,500.00
each additional acre over 160 acres (64.75 hectares); per acre	$26.00
Conceptual scheme amendment	$3,500.00
Master site development plan	$3,500.00
Master site development plan amendment	$2,000.00
Direct Control Bylaw Redesignation*	

2020 MASTER RATES

ROCKY VIEW COUNTY

All fees are GST exempt unless otherwise noted.

430	**Direct Control Bylaw Redesignation* (continued)**	
431	*Excludes ~~gravel pits~~ Natural Resource Extraction/Processing. Fee calculations exclude municipal and/or environmental reserves, and public utility lots. Maximum fee is $100,000.*	
432	No subdivision provided for in the DC; base fee up to 40 acres (16.19 hectares)	$7,780.00
433	Each additional acre over 40 acres (16.19 hectares)	$110.00
434	Subdivision provided for in the DC (includes condominium/bareland condominium); base fee for first six lots	$7,780.00
435	~~Lots seven to 50; per lot~~ Plus next 44 lots; per lot	$280.00
436	~~Lots 51 to 100; per lot~~ Plus next 50 lots; per lot	$180.00
437	~~Lots 101 and above; per lot~~ Plus each additional lot over 100 lots; per lot	$80.00
438	~~Site-specific amendment affecting a single parcel~~ DC Bylaw Amendment - minor amendment/affecting a single parcel	$2,075.00
439	~~Site-specific amendment affecting multiple parcels~~ DC Bylaw Amendment - major amendment/affecting multiple parcels	$3,075.00
440	DC Bylaw for Power Stations - AEUB hearing deposit (unused balance will be refunded; balance owing invoiced)	$20,000.00
441	~~*85% of fee is refunded if application is cancelled prior to circulation; 50% of fee is refunded if cancelled during or after circulation and before advertising. Third-party review fees are non-refundable.~~	
442	**Land Redesignation***	
443	*Fee calculations exclude municipal and/or environmental reserves, and public utility lots. Maximum fee is $100,000.*	
444	Outside an Area Structure Plan or ~~Concept plan~~ Conceptual Scheme; base fee for first six lots	$4,250.00
445	~~Lots seven to 49; per lot~~ Plus next 44 lots; per lot	$455.00
446	~~Lots 50 to 99; per lot~~ Plus next 50 lots; per lot	$330.00
447	~~Lots 100 and above; per lot~~ Plus each additional lot over 100 lots; per lot	$155.00
448	Inside an Area Structure Plan or ~~Concept plan~~ Conceptual Scheme; base fee for first six lots	$2,100.00
449	~~Lots seven to 49; per lot~~ Plus next 44 lots; per lot	$455.00
450	~~Lots 50 to 99; per lot~~ Plus next 50 lots; per lot	$330.00
451	~~Lots 100 and above; per lot~~ Plus each additional lot over 100 lots; per lot	$155.00
452	Land Use Bylaw text amendment application	$1,050.00
453	Redesignation or subdivision application amendment	$275.00
454	~~Gravel pits~~ Natural Resource Extraction/Processing; per ~~full or partial~~ quarter section or portion thereof	$5,675.00
455	~~*85% of fee is refunded if application is cancelled prior to circulation; 50% of fee is refunded if cancelled during or after circulation and before advertising. Third-party review fees are non-refundable.~~	
456	**Land Subdivision***	
457	*Fee calculations exclude municipal and/or environmental reserves, and public utility lots. Maximum fee is $100,000.*	
458	Subdivision by instrument or plan* ~~(maximum fee $100,000)~~ , First 10 lots; per lot	$975.00
459	~~Lots 11 to 50; per lot~~ Plus next 40 lots; per lot	$260.00
460	~~Lots 51 to 100; per lot~~ Plus next 50 lots; per lot	$100.00
461	~~Lots 101 and above; per lot~~ Plus each additional lot over 100 lots; per lot	$50.00
462	Boundary adjustment; per lot or title	$250.00
463	Condominium building; per unit	$50.00

2020 MASTER RATES

ROCKY VIEW COUNTY

All fees are GST exempt unless otherwise noted.

464	**Land Subdivision* (continued)**	
465	Condominium building; per unit	$50.00
466	Phased approvals; per phase	$525.00
467	Appraisal payable if Municipal Reserves are outstanding; paid at time of subdivision application	Actual costs
468	Appeal of Subdivision Authority decision; paid at time of subdivision application and credited to endorsement fee if no appeal is filed	$1,000.00
469	Subdivision approval extension or re-activation (refundable if application is denied)	
470	First request	$310.00
471	Second request	$465.00
472	Third request	$620.00
473	Fourth and each subsequent request	$1,050.00
474	Subdivision development design legal review	Actual costs + 10%
475	Resubmission of previously approved subdivision	Lesser of application fee or $3,250.00
476	** 85% of fee is refunded if application is cancelled prior to file circulation; 50% of fee is refunded if cancelled during or after circulation and before staff report is complete. Third-party review fees are non-refundable.*	
477	**Subdivision Endorsement**	
478	First 10 lots; per lot	$1,035.00
479	~~Lots 11 to 50; per lot~~ Plus next 40 lots; per lot	$780.00
480	~~Lots 51 to 100; per lot~~ Plus next 50 lots; per lot	$500.00
481	Boundary adjustment; per lot or title	$510.00
482	Request to re-evaluate a subdivision condition before endorsement	25% of current application fee
483	**General Development Permits**	
484	Accessory building	$265.00
485	Stripping, filling, excavation, and/or grading to construct a berm, constructing an artificial water body/dugout, or stockpiling	
486	One acre or less	$450.00
487	Over one acre and up to two acres	$600.00
488	Over two acres	$1,000.00
489	Stripping, grading, and excavation for subdivision; first two parcels	$2,000.00
490	Stripping, grading, and excavation for subdivision; each additional parcel	$100.00
491	Landfill; first two parcels	$5,000.00
492	Landfill; each additional parcel	$100.00
493	Signs	$265.00
494	Variance to a Land Use Bylaw Regulation	$315.00
495	~~** 75% of fee is refunded if application is cancelled prior to circulation; 50% of fee is refunded if cancelled during or after circulation and before decision.*~~	
496	**Residential Development Permits**	
497	Dwelling Unit, ~~Single~~ Detached (includes Manufactured, Single Detached, and Tiny)	$315.00
498	Accessory dwelling unit	$515.00

2020 MASTER RATES

ROCKY VIEW COUNTY

All fees are GST exempt unless otherwise noted.

499	**Residential Development Permits (continued)**	
500	~~Detached; two or more units~~	~~$515.00 + $160.00/unit~~
501	Dwelling Unit, Attached; two or more units (includes Multiple Unit, Duplex/Semi, and Rowhouse)	$540.00 + $160.00/unit
502	~~Mobile home~~	~~$265.00~~
503	~~Row housing~~	~~$540.00 + $160.00/unit~~
504	Dwelling unit, relaxation for height	$500.00
505	~~Hobby kennel~~ Keeping of Dogs (increase to the number of dogs)	$285.00
506	Home-based business Type I	$60.00
507	Home-based business Type II	$585.00
508	Bed and Breakfast/Vacation Rental	$515.00
509	Show home/Temporary Sales Centre	$515.00
510	Temporary Residence	$315.00
511	~~*75% of fee is refunded if application is cancelled prior to file circulation; 50% of fee is refunded if cancelled during or after circulation and before decision.~~	
512	**Agricultural Development Permits**	
513	Beekeeping	$265.00
514	Keeping livestock (increase to the number of animal units); less than 20 animals	$265.00
515	~~Keeping livestock;~~ 20 to 500 animals	~~$440.00~~
516	Outdoor ~~horticulture~~ Agriculture production; base fee up to 10 hectares	$465.00
517	~~Outdoor horticulture production;~~ Per hectare over 10 ha (maximum fee $2,500)	$5.00
518	Indoor ~~horticulture~~ Agriculture production; base fee up to 600 m^2	$530.00
519	~~Indoor horticulture production~~; Per square metre over 600 m^2 (maximum fee $2,500)	$0.25
520	~~Private indoor~~ Riding arena	$585.00
521	~~Equestrian centre I~~	~~$675.00~~
522	~~Equestrian centre II~~	~~$725.00~~
523	Equestrian Centre	$700.00
524	Farm Gate Sales	$265.00
525	~~Fish farm~~	~~$540.00~~
526	~~*75% of fee is refunded if application is cancelled prior to file circulation; 50% of fee is refunded if cancelled during or after circulation and before decision.~~	
527	**Commercial, Institutional & Industrial Development Permits**	
528	New construction	
529	600 m^2 or less of floor area (footprint)	$1,000.00
530	601 to 1,499 m^2 of floor area (footprint)	$2,150.00
531	1,500 m^2 or more of floor area; base fee (footprint)	$3,150.00
532	Each additional square metre over 1,500 m^2 (footprint)	$1.00
533	Change of use in an existing building or portion thereof	$530.00

2020 MASTER RATES

ROCKY VIEW COUNTY

All fees are GST exempt unless otherwise noted.

534	**Commercial, Institutional & Industrial Development Permits (continued)**	
535	~~First occupancy of a building or portion thereof, including each bay~~	~~$530.00~~
536	~~Business tenancy change not requiring a development permit~~ New Business Tenant (No Change of Use)	~~$60.00~~ $150.00
537	Land use change; developed area (maximum fee $5,500)	~~$440.00 + $25.00/ha + $0.10/m²~~ $470.00 + $0.10/m²
538	Communications Facility (Type A, B, & C)	$1,000.00
539	Golf course; per nine holes	$2,575.00
540	Kennel	$625.00
541	~~Gravel pit~~ Natural Resource Extraction/Processing; first 10 acres (4.05 hectares), initial or renewal application	$6,200.00
542	~~Gravel pit;~~ Each subsequent acre (0.4 hectare); initial or renewal application	$205.00
543	~~* 75% of fee is refunded if application is cancelled prior to file circulation; 50% of fee is refunded if cancelled during or after circulation and before decision.~~	
544	**Development Related**	
545	Adjustment fee for developing without a permit	150% of applicable fee
546	~~Change a development permit application; before file circulation~~	~~25% of orginal fee~~
547	Change a development permit application; after circulation but before decision	50% of original fee
548	Refund of development permit fees; before circulation	75% of original fee
549	Refund of development permit fees; during or after circulation but before decision	50% of original fee
550	Renew a development permit (excluding ~~gravel pits~~ Natural Resource Extraction/Processing)	$200.00
551	~~Extend a development permit~~ Time extension of prior to issuance expiry date (minimum fee $185)	50% of original fee
552	Prepare a development agreement as a condition of a development permit	$500.00
553	~~Land Use Bylaw review where a development permit is not required~~	~~$315.00~~
554	Request to waive development permit reapplication interval period	$500.00
555	Request to re-evaluate a development permit condition/continuation of an expired development permit	25% of ~~current~~ original application fee
556	Development permit compliance re-inspection (first inspection is free)	$150.00
557	Development permit compliance re-inspection; second and subsequent	$250.00
558	Voluntary recreation contribution, residental; per unit	$800.00
559	Voluntary recreation contribution, non-residental; per acre	$800.00
560	**Print Documents**	
561	County technical reports	$150.00 + GST
562	Land Use Bylaw with maps	$90.00 + GST
563	Direct Control Bylaws	$90.00 + GST
564	Land Use Bylaw with maps and Direct Control Bylaws	$150.00 + GST
565	Municipal Development Plan	$70.00 + GST

2020 MASTER RATES

ROCKY VIEW COUNTY

All fees are GST exempt unless otherwise noted.

Print Documents (continued)		
Intermunicipal Plan	$15.00 + GST	
Area Structure Plan or Area Redevelopment Plan	$20.00 + GST	
Conceptual Scheme	$10.00 + GST	
Background studies and reports (e.g. land inventory, context study)	$15.00 + GST	
Land Title documents; per title/instrument	$15.00	
Administrative		
Historical planning research	See FOIP rates	
Document retrieval, non-FOIP; per property file/hour (minimum fee $25)	$25.00 + GST	
Pre-application meeting; per hour	$250.00	
Request to postpone a public hearing; Development of 1 to 4 lots	$550.00	
~~Lots five and above~~ Plus each additional lot over 4 lots; per lot	$65.00	
~~Gravel pit~~ Natural Resource Extraction/Processing	$1,580.00	
Indefinite postponement	Double the above rates	
Letter to confirm land use designation of a parcel	$85.00	
Third-party review	Actual costs + 10%	
Fiscal impact assessment	Actual costs	
~~Volunteer labour; general~~	~~Provincial minimum wage~~	
~~Volunteer labour; specialized trade~~	~~Market rate~~	
Compliance stamp; residential	$150.00	
Compliance stamp; commercial	$250.00	
Development agreement inspection; first site visit	$450.00	
~~Development agreement inspection; each~~ Second and subsequent site visits; each visit	$900.00	
General inspection fee other than for a development agreement	$200.00	
Cash a development security	$250.00	
Complete or secure a development site	5% of security fee	
Developer requested security reduction	$5,000.00	
Plan cancellation	$2,500.00	
Discharge of caveats	$25.00 + $200.00 each	

ROADS		
Road Maintenance		
Dust control; per 200 metres (first 200 metres are no charge)	$500.00 + GST	
Plowing a private driveway for medical access; greater of per event or hour	$50.00/event or $120.00/hr + GST	
Plowing a road under a development agreement; per lane km/month from Nov. to Apr.	$500.00 + GST	
Blading an agricultural field access road or non-standard road; per hour (2 free/year)	$150.00 + GST	

Appendix 'B' – Summary Table of Proposed Fee Changes

Proposed New Fees

Proposed	Fee Type	Fee Amount	Rationale
General Development Permits			
New fee category	***Variance to a Land Use Bylaw Regulation***	$315	To capture development permit applications requesting a variance to any regulation within the Land Use Bylaw
Residential Development Permits			
To remove	~~***Dwelling Detached; two or more units***~~	~~$515 + $160/unit~~	This fee has been captured under *Dwelling Unit, Detached*
To remove	~~***Mobile Home***~~	~~$265~~	This fee has been captured under *Dwelling Unit, Attached*
To remove	~~***Row Housing***~~	~~$540 + $160/unit~~	This fee has been captured under *Dwelling Unit, Detached*
New fee category	***Bed and Breakfast/Vacation Rental***	$515	*Bed and Breakfast* is currently being charged this way but it did not previously have its own fee in the Master Rates Bylaw; *Vacation Rental* is a new use in the new LUB
New fee category	***Temporary Residence***	$315	Did not previously have its own fee
Agricultural Development Permits			
New fee category	***Beekeeping***	$265	New use in the new LUB
New fee category	~~***Equestrian Centre I***~~ ~~***Equestrian Centre II***~~ ***Equestrian Centre***	~~$675~~ ~~$725~~ $700	Consolidate *Equestrian Centre I* and *II* into *Equestrian Centre,* in accordance with the new LUB
New fee category	***Farm Gate Sales***	$265	Did not previously have its own fee
To remove	~~***Fish Farm***~~	~~$540~~	This fee is captured under *Indoor/Outdoor Agricultural Production*
Commercial, Institutional & Industrial Development Permits			
To remove	~~***First Occupancy of a Building or portion***~~	~~$530~~	Fee is no longer used

	~~***thereof, including each bay***~~		
To increase	~~***Business Tenancy Change not requiring a development permit***~~ ***New Business Tenant (No Change of Use)***	~~$60~~ $150	Fee increase to better capture the amount of work required
New fee category	***Communications Facility (Type A, B, & C)***	$1,000	Did not previously have its own fee
Administrative			
To remove	~~***Volunteer labour; general***~~	~~Provincial minimum wage~~	Fee is not used
To remove	~~***Volunteer labour; specialized trade***~~	~~Market rate~~	Fee is not used
To remove	~~***Change a development permit application before file circulation***~~	~~25% of original fee~~	Fee is not used
To remove	~~***Land Use Bylaw review where a development permit is not required***~~	~~$315~~	Fee is not used
Area Structure Plan/Conceptual Scheme/Master Site Development			
To correct	~~***Conceptual scheme; base fee up to 160 acres (64.75 hectares)***~~ ***Conceptual scheme up to 160 acres (64.75 hectares); flat fee***	~~$9,500~~ $5,500	To correct an error made during 2019 Master Rates 2019
To correct	~~***Conceptual scheme; each additional acre over 160 acres (64.75 hectares)***~~ ***Conceptual scheme over 160 acres; flat fee*** ***each additional acre over 160 acres (64.75 hectares); per acre***	~~$26.00~~ $9,500.00 $26.00	To correct an error made during 2019 Master Rates 2019

ROCKY VIEW COUNTY

2020 COUNCIL PRIORITIES AND SIGNIFICANT ISSUES

A list of ongoing and active priorities to assist Council on the status of business items

Division	Status	Topic	Description	Date Raised Scheduled	Target Completion Date	Responsible Area
All	Active	Procedure Bylaw Amendments	The following motion was tabled by Council at the July 14, 2020 Council meeting: *MOVED by Deputy Reeve Schule that Administration be directed to provide no more than three pages in first reading staff reports which will include:* • *What is being proposed;* • *The location and map; and* • *Which division the application is located in*	14-Jul-20	28-Jul-20	Charlotte Satink
All	Active	Explore Offering Payment of Property Taxes through Credit Cards	Administration was directed at the April 28, 2020 Council meeting to explore offering payments through credit card for property taxes and to bring a report back to Council. Administration was further directed at the June 9, 2020 Council meeting to bring an update back to Council by the end of October, 2020.	28-Apr-20	27-Oct-20	Financial Services
All	Active	Specialized Municipality Status	Administration was directed at the March 26, 2019 Council meeting to proceed with an analysis of the benefits of specialized municipality status. Administration was directed at the December 19, 2019 Council meeting to begin the formal application process to change the status of Rocky View County from Municipal District to Specialized Municipality in accordance with the *Municipal Government Act* .	10-Dec-19	28-Jul-20	Intergovernmental Affairs
All	Active	Electoral Boundaries and Governance Review	Administration was directed at the July 9, 2019 Council meeting to prepare a budget adjustment for an electoral boundary and governance review. Administration was further directed at the September 10, 2019 Council meeting to proceed with an RFP with limited public consultation. Council approved the project terms of reference at the January 28, 2020 Council meeting.	26-Nov-19	31-Jul-20	Municipal Clerk's Office
	Active	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

ROCKY VIEW COUNTY

2020 COUNCIL PRIORITIES AND SIGNIFICANT ISSUES

A list of ongoing and active priorities to assist Council on the status of business items

Division	Status	Topic	Description	Date Raised Scheduled	Target Completion Date	Responsible Area
All	Active	Report/Options on a Potential Third Council Meeting	Administration was directed at the March 10, 2020 Council meeting to prepare a proposal/options for a third Council meeting each month. 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.	10-Mar-20	27-Oct-20	Municipal Clerk's Office
All	Active	Enforcement of the Traffic Safety Act on Primary Highways	Administration was directed at the April 28, 2020 Council meeting to hold a workshop on the enforcement of the Highway Traffic Safety Act on primary highways.	28-Apr-20	Summer 2020	Municipal Enforcement
All	Active	Feasibility of Cemetery Services	Administration was directed at the November 4, 2019 Council meeting to look at the feasibility of Cemetary 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 Offiste 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
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 amendement 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
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

ROCKY VIEW COUNTY

2020 COUNCIL PRIORITIES AND SIGNIFICANT ISSUES

A list of ongoing and active priorities to assist Council on the status of business items

Division	Status	Topic	Description	Date Raised Scheduled	Target Completion Date	Responsible Area
1	Active	Bragg Creek Hamlet Expansion Strategy	Council adopted a terms of reference for the Bragg Creek Hamlet Expansion Strategy Project at the January 8, 2019 Council meeting. Administration was directed at the May 12, 2020 Council meeting to continue with the project and to finalize amendments to the Greater Bragg Creek ASP based on higher residential densities.	8-Jan-19	Summer 2020	Planning and Development Services
All	Active	New Municipal Development Plan	Administration was directed at the May 18, 2018 Council meeting to initiate the process of amending the County Plan. Administration was further directed at the March 12, 2019 Council meeting to begin the process of creating a new Municipal Development Plan.	8-May-18	Summer 2020	Planning and Development Services
5	Active	Janet ASP Amendment for an Expanded Study Area	Council approved the project terms of reference at the April 30, 2019 Council meeting, and provided further direction to expand the project area at the May 28, 2019 Council meeting.	30-Apr-19	Summer 2020	Planning and Development Services
All	Active	Recreation and Parks Master Plan	Council approved a new Recreation Governance Model at the July 23, 2020 Council meeting, and directed Administration to begin the implementation process. Council approved the Recreation and Parks Master Plan terms of reference at the January 14, 2020 Council meeting.	23-Jul-20	Fall 2020	Recreation, Parks and Community Support
9	Active	High-Speed Internet Servicing for Rocky View County Ratepayers	This Notice of Motion was read into the record at the April 28, 2020 Council meeting, and will be debated at the May 12, 2020 Council meeting. The proposed resolution was tabled until the May 26, 2020 Council meeting at the May 12, 2020 Council meeting. The proposed resolution was referred to Administration to hold a workshop with Council by the end of September, 2020.	28-Apr-20	30-Sep-20	TBD

ROCKY VIEW COUNTY

2020 COUNCIL PRIORITIES AND SIGNIFICANT ISSUES

A list of ongoing and active priorities to assist Council on the status of business items

Division	Status	Topic	Description	Date Raised Scheduled	Target Completion Date	Responsible Area
4 and 5	Closed	Joint Highway 1 Corridor Area Structure Plan	Administration was directed at the December 10, 2019 Council meeting to prepare terms of reference for a proposed Area Structure Plan along Highway 1, and to return to Council within three months. This item was tabled until the May 12, 2020 Council meeting at the March 10, 2020 Council meeting. This item was further tabled until the end of September, 2020 at the May 26, 2020 Council meeting. The terms of reference were approved by Council at the July 14, 2020 Council meeting.	10-Dec-19	22-Sep-20	Planning and Development Services
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 revist 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

ROCKY VIEW COUNTY

2020 COUNCIL PRIORITIES AND SIGNIFICANT ISSUES

A list of ongoing and active priorities to assist Council on the status of business items

Division	Status	Topic	Description	Date Raised Scheduled	Target Completion Date	Responsible Area
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

ROCKY VIEW COUNTY

2020 COUNCIL PRIORITIES AND SIGNIFICANT ISSUES

A list of ongoing and active priorities to assist Council on the status of business items

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

ROCKY VIEW COUNTY

NOTICE OF MOTION

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

Presented By: Councillor Dan Henn, Division 7
Seconded By: Deputy Reeve Schule, Division 4

This notice of motion is read into the Council record on **July 28, 2020.** The motion as read into the record will be debated on **September 1, 2020.**

TITLE: **Amendments to the Balzac East Area Structure Plan**

WHEREAS The 465 acres of land located at the northeast corner of Range Road 291 and Highway 566 and legally described as the NE ¼, SE ¼ and SW ¼ in Twp. 26 Range 29 W4M, is owned by 1248494 Alberta Ltd., Mr. Garry Bobke & Partners, the developers of the Wagon Wheel industrial project in Rocky View County;

AND WHEREAS This 465 acres of land is not included within the Balzac East Area Structure Plan (BEASP);

AND WHEREAS The BEASP was last approved on September 26, 2000 and therefore it is 19 years old;

AND WHEREAS The average absorption/year over the last 19 years has been 200 acres/year approximately;

AND WHEREAS The total land area for commercial and industrial land south of Highway#566 is 5,667 acres with only 1,173 acres of vacant land available resulting in only 6 years of remaining supply from the existing inventory;

AND WHEREAS The demand is good for well-located commercial and industrial land outside the City of Calgary but within the Balzac East area;

AND WHEREAS The time to amend the BEASP, obtain Land Use Reclassification/Rezoning and Subdivision approval could take 3-5 years;

AND WHEREAS The land owner is willing to pay for the cost for consultants, directed by the staff at Rocky View County, to prepare an amendment to the BEASP, and;

AND WHEREAS This landowner is willing to have other adjacent land owners included in the amendment to the BEASP;

THEREFORE BE IT RESOLVED THAT: The Council of Rocky View County direct the staff at Rocky View County to prepare the terms of reference to initiate an amendment to the BEASP.