



COUNCIL MEETING AGENDA

Date: Tuesday, February 9, 2021
Time: 9:00 AM
Location: <https://www.rockyview.ca/>

Pages

A. CALL MEETING TO ORDER

B. UPDATES/APPROVAL OF AGENDA

C. APPROVAL OF MINUTES

1. January 26, 2021 Council Meeting Minutes

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D. FINANCIAL REPORTS

E. PUBLIC HEARINGS / APPOINTMENTS

The following public hearings were advertised on January 12, 2021 and January 19, 2021 on the Rocky View County website in accordance with the *Municipal Government Act* and *Public Notification Bylaw C-7860-2019*.

MORNING PUBLIC HEARINGS / APPOINTMENTS 9:00 AM

1. Division 9 - Bylaw C-8097-2020 - Road Allowance Closure Item

15

File: PL20200113 (06721004)

2. Division 9 - Bylaw C-8096-2020 - Road Allowance Closure Item

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File: PL20200112 (06721002)

3. Division 6 - Bylaw C-8100-2020 - Road Allowance Closure Item

42

File: PL20200140 (07122007)

AFTERNOON PUBLIC HEARINGS / APPOINTMENTS 1:00 PM

4. Division 6 - Bylaw C-8069-2020 - Redesignation – Residential and Industrial

56

File: PL20200069 (09502001)

5. Division 3 - Bylaw C-8011-2020 - Redesignation Item – Residential

81

File: PL20190140 (04702011)

6. Division 4 - Bylaw C-8044-2020 - Redesignation Item – Residential

104

File: PL20200028 (03305012)

F. GENERAL BUSINESS

1. All Divisions - 2020 Year-End Audit Service Plan

118

File: 0630

G. BYLAWS

1. **Division 9 - Rescind Second Reading of Bylaw C-7989-2019** 158
File: PL20190186 (06732004)
2. **Division 7 - Bylaw C-8114-2020 - First Reading Bylaw – Commercial Redesignation** 167
File: PL20200154 (06524001/10)
3. **Division 5 - Bylaw C-8116-2020 - First Reading Bylaw – Special District Redesignation** 177
File: PL20200164 (05320002)

H. UNFINISHED BUSINESS

I. COUNCILLOR REPORTS

J. MANAGEMENT REPORTS

1. **2021 Council Priorities and Significant Issues List** 188

K. NOTICES OF MOTION

L. PUBLIC PRESENTATIONS

1. **All Divisions - STARS Air Ambulance Presentation & Funding Request** 191
File: N/A
Approximate Presentation Time: 10:30am

M. CLOSED SESSION

1. **RVC2021-04 - CrossIron Mills Mall - Meter Update**
THAT Council move into closed session to consider the confidential item “CrossIron Mills Mall - Meter Update” 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
2. **RVC2021-05 - Springbank Land Acquisition**
THAT Council move into closed session to consider the confidential item “Springbank Land Acquisition” pursuant to the following sections of the *Freedom of Information and Protection of Privacy Act*:
Section 24 – Advice from officials
Section 25 – Disclosure harmful to economic or other interests of a third party

3. RVC2020-43 - Kissel v Rocky View (County), 2020 ABQB 406

THAT Council move into closed session to consider the confidential item "Kissel v Rocky View (County), 2020 ABQB 406" pursuant to the following sections of the *Freedom of Information and Protection of Privacy Act*:

Section 23 – Local public body confidences

Section 24 – Advice from officials

Section 27 – Privileged information

4. RVC2021-06 - Springbank Community Association funding request for expert third party analysis of the SR1 project for risk

THAT Council move into closed session to consider the confidential item "Springbank Community Association funding request for expert third party analysis of the SR1 project for risk" 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

N. ADJOURN THE MEETING



COUNCIL MEETING MINUTES

Tuesday, January 26, 2021
9:01 AM

Held Electronically in accordance with the Meeting Procedures (COVID-19 Suppression) Regulation,
Alberta Regulation 50/2020

- Present:
- Reeve D. Henn
 - Deputy Reeve K. McKylor (present electronically)
 - Councillor M. Kamachi (present electronically)
 - Councillor K. Hanson (present electronically, arrived at 9:03 a.m.)
 - Councillor A. Schule (present electronically)
 - Councillor J. Gautreau (present electronically)
 - Councillor G. Boehlke
 - Councillor S. Wright (present electronically)
 - Councillor C. Kissel (present electronically)
- Also Present:
- A. Hoggan, Chief Administrative Officer
 - J. Fleischer, A/Executive Director, Operations
 - G. Kaiser, Executive Director, Community and Business
 - K. Robinson, Executive Director, Corporate Services
 - T. Cochran, Executive Director, Community Development Services
 - G. Nijjar, Manager, Planning and Development Services
 - L. Wesley-Riley, Manager, Municipal Enforcement
 - H. McInnes, Supervisor Development and Compliance, Planning and Development Services
 - S. MacLean, Supervisor Planning and Development, Planning and Development Services
 - C. Lombardo, Planner, Planning and Development Services
 - S. Thompson, Planner, Planning and Development Services
 - X. Deng, Planner, Planning and Development Services
 - K. Jiang, Legislative Officer, Legislative Services
 - K. Tuff, Legislative Officer, Legislative Services
 - T. Andreasen, Legislative Officer, Legislative Services
 - M. Mitton, Legislative Coordinator, Legislative Services
 - B. Scott, Executive Coordination
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A Call Meeting to Order

The Chair called the meeting to order at 9:01 a.m. with all members present, with the exception of Councillor Hanson who arrived at 9:03 a.m.



E-2 Division 5 - Bylaw C-8089-2020 - Redesignation Item – Residential and Agricultural Uses

File: PL20200103 (05201008)

MOVED by Councillor Gautreau that the public hearing for item E-2 be opened at 9:24 a.m.

Carried

Person(s) who presented: Dale Befus (Applicant)

Pre-recorded audio/video presentations in support: None

Pre-recorded audio/video submissions in opposition: None

Email submissions in support: None

Email submissions in opposition: None

Person(s) who presented rebuttal: None

MOVED by Councillor Gautreau that the public hearing for item E-2 be closed at 9:35 a.m.

Carried

MOVED by Councillor Gautreau that Bylaw C-8089-2020 be given second reading.

Carried

MOVED by Councillor Gautreau that Bylaw C-8089-2020 be given third and final reading.

Carried

The Chair called for a recess at 9:40 a.m. and called the meeting back to order at 9:48 a.m. with all previously mentioned members present.

E-3 Division 4 - Bylaw C-8040-2020 - Redesignation Item - Site-Specific Direct Control District Amendment

File: PL20200018 (03222114 / 03222115)

MOVED by Councillor Schule that the public hearing for item E-3 be opened at 9:51 a.m.

Carried

Person(s) who presented: Miguel Moncayo DMV (Applicant)

Pre-recorded audio/video presentations in support: None

Pre-recorded audio/video submissions in opposition: None

Email submissions in support: None



Email submissions in opposition: None

Person(s) who presented rebuttal: None

MOVED by Councillor Schule that the public hearing for item E-3 be closed at 10:01 a.m.
Carried

MOVED by Councillor Schule that Bylaw C-8040-2020 be amended in accordance with Attachment 'B'.
Carried

MOVED by Councillor Schule that Bylaw C-8040-2020 be given second reading, as amended.
Carried

MOVED by Councillor Schule that Bylaw C-8040-2020 be given third and final reading, as amended.
Carried

F-1 All Divisions - Abrio Health and the Airdrie Blue Zones Project
File: N/A

MOVED by Councillor Boehlke that Administration be directed to cease exploration of involvement with Abrio Health at this time and that the item be closed.
Carried

F-2 All Divisions - Recreation Governance Committee Terms of Reference Amendments
File: N/A

MOVED by Deputy Reeve McKylor that the amended Recreation Governance Committee's Terms of Reference (TOR-#C-RGC) be approved, as per Attachment 'B'.
Carried

G-1 All Divisions - Election Sign Bylaw C-8124-2021
File: N/A

Councillor Kamachi left the meeting at 10:48 a.m. and returned to the meeting at 10:53 a.m.

MOVED by Councillor Schule that Bylaw C-8124-2021 be amended to add a new section 13.1 with the following wording:

After nominations close during the year of a municipal general election;
Defeated

MOVED by Councillor Boehlke that Bylaw C-8124-2021 be given first reading.
Carried

MOVED by Councillor Boehlke that Bylaw C-8124-2021 be given second reading.
Carried



MOVED by Councillor Hanson that Bylaw C-8124-2021 be considered for third reading.

Carried

MOVED by Councillor Gautreau that Bylaw C-8124-2021 be given third and final reading.

Carried

The Chair called for a recess at 10:58 a.m. and called the meeting back to order at 11:11 a.m. with all previously mentioned members present.

F-3 All Divisions - Springbank Community Association funding request for expert third party analysis of the SR1 project for risk

File: N/A

MOVED by Councillor Hanson that Council move into closed session at 11:13 a.m. to consider the following item under the following sections of the *Freedom of Information and Protection of Privacy Act*:

F-3 – Springbank Community Association Funding Request for Expert Third Party Analysis of the SR1 Project for Risk

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

Carried

Council held the closed session for agenda item F-3 with the following additional people in attendance to provide a report and advice to Council:

Rocky View County: A. Hoggan, Chief Administrative Officer
K. Robinson, Executive Director, Corporate Services
T. Cochran, Executive Director, Community Development Services
G. Kaiser, Executive Director, Community and Business
B. Scott, Executive Coordination

MOVED by Councillor Schule that Council move into open session at 12:22 p.m.

Carried

MOVED by Deputy Reeve McKylor that the funding request from the Springbank Community Association be denied.

Carried

MOVED by Deputy Reeve McKylor that Administration be further directed to proceed with the instructions provided in the closed session, and to report back to Council by Feb. 9th, 2021.

Carried

The Chair called for a recess at 12:25 a.m. and called the meeting back to order at 1:00 p.m. with all previously mentioned members present, with the exception of Councillor Hanson and Councillor Wright.



E-4 Division 2 - Bylaw C-8085-2020 - Direct Control Bylaw Textual Amendments
File: PL20200090 (05707001/7240 to 7260/7267 to 7270/8082/8088)

MOVED by Deputy Reeve McKylor that the public hearing for item E-4 be opened at 1:00 p.m.

Carried

Absent: Councillor Hanson
Councillor Wright

Councillor Hanson and Councillor Wright returned to the meeting at 1:03 p.m.

Person(s) who presented:	Nathan Arthur (Applicant) Birol Fisekci (Applicant) Cary Kienitz (Applicant)
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Pre-recorded audio/video presentations in support:	None
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Pre-recorded audio/video submissions in opposition:	None
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Email submissions in support:	None
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Email submissions in opposition:	None
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Person(s) who presented rebuttal:	None
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The Chair called for a recess at 1:36 p.m. and called the meeting back to order at 1:39 p.m. with all previously mentioned members present, with the exception of Councillor Schule who returned to the meeting at 1:42 p.m.

MOVED by Deputy Reeve McKylor that the public hearing for item E-4 be closed at 1:49 p.m.

Carried

MOVED by Deputy Reeve McKylor that Bylaw C-8085-2020 be amended in accordance with Attachment 'B'.

Carried

MOVED by Deputy Reeve McKylor that Bylaw C-8085-2020 be given second reading, as amended.

Carried

MOVED by Deputy Reeve McKylor that Bylaw C-8085-2020 be given third and final reading, as amended.

Carried

The Chair called for a recess at 1:55 p.m. and called the meeting back to order at 2:00 p.m. with all previously mentioned members present.



E-5 Division 4 - Bylaw C-8003-2020 - Conceptual Scheme Item – Shepard Estates Conceptual Scheme

File: PL20190192 (03309002/001)

E-6 Division 4 - Bylaw C-8002-2020 - Redesignation Item – Agricultural, General District to Residential, Rural District and Agricultural, Small Parcel District

File: PL20190191 (03309002/001)

MOVED by Councillor Schule that the public hearings for item E-5 and E-6 be opened concurrently at 2:03 p.m.

Carried

Person(s) who presented: Jeff Beaton (Applicant)
Brad O'Keefe (Applicant)
Luke Simpson (Applicant)
Michael Von Hausen (Applicant)
Ryan Riddell (Applicant)
Shawn Belecki (Applicant)

Pre-recorded audio/video presentations in support: None

Pre-recorded audio/video submissions in opposition: Gary Sutherland

Email submissions in support: None

Email submissions in opposition: Matt Atkinson, City of Calgary
Bob and Val Ford

Person(s) who presented rebuttal: None

The Chair called for a recess at 2:58 p.m. and called the meeting back to order at 3:13 p.m. with all previously mentioned members present.

Person(s) who presented rebuttal: Jeff Beaton (Applicant)
Michael Von Hausen (Applicant)

MOVED by Councillor Schule that the public hearings for item E-5 and E-6 be closed at 3:22 p.m.

Carried

MOVED by Councillor Schule that Bylaw C-8003-2020 be given second reading.

Carried

MOVED by Councillor Schule that Bylaw C-8003-2020 be given third and final reading.

Carried

MOVED by Councillor Schule that Bylaw C-8002-2020 be given second reading.

Carried

Carried

Carried

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MOVED by Councillor Hanson that Bylaw C-8092-2020 be given third and final reading, as amended.

Carried
Abstained: Councillor Gautreau

Councillor Gautreau returned to the meeting at 4:20 p.m.

M-1 Closed Session Item - Kissel v Rocky View (County), 2020 ABOB 406
File: RVC2020-43

Councillor Kissel declared a pecuniary interest on the matter and abstained from discussion and voting on the matter.

Councillor Hanson declared a pecuniary interest on the matter and abstained from discussion and voting on the matter.

Councillor Wright declared a pecuniary interest on the matter and abstained from discussion and voting on the matter.

Councillor Kissel left the meeting at 4:22 p.m. and did not return to the meeting

MOVED by Councillor Boehlke that Council move into closed session at 4:22 p.m. to consider the following item under the following sections of the *Freedom of Information and Protection of Privacy Act*:

M-1 – Kissel v Rocky View (County), 2020 ABOB 406

- Section 23 – Local public body confidences
- Section 24 – Advice from officials
- Section 27 – Privileged information

Carried
Abstained: Councillor Hanson
Councillor Wright
Councillor Kissel

Councillor Hanson and Councillor Wright left the meeting at 4:24 p.m.

Council, with the exception of Councillor Hanson, Councillor Wright, and Councillor Kissel, held the closed session for confidential item M-1 with the following additional people in attendance:

Rocky View County: A. Hoggan, Chief Administrative Officer
K. Robinson, Executive Director, Corporate Services
G. Kaiser, Executive Director, Community and Business
B. Scott, Executive Coordination



MOVED by Councillor Boehlke that Council move into open session at 5:12 p.m.

Carried
Absent: Councillor Gautreau
Abstained: Councillor Hanson
Councillor Wright
Councillor Kissel

Councillor Gautreau returned to the meeting at 5:12 p.m.

Council rose without report following the closed session.

Councillor Hanson and Councillor Wright returned to the meeting at 5:13 p.m.

M-2 Closed Session Item - Chief Administrative Officer Performance Evaluation
File: RVC2021-03

MOVED by Councillor Schule that Council move into closed session at 5:14 p.m. to consider the following items under the following sections of the *Freedom of Information and Protection of Privacy Act*:

M-2 – Chief Administrative Officer Performance Evaluation

- Section 17 – Disclosure harmful to personal privacy
- Section 19 – Confidential evaluations

Carried
Absent: Councillor Kissel

Council, with the exception of Councillor Kissel, held the closed session for confidential item M-2 with no additional people in attendance.

Councillor Schule was not present when Council returned from the closed session.

MOVED by Councillor Boehlke that Council move into open session at 5:44 p.m.

Carried
Absent: Councillor Schule
Councillor Kissel

Council rose without report following the closed session.

Councillor Schule returned to the meeting at 5:45 p.m.

J-1 2021 Council Priorities and Significant Issues List

The 2021 Council Priorities and Significant Issues List for January 26, 2021 was provided as information.



N Adjourn the Meeting

MOVED by Councillor Boehlke that the January 26, 2021 Council Meeting be adjourned at 5:45 p.m.

Carried
Absent: Councillor Kissel

Reeve or Deputy Reeve

Chief Administrative Officer or Designate



PLANNING AND DEVELOPMENT SERVICES

TO:	Council	
DATE:	February 9, 2021	DIVISION: 9
TIME:	Morning Appointment	
FILE:	06721004	APPLICATION: PL20200113
SUBJECT:	Road Allowance Closure Item	

APPLICATION: To close a \pm 4.00 acre portion of undeveloped government road allowance in order to consolidate with the adjacent land on the east side of it.

GENERAL LOCATION: Located approximately 2.4 km (1.5 miles) north of Township Road 262, and west of Glendale Road.

LAND USE DESIGNATION: Agricultural, General District (A-GEN)

EXECUTIVE SUMMARY:

The proposal meets the requirements of Road Allowance Closure and Disposal Policy C-443. This road allowance provides the sole opportunity to construct a public roadway to provide access to the adjacent lands to the west. Should this road allowance be closed, further subdivision and development potential on the adjacent lands would be limited, resulting in the creation of parcels without direct access to a municipal road.

ADMINISTRATION RECOMMENDATION: Administration recommends refusal as per Option #2.

OPTIONS:

Option #1: Motion #1 THAT Bylaw C-8097-2020 be given first reading.
 Motion #2 THAT Bylaw C-8097-2020 be forwarded to the Minister of Transportation.

Option #2: THAT Bylaw C-8097-2020 be refused.

AIR PHOTO & DEVELOPMENT CONTEXT:



Administration Resources

Xin Deng, Planning & Development Services

**APPLICATION EVALUATION:**

The application was evaluated based on the technical reports submitted with the application and the applicable policies and regulations.

APPLICABLE POLICY AND REGULATIONS: <ul style="list-style-type: none"> • <i>Municipal Government Act;</i> • Subdivision and Development Regulations; • Municipal Development Plan; • Land Use Bylaw; and • County Servicing Standards. • Road Allowance Closure and Disposal Policy C-443 	TECHNICAL REPORTS SUBMITTED: <ul style="list-style-type: none"> • None
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POLICY ANALYSIS:

The application was reviewed based on the Road Allowance Closure and Disposal Policy C-443, and the proposal meets the requirements of the policy

TECHNICAL CONSIDERATIONS:

Due to topographic constraints of the Big Hill Springs Coulee, it was not feasible to construct a road within the original road allowance, and thus, Glendale Road was built away from the original road allowance, leaving the undeveloped road allowance as it is today.

The Applicant indicated that purpose of the road allowance closure is to prevent unwanted persons from accessing the area and to improve land security. The same landowner, who also owns the land to the north, submitted a similar proposal to close the north portion of the road allowance. That application (PL20200112) will be considered at the same Council meeting.

The adjacent lands to the west (SE-20-26-03-W05M) currently have direct access to Glendale Road through this road allowance. Even though the topography of the road allowance is steep in some sections, it is the sole suitable location to construct a municipal road to provide access to these adjacent lands. Should this road allowance be closed, further subdivision and development potential for these lands would be limited and could result in the creation of parcels without direct access to the municipal road. Therefore, Administration recommends refusal in accordance with Option #2.

Respectfully submitted,

Concurrence,

“Theresa Cochran”

“Al Hoggan”

Executive Director
Community Development Services

Chief Administrative Officer

XD/llt



ROCKY VIEW COUNTY

ATTACHMENTS

ATTACHMENT 'A': Application Information

ATTACHMENT 'B': Application Referrals

ATTACHMENT 'C': Bylaw C-8097-2020 and Schedule A

ATTACHMENT 'D': Map Set



ROCKY VIEW COUNTY

ATTACHMENT 'A': APPLICATION INFORMATION

APPLICANT: Cougar Springs Ltd.	OWNERS: Cougar Springs Ltd.
DATE APPLICATION RECEIVED: September 2, 2020	DATE DEEMED COMPLETE: September 2, 2020
GROSS AREA: ± 61.84 hectares (± 152.81 acres)	LEGAL DESCRIPTION: SW-21-26-03-W05M
SOILS (C.L.I. from A.R.C.): Class 4T4 - Severe limitations due to adverse topography.	
HISTORY: The subject land is an un-subdivided quarter section. Even though it is divided by Glendale Road, it remains under one land title.	
PUBLIC & AGENCY SUBMISSIONS: The application was circulated to 3 adjacent landowners. No responses were received. The application was also circulated to a number of internal and external agencies, as depicted in Attachment 'B'; relevant comments are addressed within 'Additional Considerations' above.	



ATTACHMENT 'B': APPLICATION REFERRAL

AGENCY	COMMENTS
External Departments	
Alberta Transportation	<p>Alberta Transportation has no concerns with the proposed closure. However, suggest starting the closure 200 to 250 meters further north, as indicated on the attached map. This will allow for the existing oilfield road heading west to access via the road allowance and not through the SW-21-26-3-W5M. In addition, the road allowance would provide access to the triangle piece of land if/when access may be desired or required in the future.</p> <p>Further comments will be provided if/when the department receives a recirculation or a 1st reading bylaw complete package.</p>
FortisAlberta	<p>FortisAlberta has determined there are affected facilities which will require the attached Utility Right of Way Agreement to be registered at Alberta Land Titles.</p> <p>Once fully executed and registered at Alberta Land Titles, please forward one (1) copy to FortisAlberta for our records. Thank you for your co-operation in this matter. If you have any questions, please contact the undersigned at (403) 514-4783.</p>
Internal Departments	
Transportation Services	<p>Consideration should be given to accessing agricultural lands in SE 20-26-3 W05M and the well sites located in NE 18, SW 20 and SE 20-26-3 W5M.</p>
Planning & Development Services - Engineering	<p>Transportation:</p> <ul style="list-style-type: none"> The closure of proposed road allowance will limit further subdivision potential of SE-20-26-03-W05M as the future subdivision will result in parcels without access to local road network. Therefore, Engineering recommends refusal of closure of road allowance west of SW-21-26-03-W05M to allow further subdivision and development of SE-20-26-03-W05M in accordance with requirements of Municipal Government Act

Circulation Period: October 6 to October 28, 2020

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

BYLAW C-8097-2020

A Bylaw of Rocky View County, in the Province of Alberta, for the purpose of closing for public travel and creating title to a portion of government road allowance in accordance with the *Municipal Government Act*.

WHEREAS the lands hereafter described are no longer required for public travel;

AND WHEREAS an application has been made to the Council of Rocky View County to have a portion of the road allowance closed;

AND WHEREAS the Council of Rocky View County deems it expedient to close for public travel certain roads, or portions of roads, situated in Rocky View County and to dispose of the same;

AND WHEREAS notice of this Bylaw was provided in accordance with the *Municipal Government Act* by circulation to landowners and advertisements on the November 24, 2020, and December 1, 2020, Rocky View County Public Hearing Notice;

NOW THEREFORE the Council of Rocky View County enacts as follows:

Title

- 1 This Bylaw may be cited as *Bylaw C-8097-2020*.

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 The Council of Rocky View County does hereby close to public travel for the purpose of creating title to the following described original government road allowance, as shown on Schedule 'A' attached to and forming part of this Bylaw, and more particularly described below, subject to the rights of access granted by other legislation:
 - (1) THE ORIGINAL GOVERNMENT ROAD ALLOWANCE ADJACENT TO THE SOUTH WEST SECTION 21, TOWNSHIP 26, RANGE 3, WEST OF THE 5TH MERIDIAN, CONTAINING 1.62 HECTARES (4.00 ACRES) MORE OR LESS EXCEPTING THEREOUT ALL MINES AND MINERALS

Transitional

- 4 Bylaw C-8097-2020 is passed and comes into full force and effect when it receives approval from the Minister of Transportation and receives third reading and is signed in accordance with the *Municipal Government Act*.

PUBLIC HEARING HELD this _____ day of _____, 2021

READ A FIRST TIME this _____ day of _____, 2021

APPROVED BY ALBERTA TRANSPORTATION _____ day of _____, 2021

Minister of Transportation

Approval valid for _____ months

READ A SECOND TIME this _____ day of _____, 2021

READ A THIRD AND FINAL TIME this _____ day of _____, 2021

Reeve

Chief Administrative Officer or Designate

Date Bylaw Signed

Schedule 'A'

Bylaw
C-8097-2020

The original government road
allowance located west of SW-21-
26-03-W05M, containing ± 1.62
hectares (± 4.00 acres) excepting
therefore all mines and minerals



GRENDARE RD



Division: 9
File: PL20200113
Roll: 06721004
Legal: SW-21-26-03-
W05M

Printed: October 1, 2020
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Location & Context

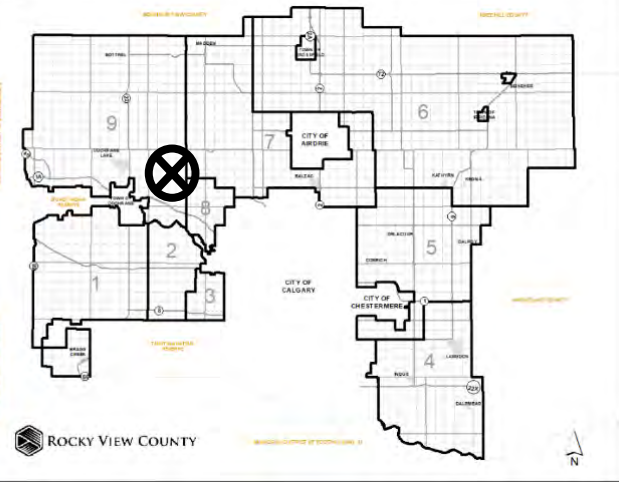
Road Allowance Closure Proposal

To close a ± 4.0 acre portion of the government road allowance located west of SW-21-26-03-W05M for future consolidation purpose.

Division: 9
 File: PL20200113
 Roll: 06721004
 Legal: SW-21-26-03-
 W05M

Printed: October 1, 2020

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Development Proposal

Road Allowance Closure Proposal

To close a ± 4.0 acre portion of the government road allowance located west of SW-21-26-03-W05M for future consolidation purpose.

Division: 9
File: PL20200113
Roll: 06721004
Legal: SW-21-26-03-
W05M

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Environmental

Road Allowance Closure Proposal

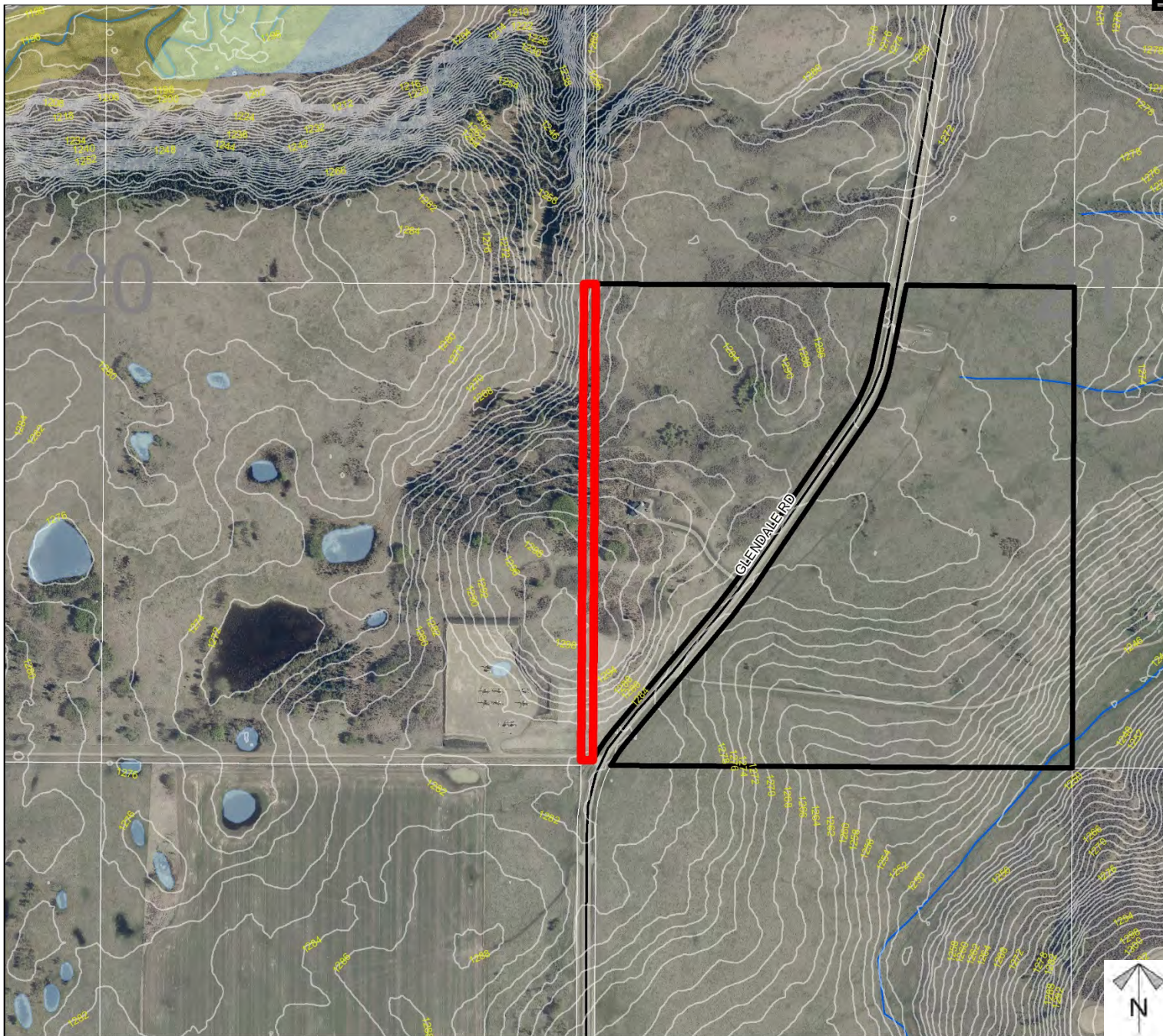
To close a ± 4.0 acre portion of the government road allowance located west of SW-21-26-03-W05M for future consolidation purpose.

-  Subject Lands
-  Contour - 2 meters
-  Riparian Setbacks
-  Alberta Wetland Inventory
-  Surface Water

Division: 9
 File: PL20200113
 Roll: 06721004
 Legal: SW-21-26-03-W05M

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Soil Classifications

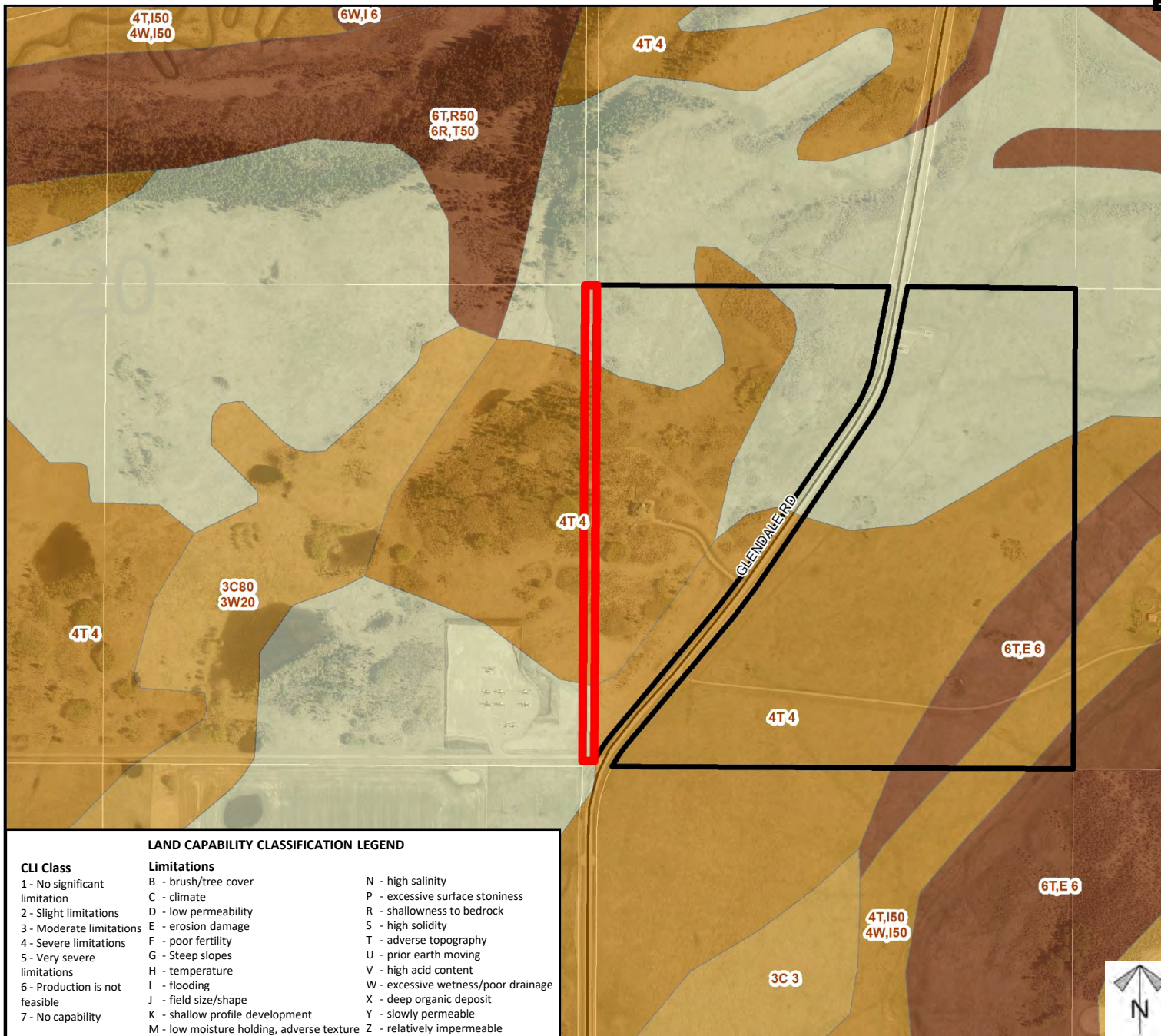
Road Allowance Closure Proposal

To close a \pm 4.0 acre portion of the government road allowance located west of SW-21-26-03-W05M for future consolidation purpose.

Division: 9
File: PL20200113
Roll: 06721004
Legal: SW-21-26-03-
W05M

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Landowner Circulation Area

Road Allowance Closure Proposal

To close a ± 4.0 acre portion of the government road allowance located west of SW-21-26-03-W05M for future consolidation purpose.

Legend

Support



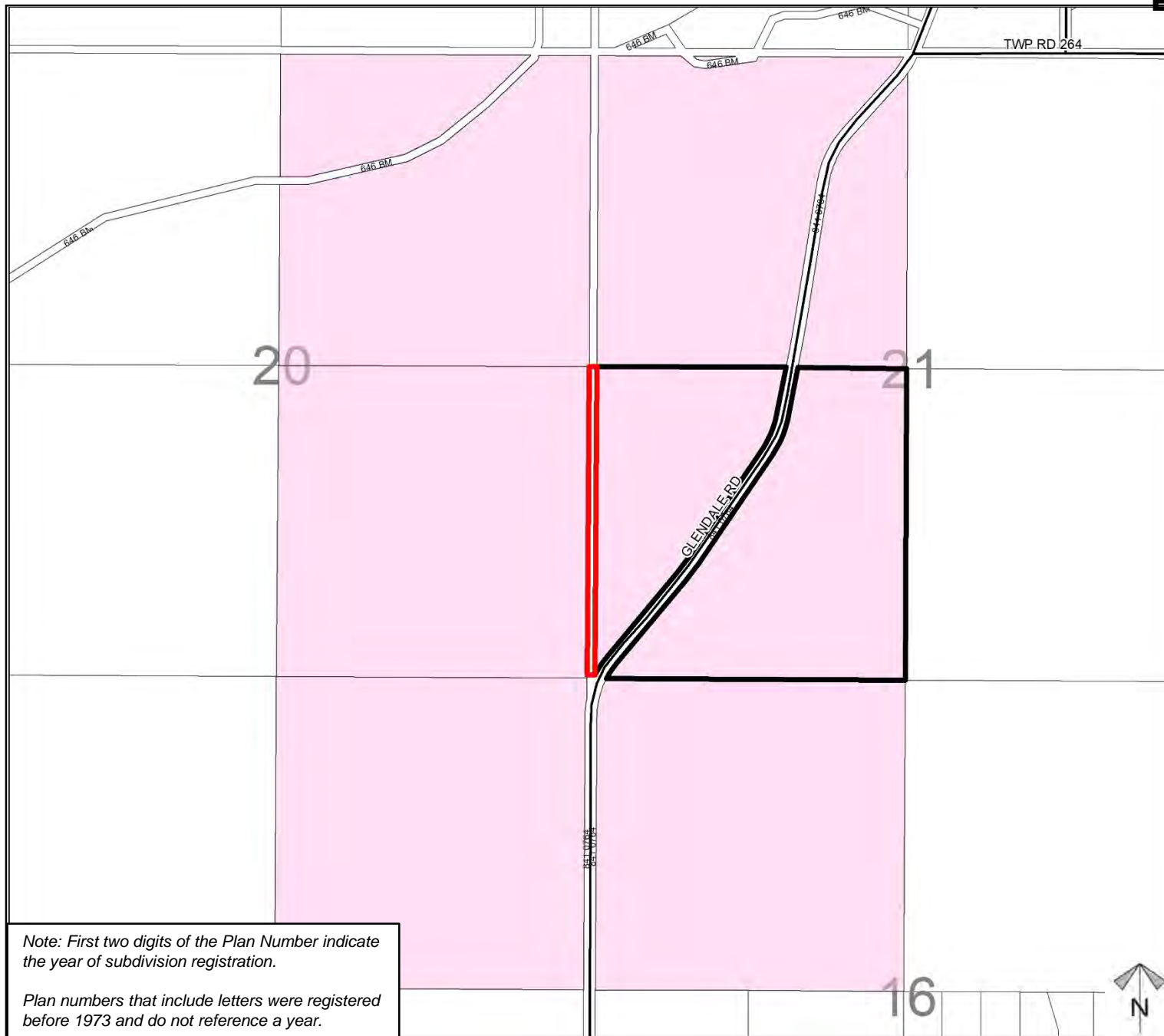
Opposition



Division: 9
 File: PL20200113
 Roll: 06721004
 Legal: SW-21-26-03-
 W05M

Printed: October 1, 2020

Page 27 of 197



Note: First two digits 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.

PLANNING AND DEVELOPMENT SERVICES

TO:	Council	
DATE:	February 9, 2021	DIVISION: 9
TIME:	Morning Appointment	
FILE:	06721002	APPLICATION: PL20200112
SUBJECT:	Road Allowance Closure Item	

APPLICATION: To close a \pm 4.00 acre portion of undeveloped government road allowance, in order to consolidate with the adjacent land on the east side of it.

GENERAL LOCATION: Located approximately 3.22 km (2 miles) north of Township Road 262, and west of Glendale Road.

LAND USE DESIGNATION: Agricultural, General District (A-GEN)

EXECUTIVE SUMMARY: The application is consistent with the requirements of Road Allowance Closure and Disposal Policy C-443. Future access to the adjacent lands would rely solely on the subject road allowance, as other road allowances within the vicinity are either quite steep or closed. Should this road allowance be closed, the adjacent lands would become land locked.

ADMINISTRATION RECOMMENDATION: Administration recommends refusal as per Option #2.

OPTIONS:

- Option #1: Motion #1 THAT Bylaw C-8096-2020 be given first reading.
 Motion #2 THAT Bylaw C-8096-2020 be forwarded to the Minister of Transportation
- Option #2: THAT Bylaw C-8096-2020 be refused.

AIR PHOTO & DEVELOPMENT CONTEXT:



Administration Resources

Xin Deng, Planning & Development Services

**APPLICATION EVALUATION:**

The application was evaluated based on the technical reports submitted with the application and the applicable policies and regulations.

APPLICABLE POLICY AND REGULATIONS: <ul style="list-style-type: none"> • <i>Municipal Government Act;</i> • Subdivision and Development Regulations; • Municipal Development Plan; • Land Use Bylaw; and • County Servicing Standards. • Road Allowance Closure and Disposal Policy C-443 	TECHNICAL REPORTS SUBMITTED: <ul style="list-style-type: none"> • None
---	--

POLICY ANALYSIS:

The application was reviewed based on the Road Allowance Closure and Disposal Policy C-443, and the proposal meets the requirements of the policy

TECHNICAL CONSIDERATIONS:

Due to topographic constraints of Big Hill Springs Coulee, it is not feasible to construct a road within the original road allowance, and thus, Glendale Road was built away from the original road allowance, leaving the undeveloped road allowance as it is today.

The same landowner, who also owns the land to the south, submitted a similar proposal to close the south portion of the road allowance. That application (PL20200113) will be considered at the same council meeting.

The adjacent lands to the west (NE-20-26-03-W05M) are currently undeveloped. Future access to the adjacent lands would rely on the following three options:

Option 1 - The road allowance in the northeast (referred to the Access Option #1 – map set).

However, it contains slopes in excess of 30%, making the extension of Township Road 264 difficult.

Option 2 - The road allowance of Big Hill Springs Trail in the northwest (referred to the Access Option #2 – map set). However, this road allowance was closed in 1982 due to steep slopes and proximity to Big Hill creek.

Option 3 - The subject road allowance (referred to the Access Option #3 – map set). It appears that future access to adjacent lands would be solely dependent on the subject road allowance, and slopes for this are approximately 15%, which is more feasible to support road construction.

Should this road allowance be closed, the adjacent land would become land locked.



ROCKY VIEW COUNTY

Respectfully submitted,

Concurrence,

“Theresa Cochran”

“Al Hoggan”

Executive Director
Community Development Services

Chief Administrative Officer

XD/llt

ATTACHMENTS

ATTACHMENT ‘A’: Application Information
ATTACHMENT ‘B’: Application Referrals
ATTACHMENT ‘C’: Bylaw C-8096-2020 and Schedule A
ATTACHMENT ‘D’: Map Set



ROCKY VIEW COUNTY

ATTACHMENT 'A': APPLICATION INFORMATION

APPLICANT: Redtail Holdings 2004 Ltd.	OWNERS: Redtail Holdings 2004 Ltd.
DATE APPLICATION RECEIVED: September 2, 2020	DATE DEEMED COMPLETE: September 2, 2020
GROSS AREA: ± 61.75 hectares (± 152.58 acres)	LEGAL DESCRIPTION: NW-21-26-03-W05M
SOILS (C.L.I. from A.R.C.): Class 4T4 - Severe limitations due to adverse topography. Class 6W,I6 – production is not feasible due to excessive wetness / poor drainage and flooding	
HISTORY: The subject land is an un-subdivided quarter section. Even though it is divided by Glendale Road, it remains under one land title. There is no history of planning.	
PUBLIC & AGENCY SUBMISSIONS: The application was circulated to four adjacent landowners. No responses were received. The application was also circulated to a number of internal and external agencies, as depicted in Attachment 'B'; relevant comments are addressed within 'Additional Considerations' above.	



ATTACHMENT 'B': APPLICATION REFERRALS

AGENCY	COMMENTS
External Departments	
Alberta Transportation	Alberta Transportation has no concerns with the proposed closure. Further comments will be provided if/when the department receives a 1st reading bylaw complete package.
Lafarge Canada	We have not made an application to close the road allowance nor are we looking for an official closure. We do however have an agreement with Alberta Transportation to mine the sand and gravel within the road right of way.
Internal Departments	
Planning & Development Services - Engineering	Transportation: <ul style="list-style-type: none"> The closure of proposed road allowance will result in NE-20-26-03-W05M seeking an alternate access off extension of Township Road 264 on the north east side or Big Hill Springs Trail on the northwest side. Based on County GIS, natural resource extraction operation and slopes in excess of 30% exist through a road allowance on the north east side, which makes extension of Township Road 264 difficult to provide access to NE-20-26-03-W05M. The extension of Big Hill Springs Trail is also difficult due to steep slopes and proximity to Big Hill creek and its riparian area. Furthermore, the required extension of Big Hill Springs Trail is approximately 1.2 km, which is longer than required extension (approximately 0.8 km) of Glendale Road to provide access to NE-20-26-03-W05M. Due to these reasons, Engineering recommends refusal of closure of road allowance west of NW-21-26-03-W05M

Circulation Period: October 6 to October 28, 2020

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



BYLAW C-8096-2020

A Bylaw of Rocky View County, in the Province of Alberta, for the purpose of closing for public travel and creating title to a portion of government road allowance in accordance with the *Municipal Government Act*.

WHEREAS the lands hereafter described are no longer required for public travel;

AND WHEREAS an application has been made to the Council of Rocky View County to have a portion of road allowance closed;

AND WHEREAS the Council of Rocky View County deems it expedient to close for public travel certain roads, or portions of roads, situated in Rocky View County and to dispose of the same;

AND WHEREAS notice of this Bylaw was provided in accordance with the *Municipal Government Act* by circulation to landowners and advertisements on the November 24, 2020 and December 1, 2020 Rocky View County Public Hearing Notice;

NOW THEREFORE the Council of Rocky View County enacts as follows:

Title

- 1 This Bylaw may be cited as *Bylaw C-8096-2020*.

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 The Council of Rocky View County does hereby close to public travel for the purpose of creating title to the following described original government road allowance, as shown on Schedule 'A' attached to and forming part of this Bylaw, and more particularly described below, subject to the rights of access granted by other legislation:
 - (1) THE ORIGINAL GOVERNMENT ROAD ALLOWANCE ADJACENT TO THE NORTH WEST SECTION 21, TOWNSHIP 26, RANGE 3, WEST OF THE 5TH MERIDIAN, CONTAINING 1.62 HECTARES (4.00 ACRES) MORE OR LESS EXCEPTING THEREOUT ALL MINES AND MINERALS

Transitional

- 4 Bylaw C-8096-2020 is passed and comes into full force and effect when it receives approval from the Minister of Transportation and receives third reading and is signed in accordance with the *Municipal Government Act*.

PUBLIC HEARING HELD this _____ day of _____, 2021

READ A FIRST TIME this _____ day of _____, 2021

APPROVED BY ALBERTA TRANSPORTATION _____ day of _____, 2021

Minister of Transportation

Approval valid for _____ months

READ A SECOND TIME this _____ day of _____, 2021

READ A THIRD AND FINAL TIME this _____ day of _____, 2021

Reeve

Chief Administrative Officer or Designate

Date Bylaw Signed

Schedule 'A'

Bylaw
C-8096-2020

The original government road
allowance located west of NW-21-
26-03-W05M, containing ± 1.62
hectares (± 4.00 acres) excepting
therefore all mines and minerals



GLENDALE RD



Division: 9
File: PL20200112
Roll: 06721002
Legal: NW-21-26-03-
W05M

Printed: October 1, 2020

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Location & Context

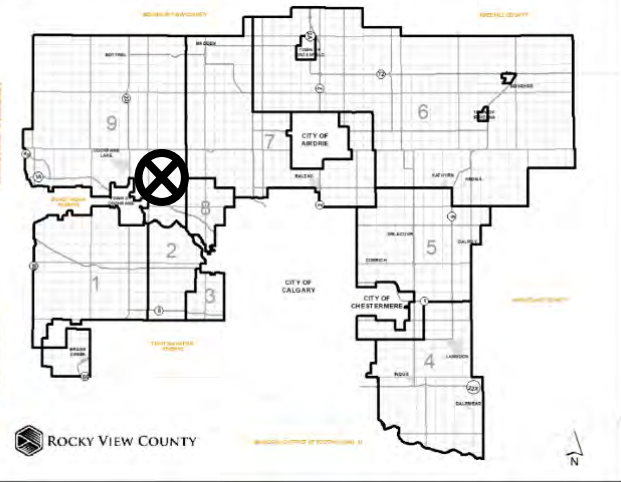
Road Allowance Closure Proposal

To close a \pm 4.0 acre portion of the government road allowance located west of NW-21-26-03-W05M for future consolidation purpose.

Division: 9
File: PL20200112
Roll: 06721002
Legal: NW-21-26-03-
W05M

Printed: October 1, 2020

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Development Proposal

Road Allowance Closure Proposal

To close a ± 4.0 acre portion of the government road allowance located west of NW-21-26-03-W05M for future consolidation purpose.

Subject Land
NW-21-26-03-W05M

GLENDALE RD

TWP RD 264

Division: 9
File: PL20200112
Roll: 06721002
Legal: NW-21-26-03-
W05M

Printed: October 1, 2020

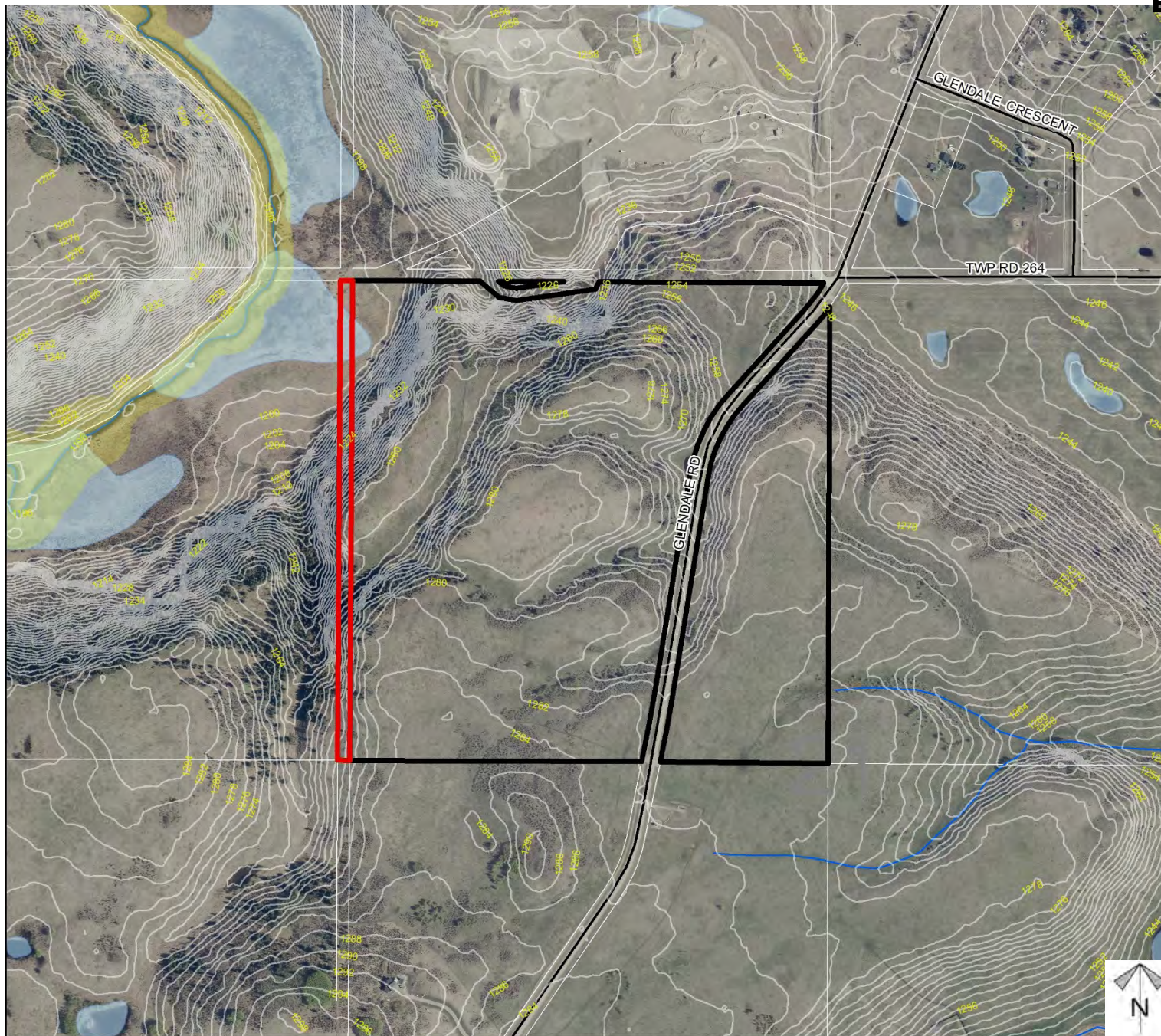
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Environmental

Road Allowance Closure Proposal

To close a ± 4.0 acre portion of the government road allowance located west of NW-21-26-03-W05M for future consolidation purpose.



-  Subject Lands
-  Contour - 2 meters
-  Riparian Setbacks
-  Alberta Wetland Inventory
-  Surface Water

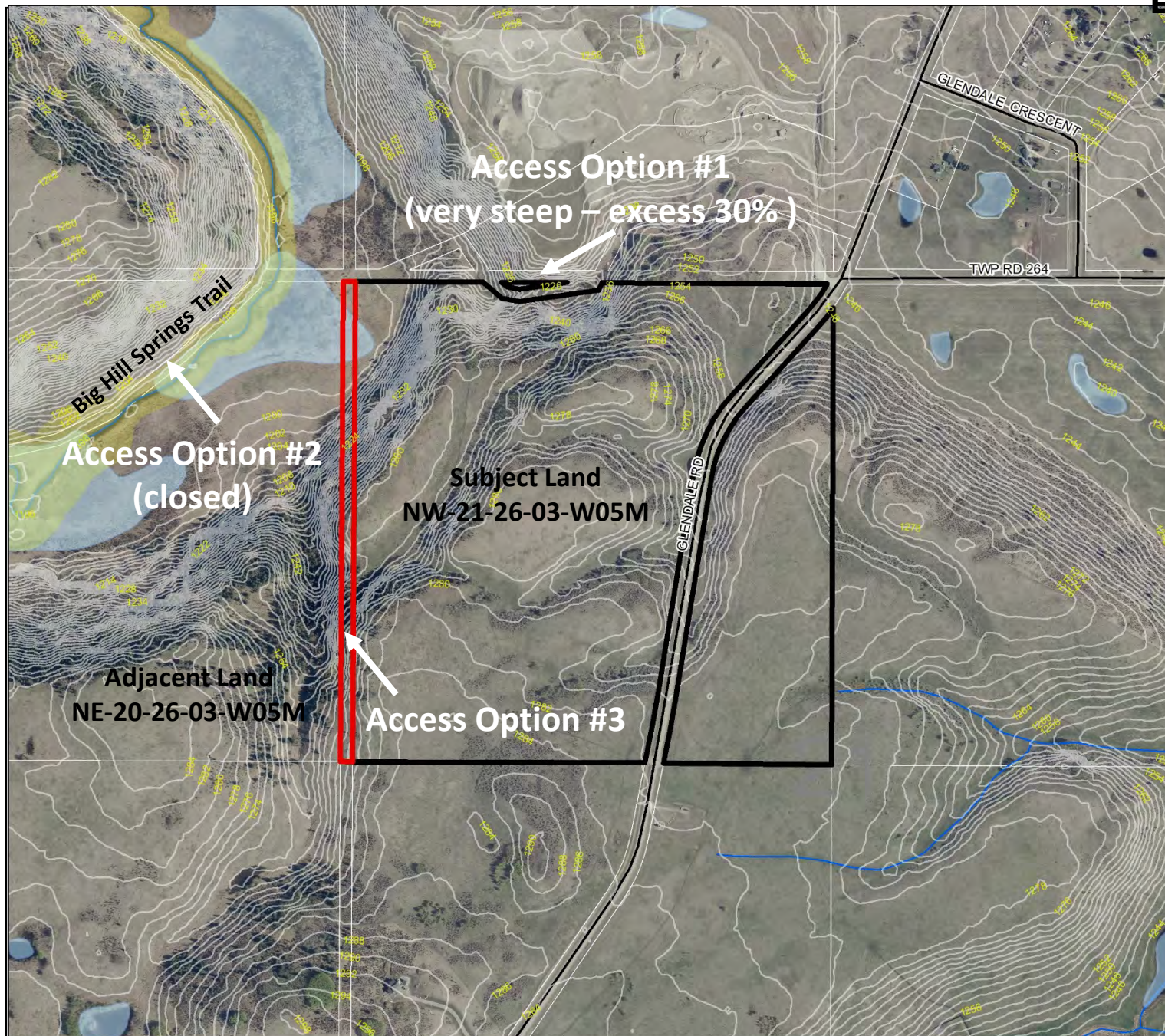
Division: 9
 File: PL20200112
 Roll: 06721002
 Legal: NW-21-26-03-W05M

Printed: October 1, 2020

Access Options

Road Allowance Closure Proposal

To close a ± 4.0 acre portion of the government road allowance located west of NW-21-26-03-W05M for future consolidation purpose.



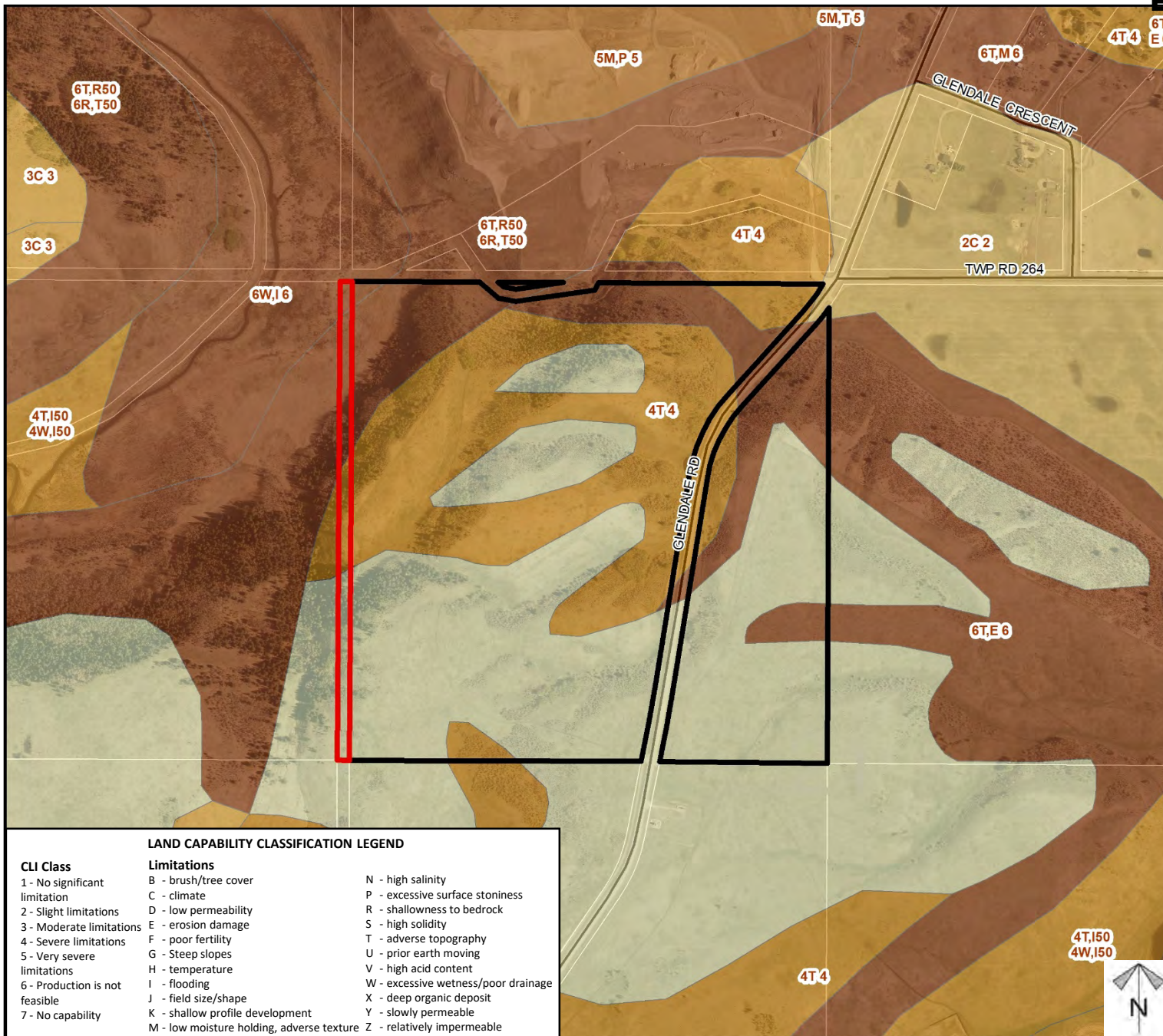
Division: 9
 File: PL20200112
 Roll: 06721002
 Legal: NW-21-26-03-W05M

Printed: October 1, 2020

Soil Classifications

Road Allowance Closure Proposal

To close a ± 4.0 acre portion of the government road allowance located west of NW-21-26-03-W05M for future consolidation purpose.



Division: 9
 File: PL20200112
 Roll: 06721002
 Legal: NW-21-26-03-W05M

Printed: October 1, 2020

Landowner Circulation Area

Road Allowance Closure Proposal

To close a \pm 4.0 acre portion of the government road allowance located west of NW-21-26-03-W05M for future consolidation purpose.

Legend

Support



Opposition



Division: 9

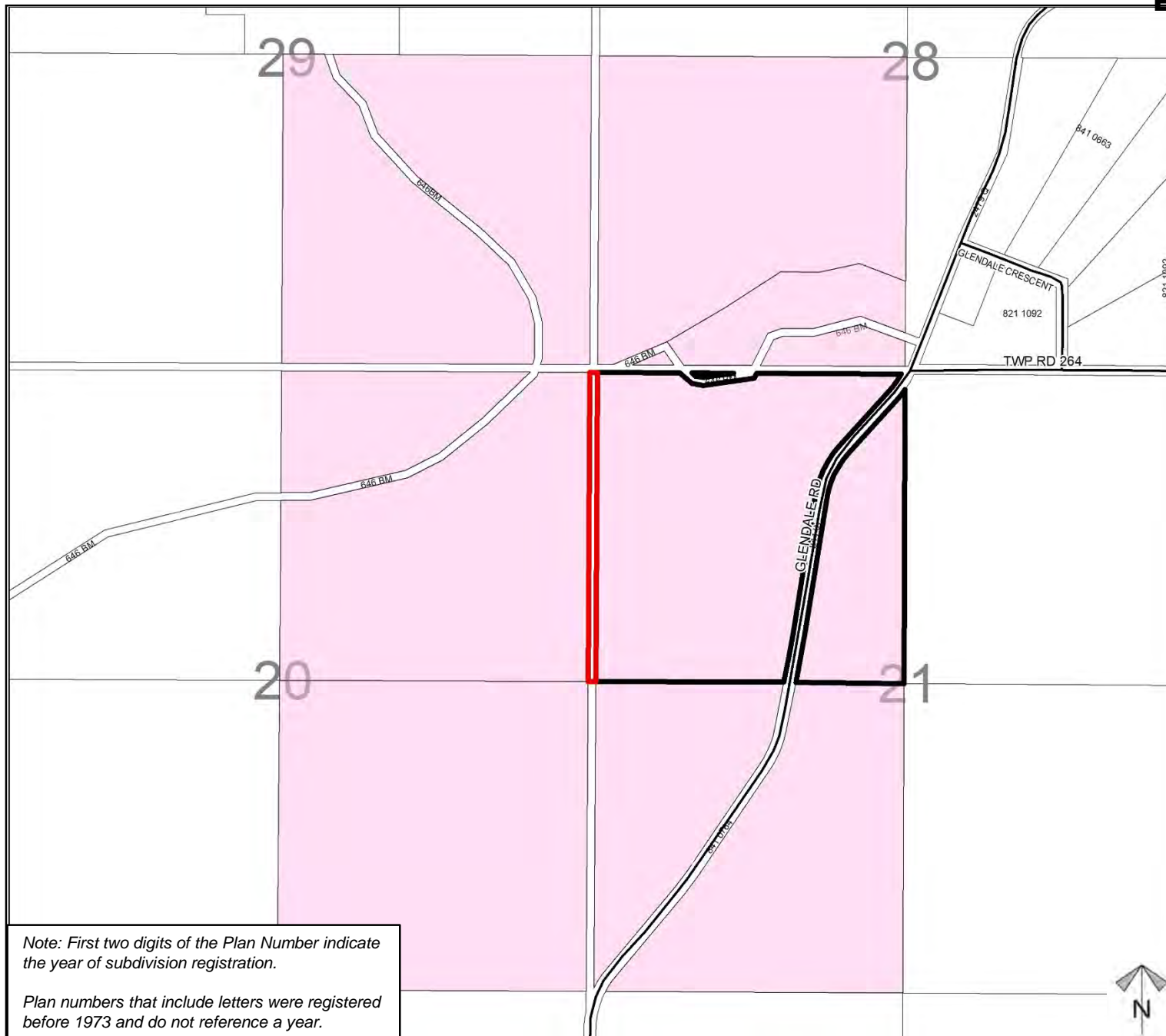
File: PL20200112

Roll: 06721002

Legal: NW-21-26-03-W05M

Printed: October 1, 2020

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Note: First two digits 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.

PLANNING AND DEVELOPMENT SERVICES

TO:	Council	
DATE:	February 9, 2021	DIVISION: 6
TIME:	Morning Appointment	
FILE:	07122007	APPLICATION: PL20200140
SUBJECT:	Road Allowance Closure Item	

APPLICATION: To close a ± 1.15 acre portion of undeveloped road allowance in order to consolidate with the adjacent lands on the east side of the road allowance.

GENERAL LOCATION: Located on the south side of Township Road 274 approximately 1.6 km east of Highway 9.

LAND USE DESIGNATION: Agricultural, General District (A-GEN)

EXECUTIVE SUMMARY: The application is consistent with the requirements of the Road Allowance Closure and Disposal Policy. The proposed road allowance closure is not anticipated to cause potential access issues as the subject lands and adjacent lands can be accessed via Township Road 274. However, the potential future subdivision of the parcel to the east, bisected by a canal, may require that parcel to extend the range road approximately 800 m to the south, versus 275 m to the north should further subdivision or development be pursued. In considering present conditions, Administration has limited concerns for closing this portion of the road allowance.

ADMINISTRATION RECOMMENDATION: Administration recommends approval in accordance with Option #1.

OPTIONS:

- Option # 1: Motion #1 THAT Bylaw C-8100-2020 be given first reading.
 Motion #2 THAT Bylaw C-8100-2020 be forwarded to the Minister of Transportation for approval.
- Option # 2: THAT Bylaw C-8100-2020 be refused.
- Option # 3: THAT Council provide alternative direction.

AIR PHOTO & DEVELOPMENT CONTEXT:



Administration Resources

Oksana Newmen, Planning and Development Services

**APPLICATION EVALUATION:**

The application was evaluated based on the technical reports submitted with the application and the applicable policies and regulations.

APPLICABLE POLICY AND REGULATIONS: <ul style="list-style-type: none"> Road Allowance Closure and Disposal Policy 443 	TECHNICAL REPORTS SUBMITTED: <ul style="list-style-type: none"> None
--	--

POLICY ANALYSIS:

The Applicant has indicated the purpose of the road allowance closure is to allow for access to the rear portion of the property, as this portion of the property is inaccessible from the roadway due to the presence of the canal, and requires the road allowance to access.

There are two existing parcels without access south of the subject property and this closure will not alter the situation as the parcels will remain land-locked.

One item of consideration is that the parcel adjacent to and east of the proposed road closure currently has access to Township Road 274, but should the parcel subdivide in the future, the presence of the Western Irrigation District canal bisecting the parcel may result in a parcel without access if the portion of the parcel to the south of the canal is subdivided. This would then require extension of the roadway to the south at an increased distance of 800 m, versus 275 m should the road allowance remain open. Administration is not aware of any active plans for subdivision or development of the parcel. In considering present conditions, Administration has limited concerns for closing this portion of the road allowance.

TECHNICAL CONSIDERATIONS:

None

ADDITIONAL CONSIDERATIONS:

N/A

Respectfully submitted,

“Theresa Cochran”

Executive Director
Community Development Services

Concurrence,

“Al Hoggan”

Chief Administrative Officer

ON/ilt

APPENDICES:

ATTACHMENT ‘A’: Application Information
ATTACHMENT ‘B’: Application Referrals
ATTACHMENT ‘C’: Bylaw C-8100-2020 and Schedule ‘A’
ATTACHMENT ‘D’: Map Set



ROCKY VIEW COUNTY

ATTACHMENT 'A': APPLICATION INFORMATION

APPLICANT: Paul and Sarula Larson	OWNERS: Paul and Sarula Larson
DATE APPLICATION RECEIVED: October 8, 2020	DATE DEEMED COMPLETE: October 30, 2020
GROSS AREA: ± 5.6 acres	LEGAL DESCRIPTION: East side of NE-22-27-26-W4M
SOILS (C.L.I. from A.R.C.): 3 M, H – moderate limitations due to low moisture holding, adverse texture and temperature	
HISTORY: None	
PUBLIC & AGENCY SUBMISSIONS: This application was circulated to 17 adjacent landowners; no letters were received. The application was also circulated to a number of internal and external agencies; as depicted in Attachment 'B'; relevant comments are addressed within "Additional Considerations" above..	



ATTACHMENT B: APPLICATION REFERRALS

AGENCY	COMMENTS
Public Utility	
FortisAlberta	Thank you for your road closure correspondence dated November 5, 2020. FortisAlberta has determined there are affected facilities which will require a Utility Right of Way Agreement to be registered at Alberta Land Titles. Once fully executed and registered at Alberta Land Titles, please forward one (1) copy to FortisAlberta for our records. I will forward the documents to you within a couple of weeks.
Internal Departments	
Planning and Development Services - Engineering	<p>General</p> <ul style="list-style-type: none"> Proposal to close a 1.15 acre portion of road allowance known as Range Road 262, located along the eastern boundary of NE-22-27-26-W4M on the south side of Township Road 274. If successful, this portion of road allowance will be consolidated with the adjacent parcel on the west side of the road allowance. <p>Geotechnical - Section 300.0 requirements:</p> <ul style="list-style-type: none"> Engineering has no requirements at this time as. <p>Transportation - Section 400.0 requirements:</p> <ul style="list-style-type: none"> Access to both parcels is provided via a road approaches off TWP RD 274. As a condition of future subdivision of the land south of the Rosebud River within the east parcel NW-23-27-26-W04M: <ul style="list-style-type: none"> the owner shall be required to construct an approximately 800 m long municipal road within the road ROW off TWP RD 273 (north) as per county servicing standards. Engineering has no requirements at this time. <p>Sanitary/Waste Water - Section 500.0 requirements:</p> <ul style="list-style-type: none"> Engineering has no requirements at this time. <p>Water Supply And Waterworks - Section 600.0 & 800.0 requirements:</p> <ul style="list-style-type: none"> Engineering has no requirements at this time. <p>Storm Water Management – Section 700.0 requirements:</p> <ul style="list-style-type: none"> Engineering has no requirements at this time. <p>Environmental – Section 900.0 requirements:</p> <ul style="list-style-type: none"> Engineering has no requirements at this time. As per GIS review, the parcels are bisected by the Rosebud River.

Circulation Period: November 5 to November 27, 2020

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



BYLAW C-8100-2020

A bylaw of Rocky View County, in the Province of Alberta, for the purpose of closing for public travel and creating title to portions of a public highway in accordance with the *Municipal Government Act*.

WHEREAS the lands hereafter described are no longer required for public travel;

AND WHEREAS an application has been made to the Council of Rocky View County to have the highway closed;

AND WHEREAS the Council of Rocky View County deems it expedient to close for public travel certain roads, or portions of roads, situated in Rocky View County and to dispose of the same;

AND WHEREAS notice of this bylaw was provided in accordance with the *Municipal Government Act* by circulation to landowners and advertisements in the January 26, 2021 and February 2, 2021 editions of the Rocky View Weekly;

AND WHEREAS the Council of Rocky View County was not petitioned for an opportunity to be heard by any person claiming to be prejudicially affected by this bylaw;

NOW THEREFORE the Council of Rocky View County enacts as follows:

Title

- 1 This bylaw may be cited as *Bylaw C-8100-2020*.

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 The Council of Rocky View County does hereby close to public travel for the purpose of creating title to the following described highway as shown on Schedule 'A' attached to and forming part of this bylaw, subject to the rights of access granted by other legislation:

- (1) THE ORIGINAL GOVERNMENT ROAD ALLOWANCE ADJACENT TO THE NORTH EAST SECTION 22, TOWNSHIP 27, RANGE 26, WEST OF THE 4TH MERIDIAN,



ROCKY VIEW COUNTY

CONTAINING 0.47 HECTARES (1.15 ACRES) MORE OR LESS EXCEPTING
THEREOUT ALL MINES AND MINERALS**Transitional**

- 4 Bylaw C-8100-2020 is passed and comes into full force and effect when it receives approval from the Minister of Transportation and receives third reading and is signed in accordance with the *Municipal Government Act*.

PUBLIC HEARING HELD this _____ day of _____, 2021

READ A FIRST TIME this _____ day of _____, 2021

APPROVED BY ALBERTA TRANSPORTATION _____ day of _____, 2021

Minister of Transportation

Approval valid for _____ months

READ A SECOND TIME this _____ day of _____, 2021

READ A THIRD AND FINAL TIME this _____ day of _____, 2021

Reeve_____
Chief Administrative Officer or Designate_____
Date Bylaw Signed

TWP RD 274

Schedule 'A'

Bylaw
C-8100-2020

Road closure of a ± 1.15 ac
segment to the east of
Township Road 262 along
the eastern boundary of
NE-22-27-26-W4M for
consolidation purposes.

Road closure
area

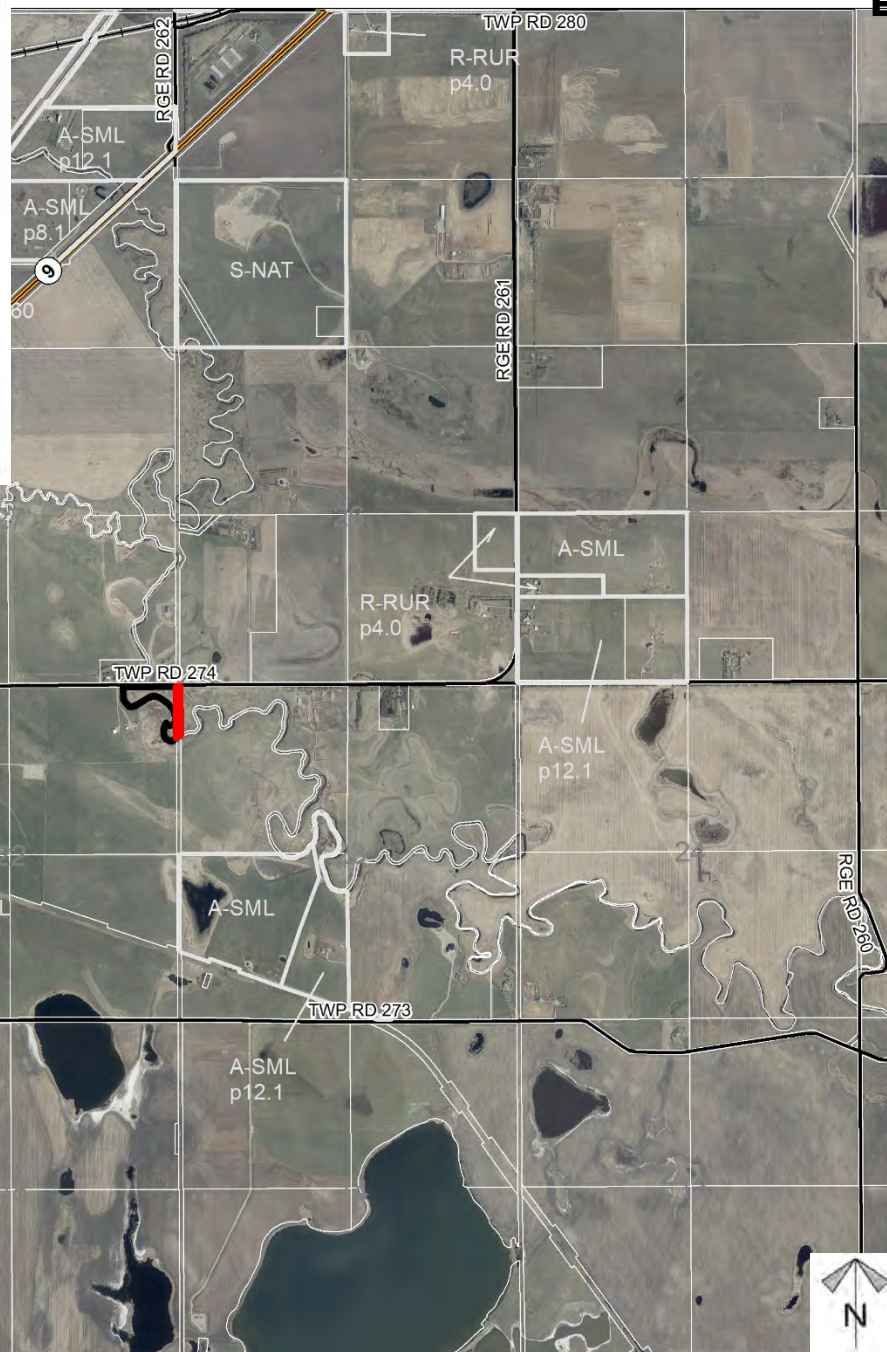
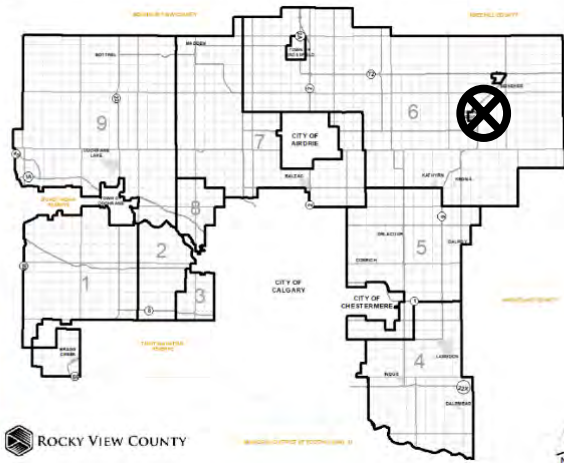
Division: 6
Roll: 07122007
File: PL20200140
Printed: October 19, 2020
Legal: NE-22-27-26-W04M

Location & Context

Road Closure Proposal

To close for the purpose of consolidation, a 1.15 acre portion of road allowance known as Range Road 262, located along the eastern boundary of NE-22-27-26-W4M on the south side of Township Road 274. If successful, this portion of road allowance will be consolidated with the adjacent parcel on the west side of the road allowance.

Division: 6
Roll: 07122007
File: PL20200140
Printed: October 19, 2020
Legal: NE-22-27-26-W04M



TWP RD 274

Development Proposal

Road Closure Proposal

To close for the purpose of consolidation, a 1.15 acre portion of road allowance known as Range Road 262, located along the eastern boundary of NE-22-27-26-W4M on the south side of Township Road 274. If successful, this portion of road allowance will be consolidated with the adjacent parcel on the west side of the road allowance.

Division: 6
Roll: 07122007
File: PL20200140
Printed: October 19, 2020
Legal: NE-22-27-26-W04M

Development Proposal

Road Closure Proposal

To close for the purpose of consolidation, a 1.15 acre portion of road allowance known as Range Road 262, located along the eastern boundary of NE-22-27-26-W4M on the south side of Township Road 274. If successful, this portion of road allowance will be consolidated with the adjacent parcel on the west side of the road allowance.

Division: 6
Roll: 07122007
File: PL20200140
Printed: October 19, 2020
Legal: NE-22-27-26-W04M

Environmental

Road Closure Proposal

To close for the purpose of consolidation, a 1.15 acre portion of road allowance known as Range Road 262, located along the eastern boundary of NE-22-27-26-W4M on the south side of Township Road 274. If successful, this portion of road allowance will be consolidated with the adjacent parcel on the west side of the road allowance.

-  Subject Lands
-  Contour - 2 meters
-  Riparian Setbacks
-  Alberta Wetland Inventory
-  Surface Water

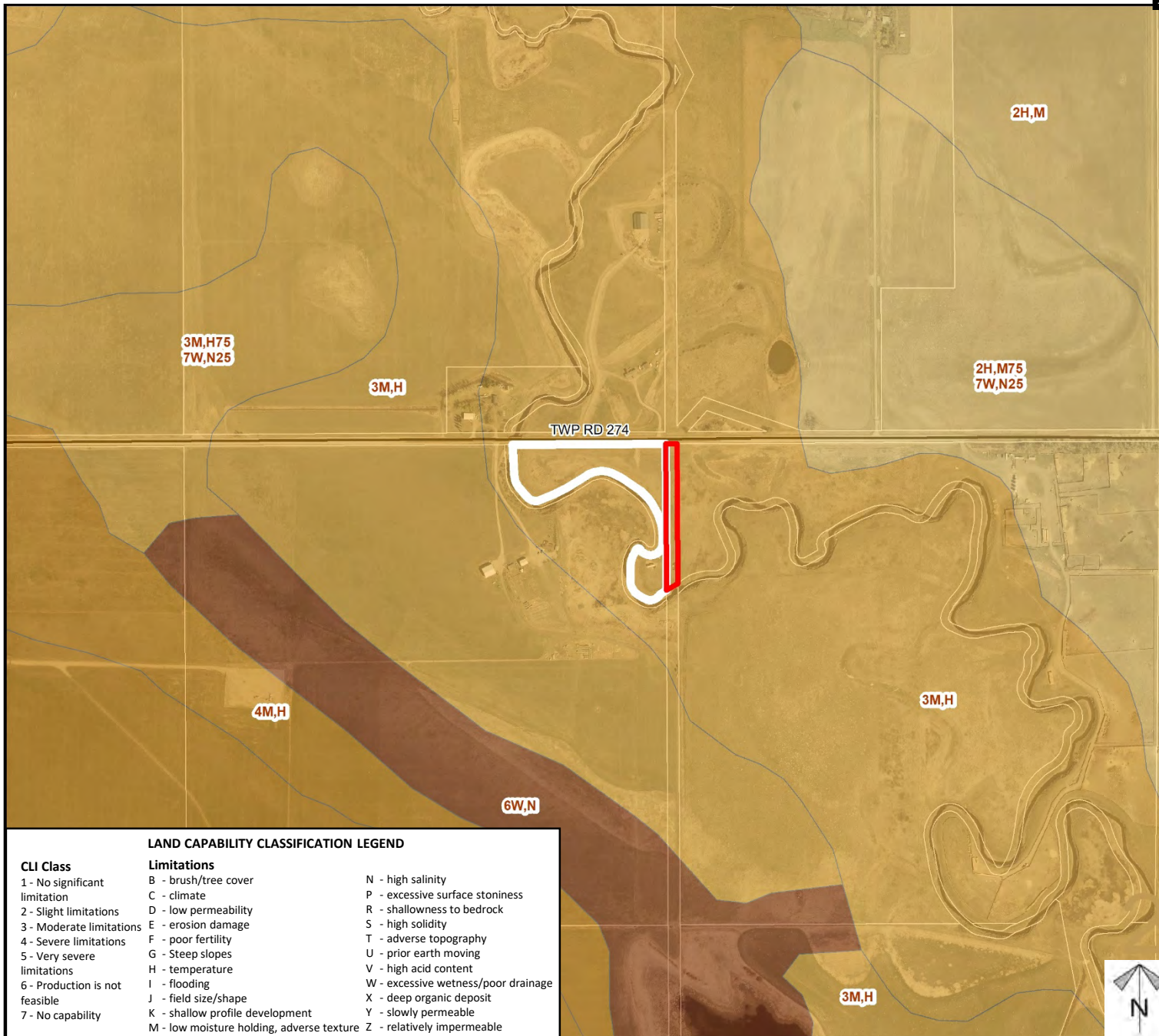
Division: 6
 Roll: 07122007
 File: PL20200140
 Printed: October 19, 2020
 Legal: NE-22-27-26-W04M



Soil Classifications

Road Closure Proposal

To close for the purpose of consolidation, a 1.15 acre portion of road allowance known as Range Road 262, located along the eastern boundary of NE-22-27-26-W4M on the south side of Township Road 274. If successful, this portion of road allowance will be consolidated with the adjacent parcel on the west side of the road allowance.



Division: 6
Roll: 07122007
File: PL20200140
Printed: October 19, 2020
Legal: NE-22-27-26-W04M

Landowner Circulation Area

Road Closure Proposal

To close for the purpose of consolidation, a 1.15 acre portion of road allowance known as Range Road 262, located along the eastern boundary of NE-22-27-26-W4M on the south side of Township Road 274. If successful, this portion of road allowance will be consolidated with the adjacent parcel on the west side of the road allowance.

Legend

Support

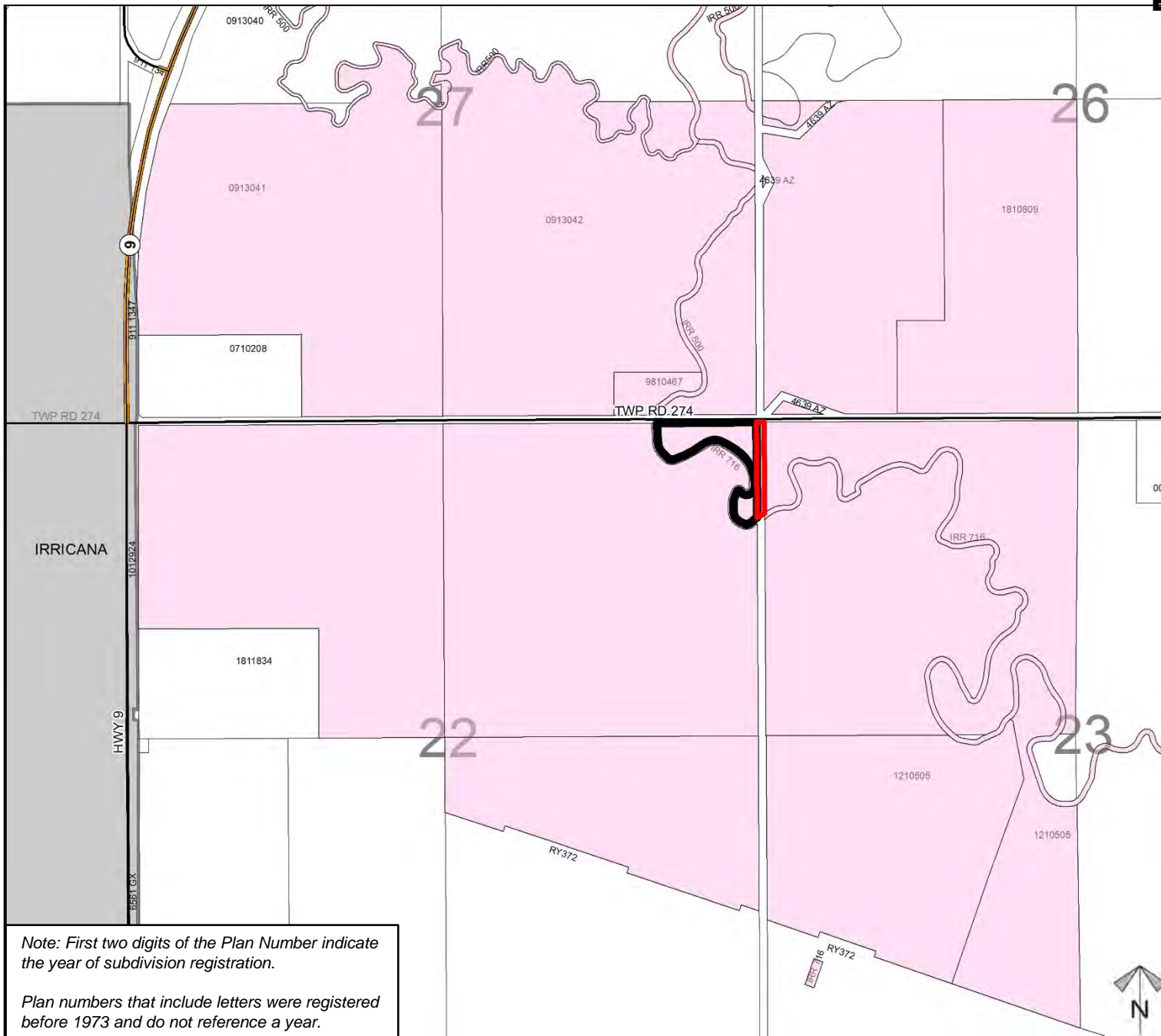


Opposition




Division: 6
Roll: 07122007
File: PL20200140
Printed: October 19, 2020
Legal: NE-22-27-26-W04M

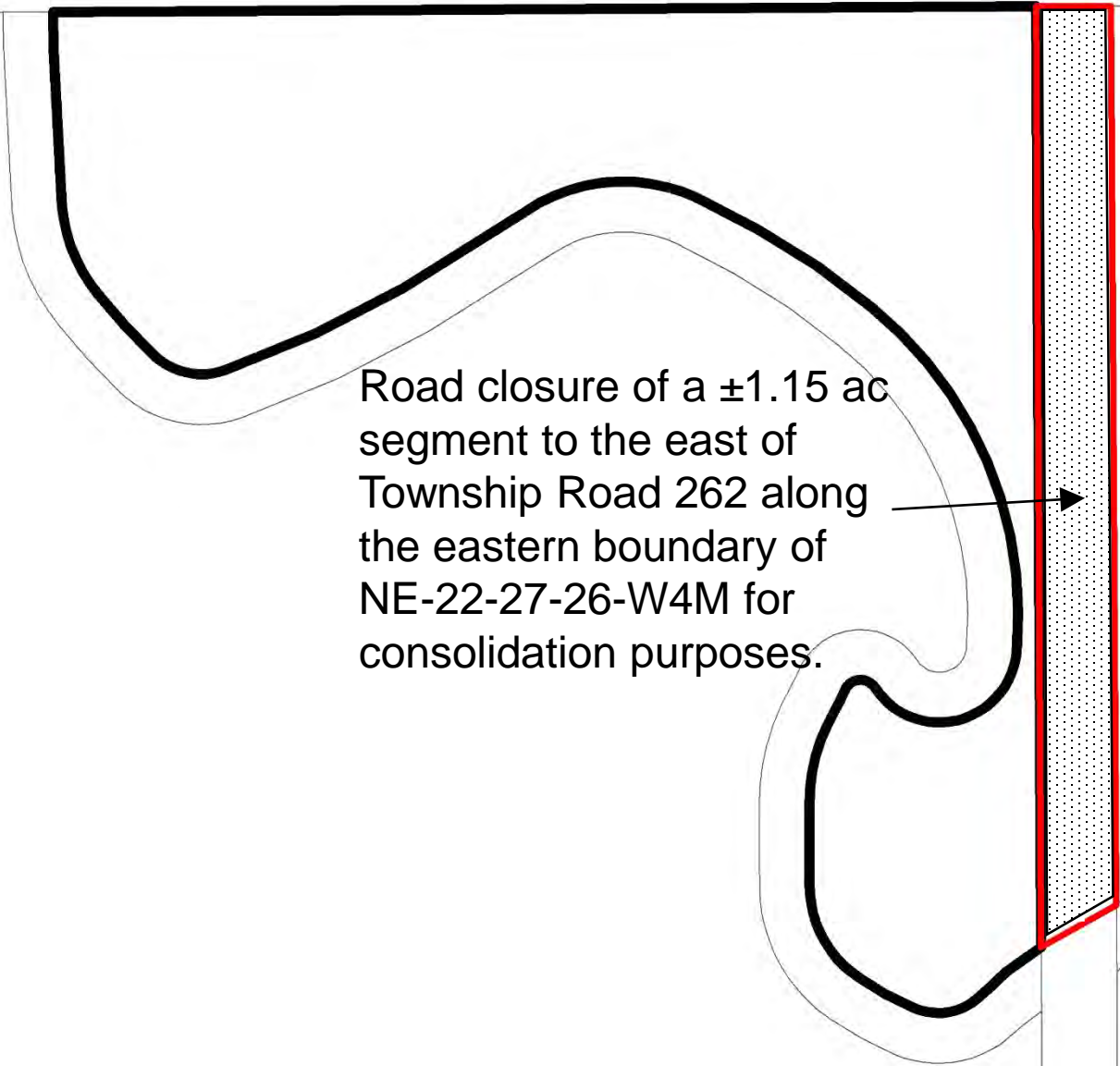
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Schedule 'A'

Bylaw
C-8100-2020Road closure
area 

Road closure of a ± 1.15 ac
segment to the east of
Township Road 262 along
the eastern boundary of
NE-22-27-26-W4M for
consolidation purposes.



Division: 6
Roll: 07122007
File: PL20200140
Printed: October 19, 2020
Legal: NE-22-27-26-W04M



PLANNING AND DEVELOPMENT SERVICES

TO: Council
DATE: February 9, 2021 **DIVISION:** 6
TIME: Afternoon Appointment
FILE: 09502001 **APPLICATION:** PL20200069
SUBJECT: Redesignation – Residential and Industrial

APPLICATION: To redesignate a \pm 10.43 acre portion from Agricultural, General District (A-GEN) to Industrial, Heavy District (I-HVY) to accommodate a future subdivision that would result in a business storing construction equipment and gravel, and to redesignate a \pm 6.64 acre portion from Agricultural, General District (A-GEN) to Residential, Rural Residential District (R-RUR) to accommodate a future subdivision for 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.

LAND USE DESIGNATION: Agricultural, General District (A-GEN).

EXECUTIVE SUMMARY: Council gave first reading to Bylaw C-8069-2020 on September 1, 2020. The Bylaw has been amended to reflect the new Land Use Bylaw (C-8000-2020), which came into effect September 8, 2020. Administration reviewed the district conversions and confirmed that the proposed Industrial – Industrial Activity District (I-IA) under the old Land Use Bylaw (C-4841-97) now converts to Industrial, Heavy District (I-HVY), and the former Residential Two District (R-2) now converts to Residential, Rural Residential District (R-RUR) in the new Land Use Bylaw (C-8000-2020). The application is inconsistent with the relevant policies of the County Plan.

ADMINISTRATION RECOMMENDATION: Administration recommends refusal in accordance with Option #4.

OPTIONS

- Option # 1:
- Motion #1 THAT Bylaw C-8069-2020 be amended in accordance with Attachment C.
 - Motion #2 THAT Bylaw C-8069-2020 be given second reading, as amended.
 - Motion #3 THAT Bylaw C-8069-2020 be given third and final reading, as amended.
- Option #2: *Note: This option would approve the residential redesignation only*
- Motion #1 THAT Bylaw C-8069-2020 be amended in accordance with Attachment D.
 - Motion #2 THAT Bylaw C-8069-2020 be given second reading, as amended.
 - Motion #3 THAT Bylaw C-8069-2020 be given third and final reading, as amended

Administration Resources

Oksana Newmen, Planning and Development Services



ROCKY VIEW COUNTY

Option #3: *Note: This option would approve the industrial redesignation only*

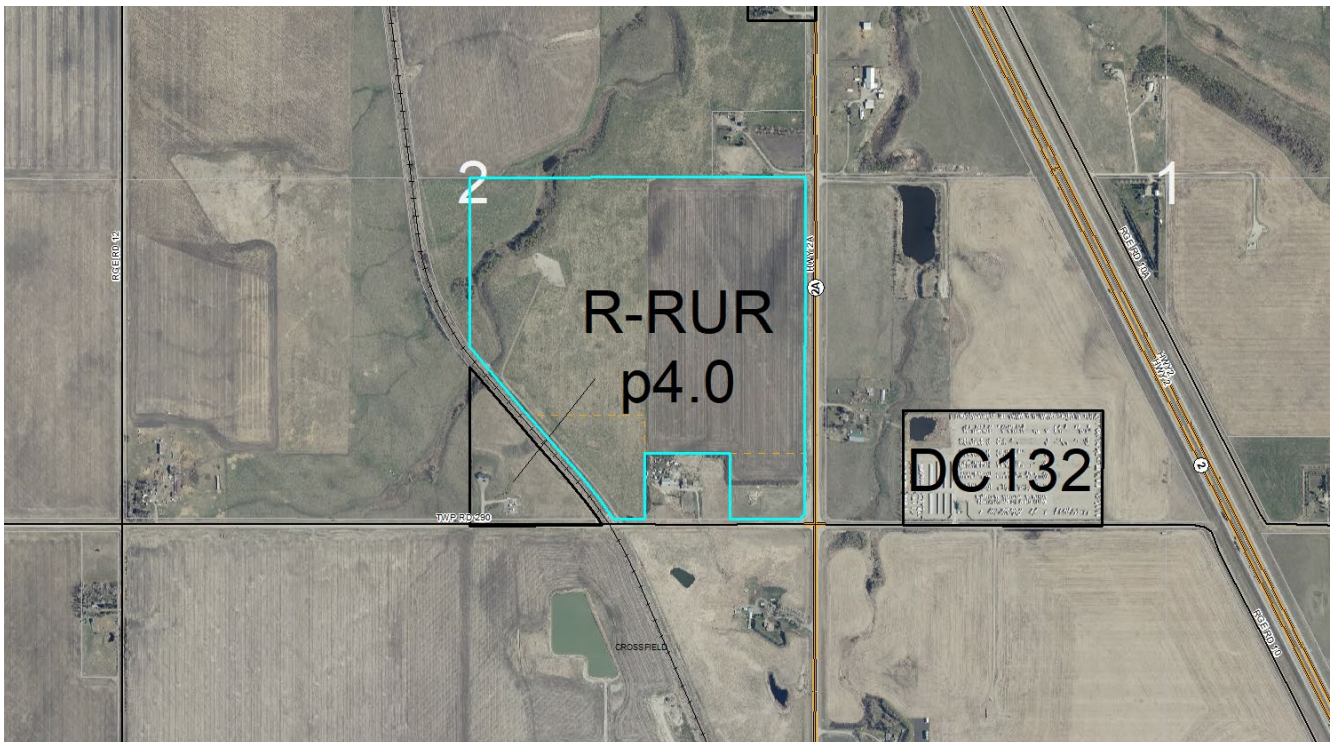
Motion #1 THAT Bylaw C-8069-2020 be amended in accordance with Attachment E.

Motion #2 THAT Bylaw C-8069-2020 be given second reading, as amended

Motion #3 THAT Bylaw C-8069-2020 be given third and final reading, as amended

Option # 4: That application PL20200069 be refused.

AIR PHOTO & DEVELOPMENT CONTEXT:



**APPLICATION EVALUATION:**

The application was evaluated based on the technical reports submitted with the application and the applicable policies and regulations.

APPLICABLE POLICY AND REGULATIONS: <ul style="list-style-type: none"> • <i>Municipal Government Act;</i> • Subdivision and Development Regulations • Municipal Development Plan • Town of Crossfield/Rocky View County Intermunicipal Development Plan • Land Use Bylaw • County Servicing Standards 	TECHNICAL REPORTS SUBMITTED: <ul style="list-style-type: none"> • None
---	--

POLICY ANALYSIS:Interim Growth Plan

The scale of the proposed application does not generate growth of sufficient size or type to require evaluation under the Interim Growth Plan.

Town of Crossfield/Rocky View County Intermunicipal Development Plan

The subject parcel is located within the Interface lands as identified on Map 2 of the IDP; however, it is not located within the Joint Planning Areas detailed in Map 3. Therefore, no specific joint planning requirements are called for.

The Agricultural Interface policies of the IDP call for minimization of non-agricultural development on existing agricultural uses though the agriculture boundary design guidelines. These tools include fencing, controlled access and site design, environmental stewardship and environmental education, as well as residential areas being set back to reduce the impact on agriculture operations, mirroring suggestions in the County Plan.

The application was referred to the Town of Crossfield, who noted that the industrial portion would be directly adjacent to future residential development along the Crossfield/Rocky View County northern boundary line, and as such, screening measures should be considered in order to minimize impacts.

County Plan

The subject lands are located in an area of the County primarily composed of unsubdivided quarter sections and active farming operations. Of the few existing smaller parcels in the area, they were created primarily through first parcel out for farmstead use. The landowners of the subject lands are the primary drivers of parcelization in the near vicinity, having also twice subdivided their adjacent quarter section to the north for residential and farmstead parcels.

The County Plan Map 1 details areas identified for residential and business development, and the subject lands are not identified in an area for either purpose, though it is near a Highway Business Area.

Residential Use

The applicants are seeking to create a third residential site on this quarter section. Policy 5.11 (Section 5, Managing Residential Growth) supports first parcel out residential subdivision, which the applicants accomplished in 1990. A second residential parcel was created in 2009.

The applicants stated that they have a buyer interested in the land for residential use, and have not provided any supporting documentation regarding this action being supported by the County Plan.



ROCKY VIEW COUNTY

As Section 5.0 notes, one of the goals is to “direct the majority of residential growth to those areas identified on Map 1”. Given that the subject lands are not in one of the identified areas, the proposed application is not compliant.

Section 8.0, Agriculture, reads that one of the goals is to “support agriculture operators in going about their day-to-day business with minimum adverse impacts from non-agricultural land uses”. The proposed application is seeking to continue the piecemeal parcelization in this half-section, which goes against the preceding goal in supporting agriculture in the County.

Finally, Section 10.0, Country Residential Development, provides for consideration of residential development within a fragmented quarter section; however, the subject lands are not located within such an area. Separately, Policy 10.2 underscores that Country residential development in the agriculture area shall be guided by the goals and policies of this Plan.

In summary, the proposed application to redesignate a portion of the lands to residential use is not supported by County Plan policies. It may be noted that policies 8.25 through 8.28 seek to minimize land use conflict, such as discouraging intrusive and/or incompatible land use, implementing agriculture boundary design guidelines, and encouraging residential setbacks, in concert with similar requirements of the IDP.

Industrial Use

The applicants are also seeking to create an additional Heavy Industrial parcel, as they have been approached by a buyer seeking to develop an aggregate and construction storage yard. No further details regarding the size and scope of the operation were provided.

As previously noted, the subject lands are not in a designated area for business development. One of the Goals of Section 14, Business Development, as well as policy 14.2, is to “direct the majority of new commercial and industrial businesses to locate in the business areas identified on Map 1.” As well, Policy 14.21 requires that “applications to redesignate land for business uses outside of a business area shall provide a rationale that justifies why the development cannot be located in a business area”. No justification has been provided for the need to locate the business in this location.

Section 14 also notes that improperly sited and designed industrial storage facilities may adversely impact land values and agricultural operations, and potentially create traffic problems in an area by increasing traffic volume and dust.

In summary, the proposed application to redesignate to industrial use is not supported by County Plan policies. Policy 14.23 requires that applications to redesignate land for industrial storage shall adhere to Policies 14.19 through 14.22; this has not been demonstrated.

Should Council be supportive of the industrial redesignation, Policy 14.23 seeks additional information through the provision of landscape and site development plans, screening, dust and traffic impact minimization, and a management plan for the handling and storage of waste materials, including leakage from vehicles or other sources; Policy 8.26 similarly notes that applicants shall design and implement measures to minimize their adverse impacts on existing agriculture operations based on the agriculture boundary design guidelines. Should Council be supportive of the industrial redesignation, these elements would be addressed at the Development Permit stage.

Land Use Bylaw

The proposal meets the minimum parcel size requirement of each Industrial, Heavy District (I-HVY) and Residential, Rural Residential District (R-RUR).



ROCKY VIEW COUNTY

Respectfully submitted,

“Theresa Cochran”

Executive Director
Community Development Services

Concurrence,

“Al Hoggan”

Chief Administrative Officer

ON/lt

ATTACHMENTS

ATTACHMENT ‘A’: Application Information

ATTACHMENT ‘B’: Application Referrals

ATTACHMENT ‘C’: Bylaw C-8069-2020 and Schedule A

ATTACHMENT ‘D’: Option #2: Bylaw C-8069-2020 and Schedule A

ATTACHMENT ‘E’: Option #3: Bylaw C-8069-2020 and Schedule A

‘ATTACHMENT ‘F’: Map Set



ROCKY VIEW COUNTY

ATTACHMENT 'A': APPLICATION INFORMATION

APPLICANT: Ronald and Donna Hurt	OWNERS: Ronald and Donna Hurt
DATE APPLICATION RECEIVED: June 17, 2020	DATE DEEMED COMPLETE: June 17, 2020
GROSS AREA: ± 52.65 hectares (± 130.11 acres)	LEGAL DESCRIPTION: SE-2-29-1-W5M
SOILS (C.L.I. from A.R.C.): 2H,M – Slight limitations due to temperature and low moisture holding, adverse texture. The majority of the parcel is this designation. 7T,E,R – No capability due to adverse topography, erosion damage, and shallowness to bedrock. A smaller area of the remainder parcel is under this designation.	
HISTORY: May 25, 2009: Subdivision Plan 0912669 creating 13.54 acres was registered at Land Titles. Reserves of 10% were deferred by caveat. November 27, 2007: Council approved Bylaw C-6566-2007, redesignating ± 15 acre parcel with a ± 128 acre remainder from Ranch and Farm District to Residential Three District. March 5, 1990 Subdivision Plan 9010419 creating 7.61 acres was registered at Land Titles. Reserves were not required.	
PUBLIC & AGENCY SUBMISSIONS: The application was circulated to ten Rocky View County residents, and six additional within the Town of Crossfield. No responses were received. The application was also circulated to a number of internal and external agencies, as depicted in Attachment 'B'; relevant comments are addressed within 'Additional Considerations' above.	



ATTACHMENT B: APPLICATION REFERRALS

AGENCY	COMMENTS
<i>School Authority</i>	
Calgary Catholic School District	The Calgary Catholic School District has no objection to the above-noted circulation (PL20200069). As per the circulation, municipal reserve will be considered at the Subdivision stage.
<i>Province of Alberta</i>	
Alberta Transportation	<p>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 2A. The department is currently protecting Highway 2A to a Major Two-Lane standard at this location.</p> <p>The above noted subdivision proposal does not meet Section 14 or 15 of the Regulation The department has concerns about operational and safety impacts to the highway should this subdivision be approved.</p> <p>Therefore, Pursuant to Section 16 of the Regulation, the department grants approval for the subdivision authority to grant a variance of Section 14 and 15 at the time of subdivision if they choose to do so.</p> <p>Department approval is subject to the conditions listed below:</p> <p>1. A Traffic Impact Assessment (TIA) shall be prepared by a qualified transportation professional in accordance with Alberta Transportation guidelines https://open.alberta.ca/publications/traffic-impact-assessment-guideline. The TIA will provide information regarding the traffic that could be generated by the proposed development, and will identify any necessary upgrades to the Highway intersection.</p> <p>The TIA shall be reviewed and accepted by Alberta Transportation as a condition of subdivision approval. The TIA shall assume an average "General Industrial" land use trip generation, typical of the proposed land uses.</p> <p>Construction of intersection upgrades to accommodate traffic from planned development activities as identified in the TIA shall be undertaken by the local road authority, as a condition of subdivision approval. A permit is required from Alberta Transportation for this work.</p> <p>2. Future subdivision is subject to the requirements of Section 14 of the Subdivision and Development Regulation. Future development is subject to the requirements of the Highways Development and Protection Act / Highways Development and Protection Regulation.</p> <p>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.</p>



AGENCY	COMMENTS
Adjacent Municipality	
Town of Crossfield	<p>Thank you for allowing the Town of Crossfield to provide comments. The outlined area (Industrial portion) for development will directly be adjacent to future residential development within the Town of Crossfield/RVC boundary line (Township 290). My comment would be that screening measures be put in place for the transition from Industrial development to residential in order to minimize intensity.</p> <p>Additionally, can you confirm that the developer of the Crossfield lands adjacent to this proposal was circulated for comments?</p> <p><i>Note: Town of Crossfield provided contact information for adjacent owners and the developer, who were circulated.</i></p>
Other External Agencies	
CP Rail	<p>For the industrial land use and subsequent subdivision, CP has no concerns in this case as long as applicants give enough setbacks to avoid them encroaching into CP land.</p>
Internal Departments	
Recreation, Parks and Community Support	<p>The Recreation, Parks and Community Support department has no concerns with this land use redesignation application.</p> <p>Comments pertaining to reserve dedication to support development of parks, recreation or an active transportation network will be provided at any future subdivision stage.</p>
Planning and Development Services (Engineering)	<p>Geotechnical:</p> <ul style="list-style-type: none"> The existing site topography consists of a gentle slope from southwest to the northeast of the property, not exceeding slopes of 15%. Engineering has no requirements at this time. <p>Transportation:</p> <ul style="list-style-type: none"> As a condition of future subdivision, the applicant will be required to provide payment of the Transportation Offsite Levy in accordance with Bylaw C-8007-2020, as amended, for the total gross acreage of the lands proposed to be subdivided as per the approved Bylaw. The subject site currently has direct access onto TWP RD 290 just east of an at-grade railway crossing and another farm approach west of Hwy 2A. At the time of future subdivision, a Traffic Impact Assessment will be required to assess whether any traffic impacts will result from the change of land use of the site and proposed development on I-LA parcel. If any upgrades to the road network are identified, the applicant shall be required to enter into a Development Agreement with the County for implementation of said upgrades.



AGENCY	COMMENTS
	<ul style="list-style-type: none"> The proposed application is within 1.6 km of Hwy 2A. The application is currently circulated to AT for their review and comments. Should AT have any requirements, as a condition of future subdivision, the applicant shall fulfill all of AT's requirements to their satisfaction. <p>Sanitary/Waste Water:</p> <ul style="list-style-type: none"> No documentation has been provided with regard to the sanitary servicing of the proposed parcels. Please note that for any Industrial, Commercial, and Institutional uses the County generally requires sewage holding tanks. If the applicant is to propose the septic field method of sewage disposal, it must be fully engineered and justified for the proposed development. At the time of future subdivision, the applicant shall provide a Level 2 PSTS assessment for R-2 parcel in accordance with County's servicing standards. <p>Water Supply And Waterworks:</p> <ul style="list-style-type: none"> The applicant proposed to service the residential and industrial properties via water wells, no other detail information has been provided at this time for review. It should be noted that the any groundwater well is intended for commercial use will require approval from Alberta Environment. As there are less than 6 lots within this quarter section, Engineering has no requirement as this time. However, at the time of future Subdivision and/or Development Permit application, the applicant shall provide a well driller's report on R-2 parcel confirming flow of 4.5 l/min (1 igpm) or greater in accordance with County's servicing standards. <p>Storm Water Management:</p> <ul style="list-style-type: none"> No information was provided. As a condition of future Subdivision, the applicant will be required to provide a Site-specific Stormwater management plan, prepared by a qualified professional, assessing the post development site stormwater management to identify any stormwater management measures are required to be implemented to service the proposed development. If the findings of the plan require local improvements, site specific stormwater management plan shall provide an onsite stormwater management strategy for the proposed development in accordance with the County Servicing Standards. Engineering has no requirements at this time <p>Environmental:</p> <ul style="list-style-type: none"> As per County's GIS, there is an existing wetland located within the +/- 10.43 acre I-1A parcel. It is to be noted that applicant will be responsible for obtaining all the necessary approvals from Alberta Environment if the wetland is to be disturbed. As the proposed change of use is located adjacent to a railway, as a condition of future subdivision, a Phase 1 Environmental Site Assessment will be required to ensure the land is suitable for the proposed change of use in accordance with County's servicing standards.



ROCKY VIEW COUNTY

AGENCY	COMMENTS
Transportation Services	<ul style="list-style-type: none">• Applicant to confirm access to development / subdivided lots.• Applicant to circulate to the Town of Crossfield
Agricultural and Environmental Services	If approved, the application of the Agricultural Boundary Design Guidelines will be beneficial in buffering the proposed land uses from the agricultural land surrounding it. The guidelines would help mitigate areas of concern including: trespass, litter, pets, noise, providing a visual barrier and concern over fertilizers, dust & normal agricultural practices

Circulation Period: June 29 to July 30, 2020.

Agencies that were not required for distribution are not listed.



BYLAW C-8069-2020

A Bylaw of Rocky View County, in the Province of Alberta, to amend Rocky View County Bylaw ~~C-4841-97~~ **C-8000-2020**, 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 ~~THAT Schedule B, Land Use Maps, of Part 5, Land Use Map No. 95-96 of Bylaw C-4841-97-~~ **Bylaw C-8000-2020** be amended by redesignating a portion of SE-2-29-1-W5M from ~~Ranch and Farm Agricultural, General~~ District to ~~Industrial—Industrial Activity~~ **Industrial, Heavy** District and ~~Residential, Two~~ **Residential, Rural Residential** District as shown on the attached Schedule 'A' forming part of this Bylaw.
- 4 ~~THAT~~ A portion of SE-2-29-1-W5M is hereby redesignated from ~~Ranch and Farm Agricultural, General~~ District to ~~Industrial—Industrial Activity~~ **Industrial, Heavy** District and ~~Residential, Two~~ **Residential, Rural Residential** District as shown on the attached Schedule 'A' forming part of this Bylaw.

Transitional

- 5 **THAT** 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 this

____ 1st ____ day of _September_, 2020

PUBLIC HEARING HELD this

_____ day of _____, 2021

READ A SECOND TIME this

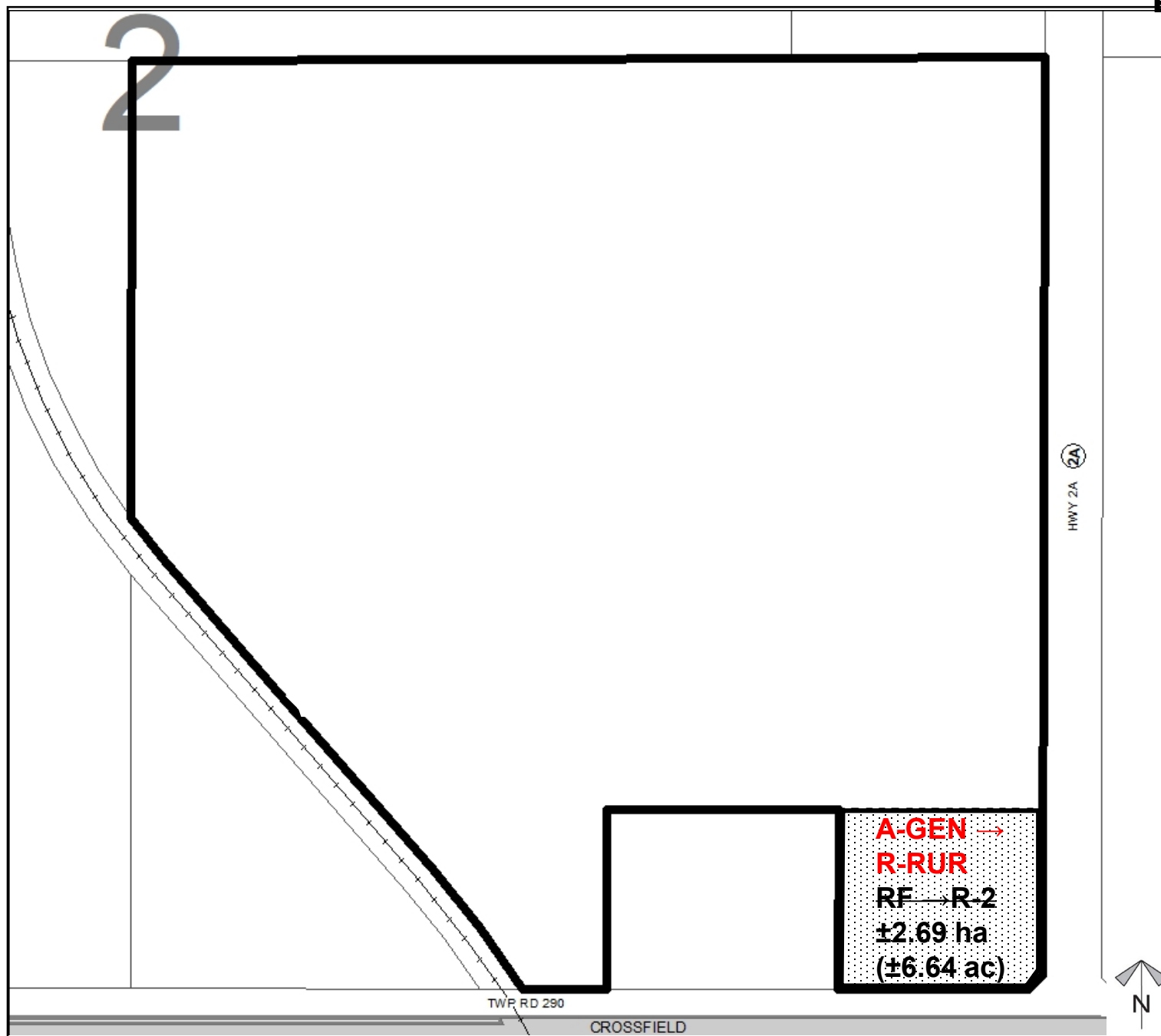
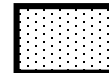
_____ day of _____, 2021

READ A THIRD AND FINAL TIME this

_____ day of _____, 2021

Reeve_____
Chief Administrative Officer or Designate_____
Date Bylaw Signed

Schedule 'A'

 Bylaw
 C-8069-2020
AmendmentFROM
 Ranch and Farm
 Agricultural, General
 District
TO
 Residential Two
 Residential, Rural Residential
 District




BYLAW C-8069-2020

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- 4 ~~THAT~~ A portion of SE-2-29-1-W5M is hereby redesignated from ~~Ranch and Farm Agricultural, General~~ District to ~~Industrial—Industrial Activity Industrial, Heavy District and Residential, Two Residential, Rural Residential~~ District as shown on the attached Schedule 'A' forming part of this Bylaw.

Transitional

- 5 **THAT** 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*.



READ A FIRST TIME this _____^{1st} day of __September, 2020

PUBLIC HEARING HELD this _____ day of _____, 2021

READ A SECOND TIME this _____ day of _____, 2021

READ A THIRD AND FINAL TIME this _____ day of _____, 2021

Reeve

Chief Administrative Officer or Designate

Date Bylaw Signed



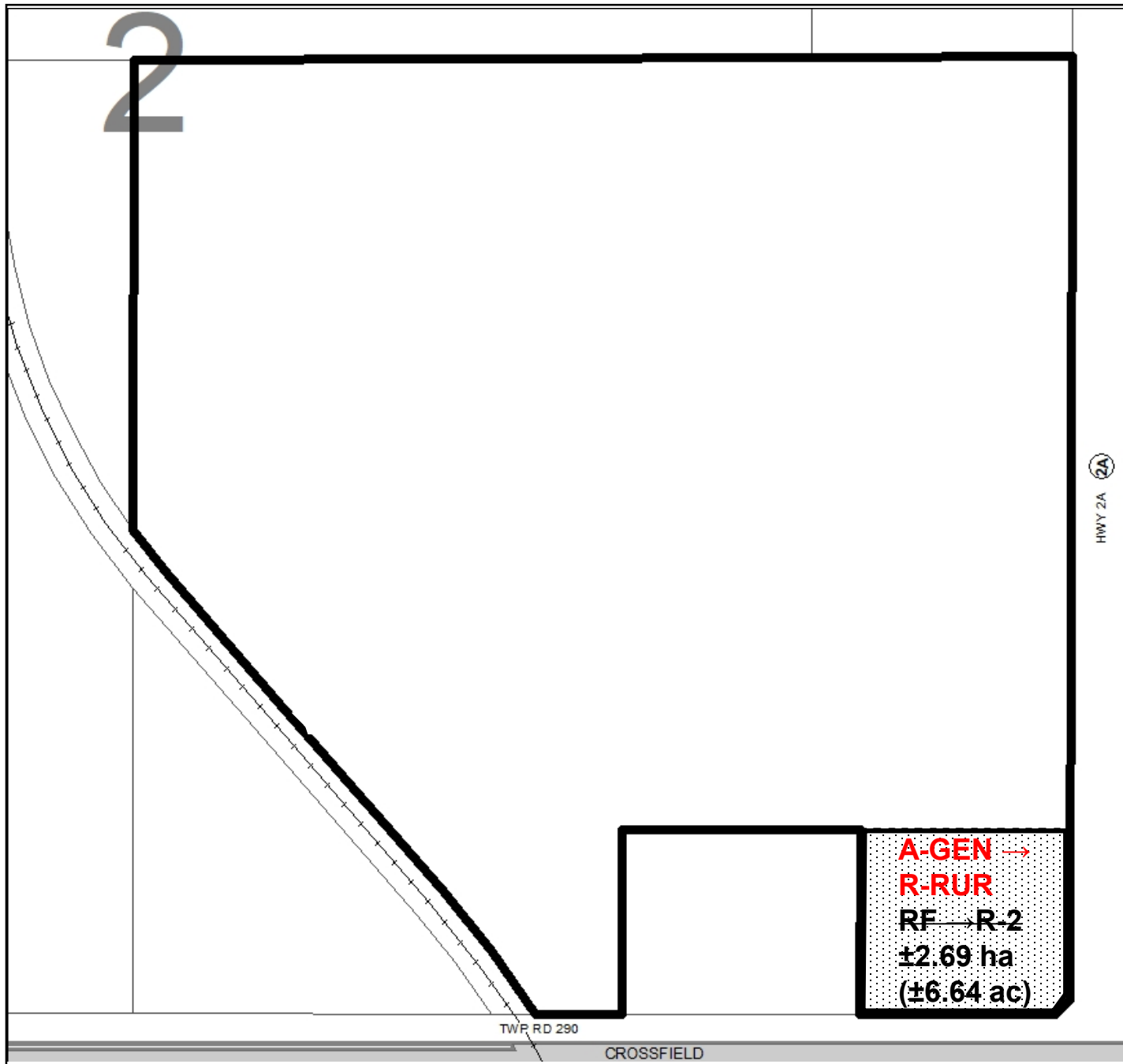
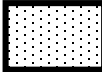
Schedule 'A'

Bylaw
C-8069-2020AmendmentFROM

Ranch and Farm
Agricultural, General
District

TO

Residential Two
Residential, Rural Residential
District





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~~ **C-8000-2020**, being the *Land Use Bylaw*.

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- 4 ~~THAT~~ A portion of SE-2-29-1-W5M is hereby redesignated from ~~Ranch and Farm Agricultural, General~~ District to ~~Industrial—Industrial Activity~~ **Industrial, Heavy** District and ~~Residential, Two Residential, Rural Residential~~ District as shown on the attached Schedule 'A' forming part of this Bylaw.

Transitional

- 5 **THAT** 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 this _____^{1st} day of _September, 2020

PUBLIC HEARING HELD this _____ day of _____, 2021

READ A SECOND TIME this _____ day of _____, 2021

READ A THIRD AND FINAL TIME this _____ day of _____, 2021

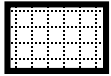
Reeve_____
Chief Administrative Officer or Designate_____
Date Bylaw Signed



Schedule 'A'

Bylaw
C-8069-2020AmendmentFROM

Ranch and Farm

Agricultural, General
DistrictTOIndustrial – Industrial Activity
Industrial, Heavy
District

A-GEN →
I-HVY
 RF → I-IA
 ±4.22 ha
 (±10.43 ac)

TWP RD 290

CROSSFIELD

HWY 2A
2A

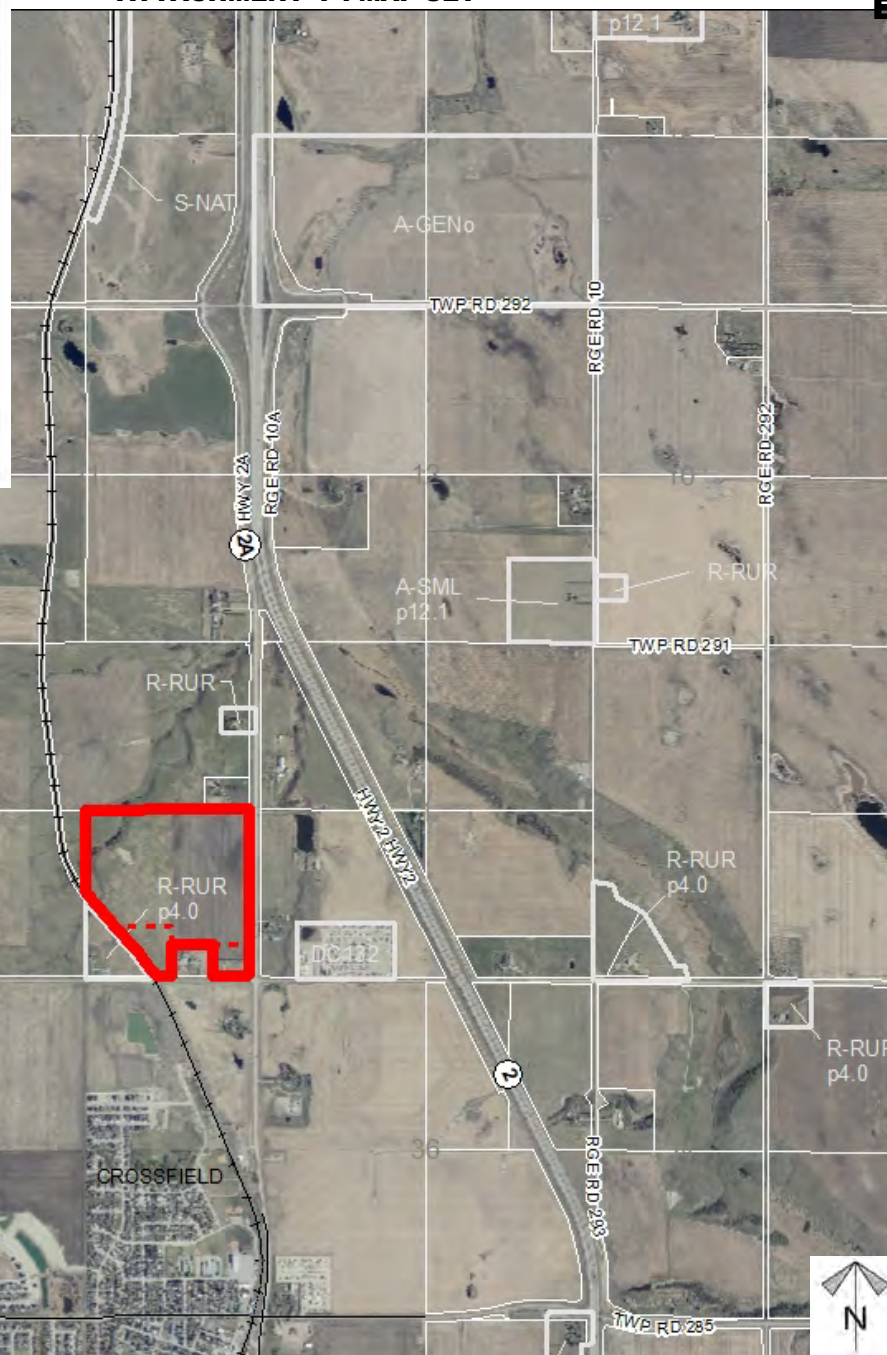
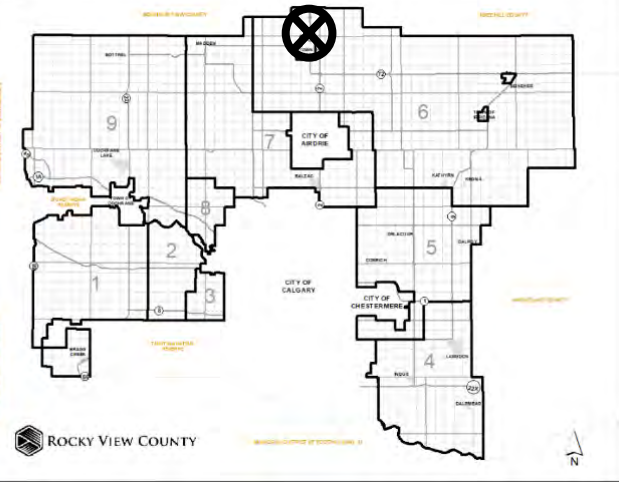


Location & Context

Redesignation Proposal

To redesignate a ± 4.22 hectare (± 10.43 acre) portion from Agricultural, General District (A-GEN) to Industrial, Heavy District (I-HVY) 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 Agricultural, General District (A-GEN) to Residential, Rural Residential District (R-RUR) to accommodate future subdivision for residential development.

Division: 6
Roll: 09502001
File: PL20200069
Printed: December 14, 2020
Legal: A portion of SE-02-29-01
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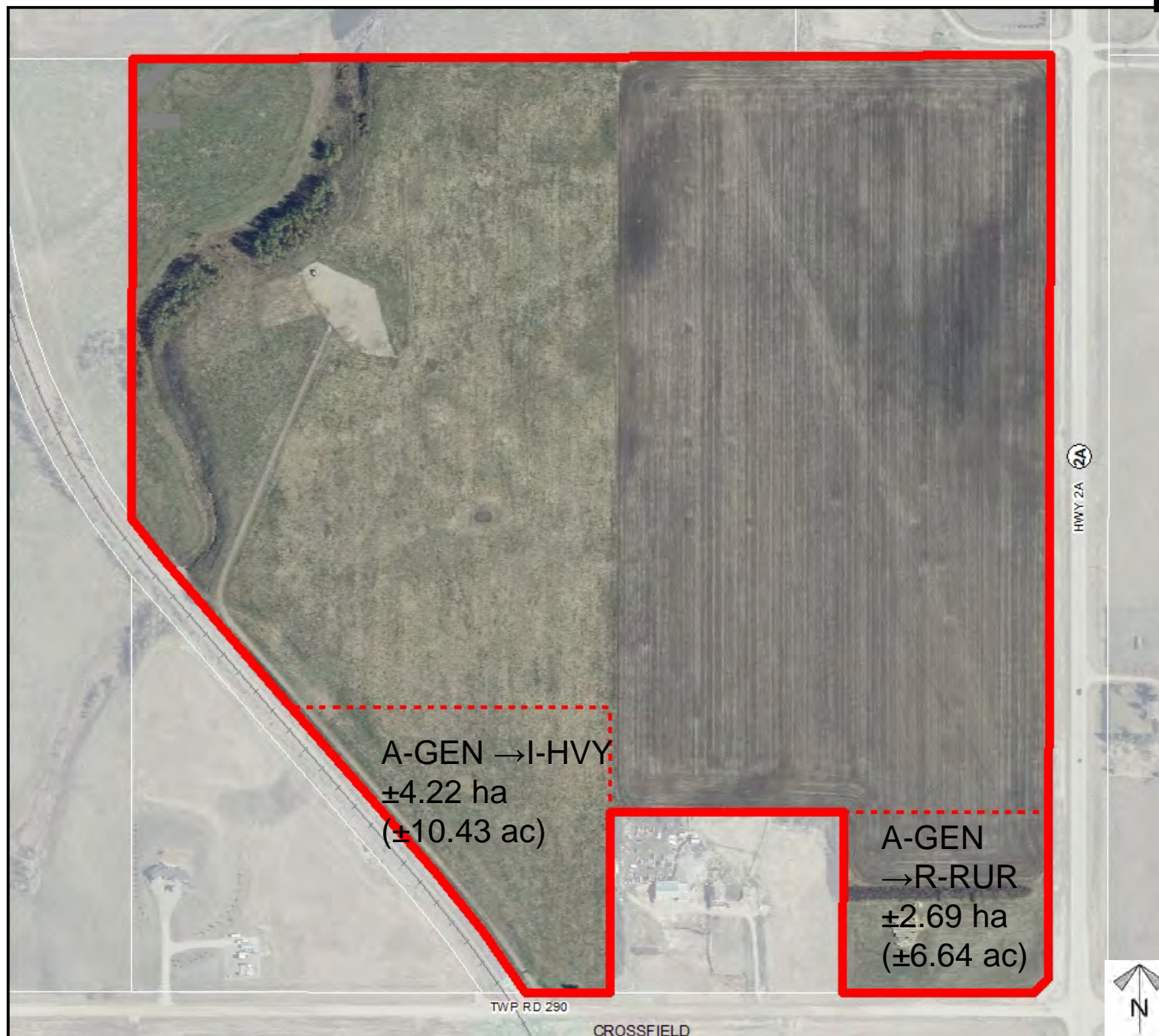




Development Proposal

Redesignation Proposal

To redesignate a ± 4.22 hectare (± 10.43 acre) portion from Agricultural, General District (A-GEN) to Industrial, Heavy District (I-HVY) 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 Agricultural, General District (A-GEN) to Residential, Rural Residential District (R-RUR) to accommodate future subdivision for residential development.





Environmental

Redesignation Proposal

To redesignate a ± 4.22 hectare (± 10.43 acre) portion from Agricultural, General District (A-GEN) to Industrial, Heavy District (I-HVY) 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 Agricultural, General District (A-GEN) to Residential, Rural Residential District (R

-  Subject Lands
-  Contour - 2 meters
-  Riparian Setbacks
-  Alberta Wetland Inventory
-  Surface Water

Division: 6
 Roll: 09502001
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 Printed: December 14, 2020
 Legal: A portion of SE-02-29-01
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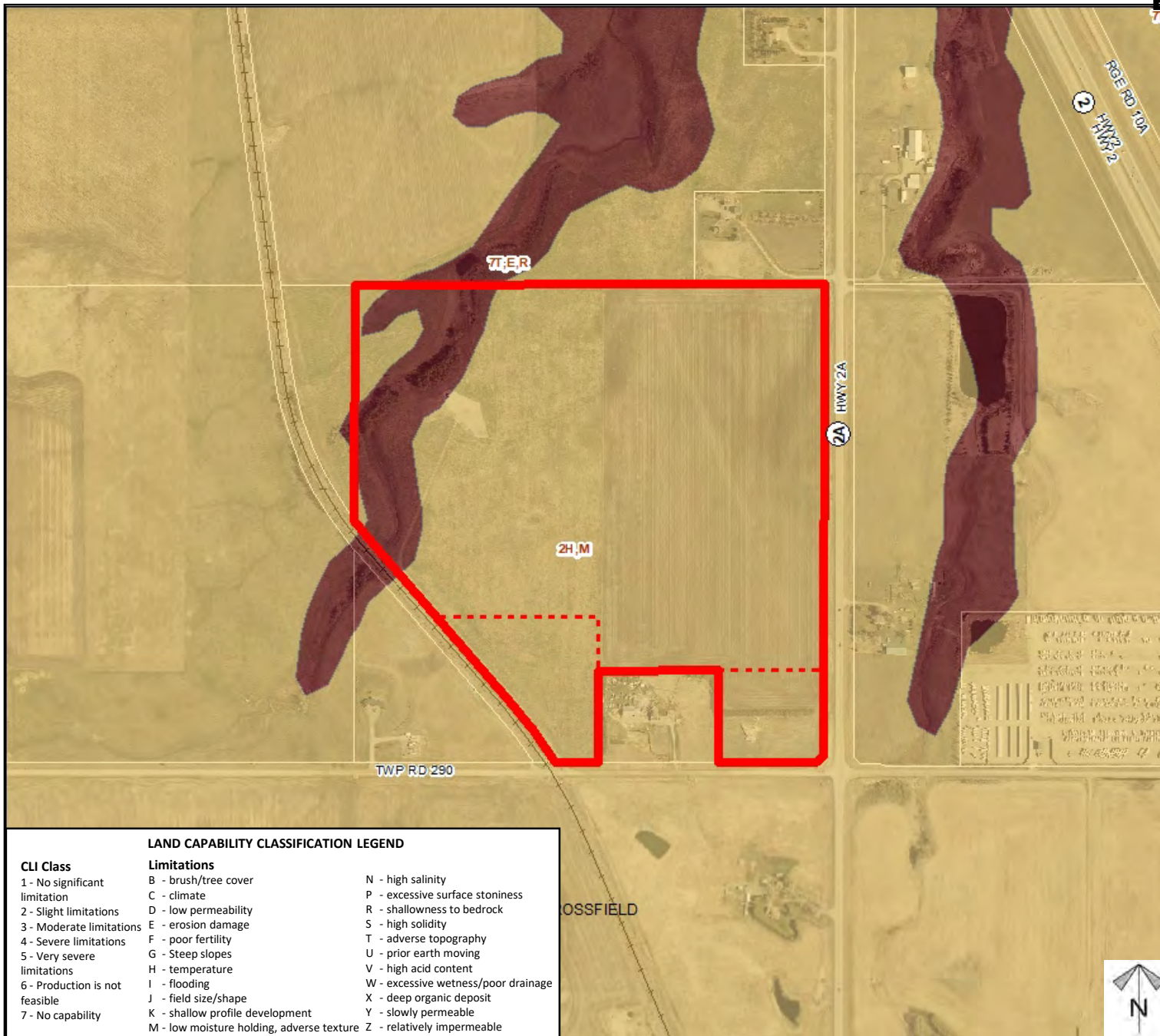
Soil Classifications

Redesignation Proposal

To redesignate a ± 4.22 hectare (± 10.43 acre) portion from Agricultural, General District (A-GEN) to Industrial, Heavy District (I-HVY) 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 Agricultural, General District (A-GEN) to Residential, Rural Residential District (R-RUR) to accommodate future subdivision for residential development.

LAND CAPABILITY CLASSIFICATION LEGEND

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



Division: 6

Roll: 09502001

File: PL20200069

Printed: December 14, 2020

Legal: A portion of SE-02-29-

01 Page 78 of 197

Redesignation Proposal

To redesignate a ± 4.22 hectare (± 10.43 acre) portion from Agricultural, General District (A-GEN) to Industrial, Heavy District (I-HVY) 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 Agricultural, General District (A-GEN) to Residential, Rural Residential District (R-RUR) to accommodate future subdivision for residential development.

Legend

Support



Opposition



Division: 6

Roll: 09502001

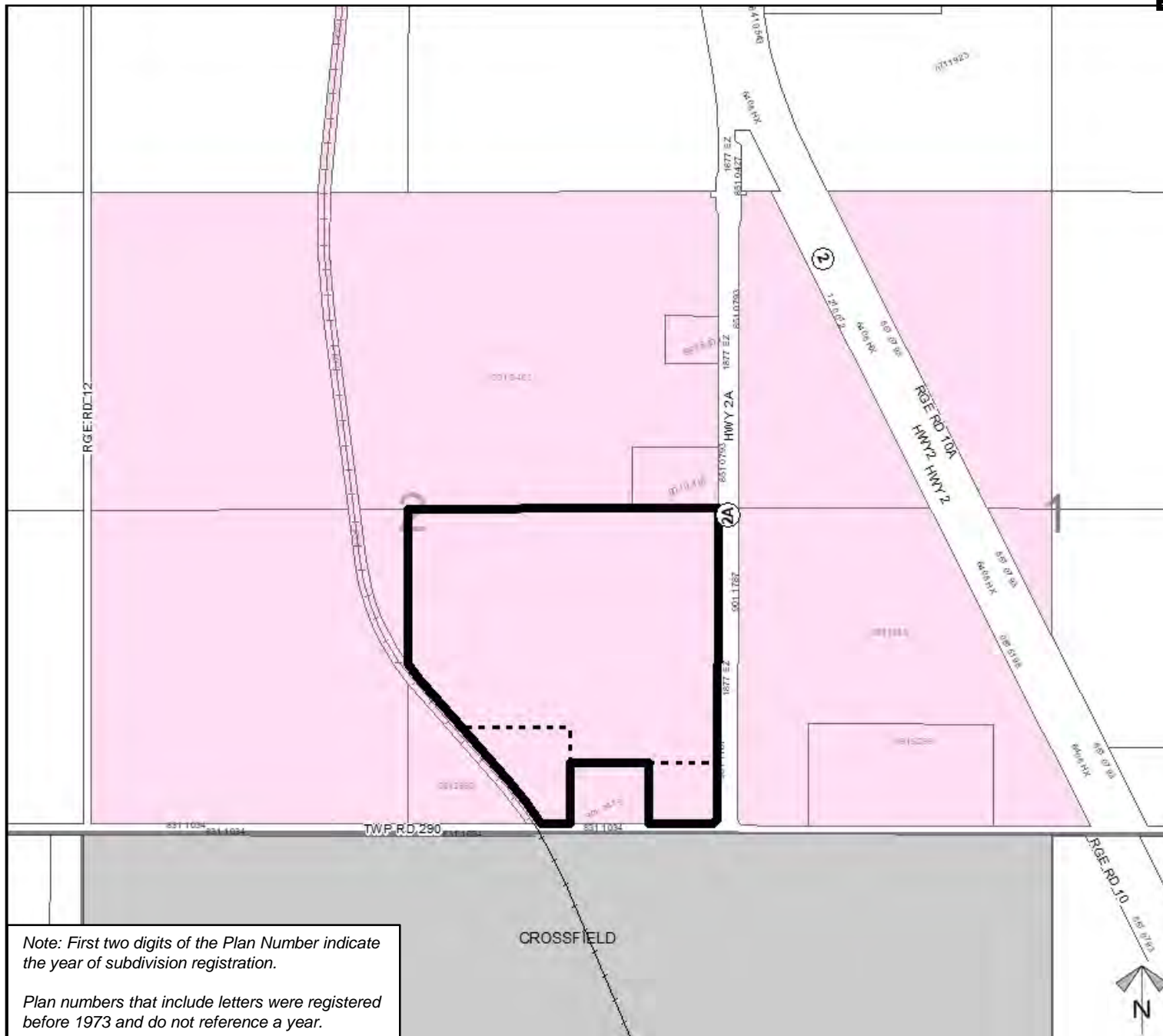
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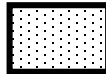
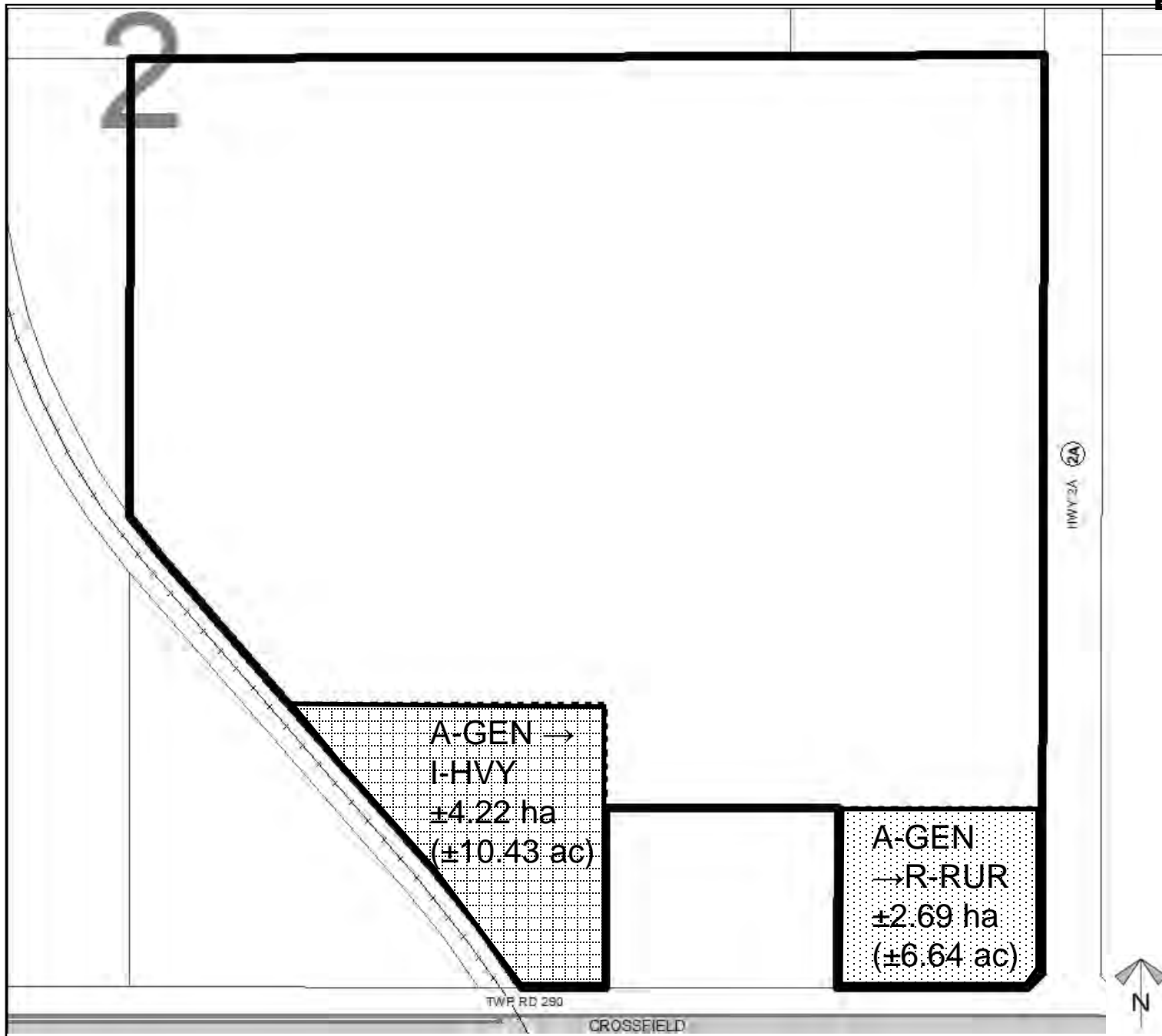
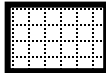
Note: First two digits of the Plan Number indicate the year of subdivision registration.

Plan numbers that include letters were registered before 1973 and do not reference a year.





Schedule 'A'

Bylaw
C-8069-2020AmendmentFROMAgricultural, General
DistrictTOResidential, Rural Residential
DistrictFROMAgricultural, General
DistrictTOIndustrial, Heavy
District

Division: 6

Roll: 09502001

File: PL20200069

Printed: December 14, 2020

Legal: A portion of SE-02-29-

01 Page 80 of 197



PLANNING AND DEVELOPMENT SERVICES

TO:	Council	
DATE:	February 9, 2021	DIVISION: 3
TIME:	Afternoon Appointment	
FILE:	04702011	APPLICATION: PL20190140
SUBJECT:	Redesignation Item – Residential	

APPLICATION: To redesignate the subject land from Residential, Rural District (R-RUR) to Residential, Country Residential District (R-CRD) to facilitate the subdivision of seven lots.

GENERAL LOCATION: Located approximately 0.21 km (1/8 mile) south of Highway 8 and on the east side of West Meadows Estates Road.

LAND USE DESIGNATION: Residential, Rural District (R-RUR).

EXECUTIVE SUMMARY: Council gave first reading to Bylaw C-8011-2020 on February 25, 2020. The Bylaw has been amended to reflect the new land use districts. The application is consistent with the relevant policies of the County Plan.

ADMINISTRATION RECOMMENDATION: Administration recommends approval in accordance with Option #1.

OPTIONS

- Option # 1:
- Motion #1 THAT Bylaw C-8011-2020 be amended in accordance with Attachment B.
 - Motion #2 THAT Bylaw C-8011-2020 be given second reading, as amended.
 - Motion #3 THAT Bylaw C-8011-2020 be given third and final reading, as amended.
- Option # 2: That application PL20190140 be refused.

AIR PHOTO & DEVELOPMENT CONTEXT:



Administration Resources

Xin Deng, Planning & Development Services

**APPLICATION EVALUATION:**

The application was evaluated based on the technical reports submitted with the application and the applicable policies and regulations.

APPLICABLE POLICY AND REGULATIONS:	TECHNICAL REPORTS SUBMITTED:
<ul style="list-style-type: none"> • <i>Municipal Government Act</i> • Municipal Development Plan • Land Use Bylaw • County Servicing Standards 	<ul style="list-style-type: none"> • Geotechnical Engineering Report, McIntosh Engineering Ltd (October, 2018) • Confirmation of Water Supply, Westridge Utilities (December, 2019) • Conceptual Stormwater Management Plan, Osprey Engineering (June, 2020)

POLICY ANALYSIS:County Plan

The subject land is located outside of the boundaries of an existing area structure plan; therefore, the application was assessed in accordance with the County Plan. The County Plan provides support for the redesignation of parcels less than 24.7 acres in size and within a fragmented quarter section provided the application is supported by a lot and road plan. The lot and road plan is to include all residential or small agricultural acreages adjacent to the application, provide design measures to minimize adverse impacts on existing agriculture operations, and demonstrate potential connectivity to residential or small agricultural acreages outside the lot and road plan area.

Parcels within the quarter section are designated Residential, Rural District; and Residential, Country Residential District. Parcels outside of the quarter section include a mix of Residential, Rural District; Residential, Country Residential District; and Direct Control Districts. The Tsuut'ina Nation Reserve is located immediately south. Due to the existing land uses within the area, it is expected there would be minimal impact on agricultural operations.

The subject parcel is adjacent to an existing residential subdivision to the east and north, and is bound by West Meadows Estates Road to the west. The Applicant was directed to explore a potential future road connection to the south; however, the proposed location of the stormwater management facility would limit its viability. Further, the lot and road plan has sufficiently demonstrated that the remainder of the quarter section could be developed further without this connection. The existing road infrastructure within the area provides connectivity outside of the lot and road plan area.

The proposed subdivision would be serviced by Westridge Utilities Inc. and packaged sewage treatment systems. Confirmation from Westridge was provided, dated December 18, 2019, confirming capacity has been reserved for the proposed lots. Piped sewer service is not available to the proposed development as the subject land is located outside of the Master Service Agreement (between the City of Calgary and Rocky View County) for sewer collection services.

A conceptual stormwater management plan was provided in support of the application. The plan is consistent with the Springbank Master Drainage Plan and the County Servicing Standards, and recommends the use of stormwater ponds to manage stormwater flows resulting from the development.

A trip generation letter was submitted with the application and concluded that the proposed development would not trigger any upgrades to the local infrastructure and that further analysis (i.e.: a TIA) is not warranted.



ROCKY VIEW COUNTY

A geotechnical report was also provided with the application and concludes there are no geotechnical constraints to the proposed subdivision. All technical requirements would be required to be satisfied at the subdivision stage.

The Applicant held an open house on May 13, 2019, and provided a summary of the feedback.

Land Use Bylaw

The proposed land use district is the appropriate designation for the intended use and parcel size of the subject lands.

Respectfully submitted,

Concurrence,

“Theresa Cochran”

“Al Hoggan”

Executive Director
Community Development Services

Chief Administrative Officer

XD/sl

ATTACHMENTS

ATTACHMENT ‘A’: Application Information

ATTACHMENT ‘B’: Application Referrals

ATTACHMENT ‘C’: Bylaw C-8011-2020 and Schedule A

ATTACHMENT ‘D’: Map Set

ATTACHMENT ‘E’: Public Submissions



ROCKY VIEW COUNTY

ATTACHMENT 'A': APPLICATION INFORMATION

APPLICANT: Planning Protocol 3 Inc.	OWNERS: Qi Lu; Chia-Jung Tsou
DATE APPLICATION RECEIVED: September 30, 2019	DATE DEEMED COMPLETE: September 10, 2020
GROSS AREA: ± 7.74 ha (19.12 acre)	LEGAL DESCRIPTION: Block 8, Plan 741 0676 within SE-02-24-03-W5M
SOILS (C.L.I. from A.R.C.): Class 2C,2 - Slight limitations to crop production due to climate.	
HISTORY: 1974: Subdivision plan 741 0676 was registered, creating the subject parcel.	
PUBLIC & AGENCY SUBMISSIONS: The application was circulated to 293 adjacent landowners; 2 letters in opposition and 1 letter with concerns were received. The response has been included in Attachment 'E.' The application was also circulated to a number of internal and external agencies, as depicted in Attachment 'B'; relevant comments are addressed within 'Additional Considerations' above.	



ATTACHMENT B: APPLICATION REFERRALS

AGENCY	COMMENTS
<i>Province of Alberta</i>	
Alberta Health Services	I would like to confirm that Alberta Health Services, Environmental Public Health (AHS-EPH) has received the above-noted application. At this time, we do not have any concerns with the information as provided. AHS-EPH recommends that the Applicant confirm that the existing water system will be able to meet any increased water demand resulting from this proposed development.
<i>Other External Agencies</i>	
Canada Post	Canada Post will service these addresses in an existing community mailbox site. Please advise when there is approved addressing.
<i>Internal Departments</i>	
Recreation, Parks and Community Support	The Recreation, Parks and Community Support department has no concerns with this land use redesignation application. Comments pertaining to reserve dedication will be provided at any future subdivision stage.
Information Services	Please ensure the applicant is submitting a road naming application for the new subdivision, I've attached some documentation you can forward.
Planning and Development Services (Engineering)	General <ul style="list-style-type: none"> The review of this file is based upon the application submitted. These conditions/recommendations may be subject to change to ensure best practices and procedures. As a condition of future subdivision, the applicant will be required to submit a construction management plan addressing noise mitigation measures, traffic accommodation, sedimentation and dust control, management of stormwater during construction, erosion and weed control, construction practices, waste management, firefighting procedures, evacuation plan, hazardous material containment and all other relevant construction management details. As a condition of future subdivision, the applicant/owner is to provide a detailed Erosion and Sedimentation Control Plan, prepared by a qualified professional, in accordance with the County Servicing Standards and best management practices to the satisfaction of the County. As a condition of future subdivision, the Owner is required to enter into a Development Agreement pursuant to Section 655 of the <i>Municipal Government Act</i> respecting provision of the following:



AGENCY	COMMENTS
	<ul style="list-style-type: none"> ○ Construction of a public internal road system (Country Residential Standard) complete cul-de-sacs and any necessary easement agreements, including complete approaches to each lot, as shown on the Tentative Plan, at the Owner's expense, in accordance with Section 400.0 of the Rocky View County Servicing Standards for Subdivision and Road Construction as approved by Council, as amended, all to the satisfaction of the County; ○ Construction of a new intersection at the location of the site with West Meadows Estates Rd. in accordance with the final approved TIA and the Rocky View County Servicing Standards; ○ Mailbox locations are to be located in consultation with Canada Post to the satisfaction of the County; ○ Water to be supplied through a water distribution system in accordance with the Rocky View County Servicing Standards as approved by Council, as amended; ○ Construction of storm water facilities in accordance with the recommendations of an approved Stormwater Management Plan and the registration of any overland drainage easements and/or restrictive covenants as determined by the Stormwater Management Plan. ○ Implementation of the Construction Management Plan; ○ Implementation of the Erosion and Sedimentation Control Plan; ○ Installation of power, natural gas, and telephone lines <ul style="list-style-type: none"> ● As a condition of future subdivision, the applicant will be required to enter into a Deferred Servicing Agreement outlining that future lot owners will be required to connect to County wastewater and storm water servicing when such services become available. <p>Geotechnical:</p> <ul style="list-style-type: none"> ● The applicant/owner provided a geotechnical engineering report conducted by McIntosh Lalani Engineering Ltd. dated October 26, 2018. ● As a condition of future subdivision, the applicant shall provide a revised geotechnical report conducted and stamped by a professional geotechnical engineer that provides recommendations on a road structure design and provides a site specific CBR value used in the road structure design, in accordance with the County Servicing Standards. ● As a condition of future subdivision, the applicant/owner will be required to provide a revised geotechnical report conducted and stamped by a qualified professional geotechnical engineer that provides recommendations and direction on the design and construction of the storm water infrastructure (i.e. pond liner), if warranted by the Site-Specific Stormwater Implementation Plan.



AGENCY

COMMENTS

Transportation:

- As part of the redesignation application, the applicant/owner submitted a trip generation letter titled "Development of Portion of SE of 2-24-3-w5m" conducted by Watt Consulting dated September 20, 2019. The letter concluded that the development does not trigger any upgrades to the local infrastructure and that further analysis (i.e.: a TIA) is not warranted.
- The applicant will be required to pay the transportation offsite levy as per the applicable TOL bylaw at time of approval as the subject lands to be subdivided are Residential Two District (R-2). The TOL will be applied to the proposed lots of the subject lands.

Sanitary/Waste Water:

- The applicant/owner indicated that the proposed development will be serviced via packaged sewage treatment systems with mounds. At time of future subdivision, the applicant/owner will be required to submit a Level 4 PSTS Assessment, conducted by a qualified professional, which will confirm the appropriate type of PSTS and drain field required for sewage disposal. Piped sewer services is not available to the proposed development since the subject land is not located within the service area of the Master Service Agreement (between the City of Calgary and Rocky View County) for sewer collection services.
- As a condition of future subdivision, the Owner shall enter into a Site Improvements / Services Agreement (SISA) with the County, which shall be registered on title of Lots 1-8, and shall be:
 - For the construction of a Packaged Sewage Treatment Plant meeting Bureau de Normalisation du Quebec (BNQ) standards; and
 - The system be in accordance with the Level 4 PSTS Assessment accepted by the County.
- At time of future subdivision, the applicant/owner shall provide a Level 1 Variation Assessment that identifies the type of PSTS and drainfield that are existing on the subject lands and demonstrates that the proposed development meets adequate setbacks in accordance with the Alberta SOP.

Water Supply And Waterworks:

- The applicant/owner indicated that the lots will be serviced via piped services from Westridge and provided a letter signed by Westridge Utilities Inc. dated December 18, 2019 confirming that capacity has been reserved for the proposed lots.
- As a condition of future subdivision, the applicant/owner will be required to:
 - Provide confirmation from a County approved water supplier that capacity has been purchased.



AGENCY	COMMENTS
	<ul style="list-style-type: none"> Secure infrastructure requirements between the developer and water supplier. <p>Storm Water Management:</p> <ul style="list-style-type: none"> The applicant submitted a Conceptual Stormwater Management Plan conducted by Osprey Engineering Inc., dated June 29, 2020, that meets the Report on Drainage Strategies for Springbank and the County Servicing Standards and recommends the use of a stormwater pond to manage stormwater flows resulting from the development. As a condition to future subdivision, the applicant/owner will be required to provide a detailed Site-Specific Stormwater Implementation Plan conducted and stamped by a professional engineer that is in accordance with the Report on Drainage Strategies for Springbank and the County Servicing Standards, to the satisfaction of the County. As a condition to future subdivision, the applicant/owner will be required to enter into a Development Agreement for the construction of any stormwater infrastructure required as a result of the proposed development and recommended in the final detailed SSIP accepted by the County. Registration of any required easements, utility right of ways and/or public utility lots is required as a condition of subdivision. As a condition to future subdivision, the applicant/owner will be required to obtain AEP approvals and licensing for the proposed storm water management infrastructure including Water Act approvals and APEA registration of the facilities and discharge. Please note that there are long lead times for obtaining AEP approvals. It is the applicant's responsibility to ensure that the AEP approvals and registrations have been obtained by the time of subdivision endorsement. <p>Environmental:</p> <ul style="list-style-type: none"> Engineering has no requirements at this time. The applicant/owner will be responsible to obtain all required AEP approvals should the proposed development impact any wetlands or other valuable environmental components.
Utility Services	<p>Confirmation required from the proposed water supplier (Westridge Utilities) that there is sufficient capacity available and an agreement to supply water to the proposed development.</p> <p>It is unclear from this application how the proposed development is to be serviced by wastewater. As a result, a complete assessment of the application cannot be made.</p>
Circulation Period:	<p>Agency – December 20, 2019 – January 16, 2020</p> <p>Adjacent – February 27, 2020 – March 19, 2020</p>
Agencies that did not respond, expressed no concerns, or were not required for distribution, are not listed.	



BYLAW C-8011-2020

A Bylaw of Rocky View County, in the Province of Alberta, to amend ~~Land Use Bylaw C-4841-97~~ **Rocky View County Bylaw C-8000-2020**, being the **Land Use Bylaw**.

The Council of Rocky View County enacts as follows:

~~PART 1~~ – Title

- 1 This Bylaw may be cited as *Bylaw C-8011-2020*.

~~PART 2~~ – Definitions

- 2 ~~In this Bylaw the definitions and terms shall~~ Words in this Bylaw have the same meanings ~~given to them in Land Use Bylaw C-4841-97, and as those set out in the~~ *Municipal Government Act* except for the definitions provided below:
 - (1) **“Council”** means the duly elected Council of Rocky View County;
 - (2) **“Municipal Government Act”** means the *Municipal Government Act*, RSA 2000, c M-26, as amended or replaced from time to time; and
 - (3) **“Rocky View County”** means Rocky View County as a municipal corporation and the geographical area within its jurisdictional boundaries, as the context requires.

~~PART 3~~ – Effect of Bylaw

- 3 THAT ~~Part 5~~ **Schedule B**, Land Use Maps ~~No. 47 and No. 47-SE~~ of Bylaw ~~C-4841-97~~ **C-8000-2020** be amended by redesignating ~~a~~ Block 8, Plan 741 0676 within SE-02-24-03-W05M from Residential ~~Two~~, **Rural** District to Residential ~~One~~, **Country Residential** District, as shown on the attached Schedule 'A' forming part of this Bylaw.
- 4 THAT Block 8, Plan 741 0676 within SE-02-24-03-W05M is hereby redesignated to Residential ~~One~~, **Country Residential** District as shown on the attached Schedule 'A' forming part of this Bylaw.

~~PART 4~~ – Transitional Effective Date

- 5 Bylaw C-8011-2020 is passed **and comes into full force and effect** when it receives third reading, and is signed ~~by the Reeve/Deputy Reeve and the Municipal Clerk, as per Section 189 of~~ **in accordance with** the *Municipal Government Act*.

Division: 3
File: 04702011/PL20190140



ROCKY VIEW COUNTY

READ A FIRST TIME this 1st day of February , 2020

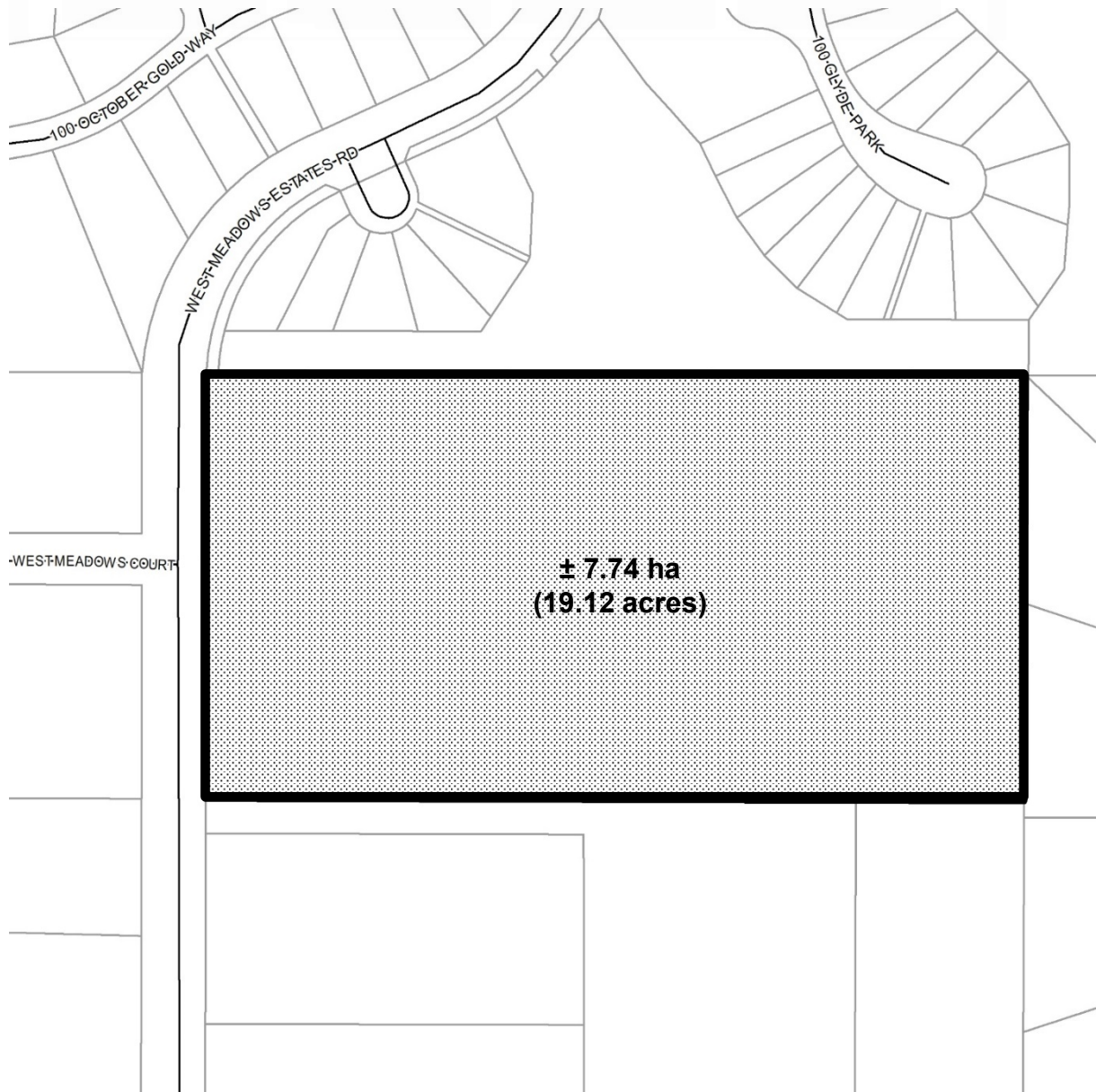
PUBLIC HEARING HELD this _____ day of _____, 2021

READ A SECOND TIME this _____ day of _____, 2021

READ A THIRD AND FINAL TIME this _____ day of _____, 2021

Reeve_____
Chief Administrative Officer or Designate_____
Date Bylaw Signed

SCHEDULE "A"

BYLAW: C-8011-2020**AMENDMENT**

FROM Residential Two-District TO Residential One-District
~~Residential, Rural District~~ ~~Residential, Country Residential District~~
 Subject Land District

LEGAL DESCRIPTION: Block 8, Plan 741 0676

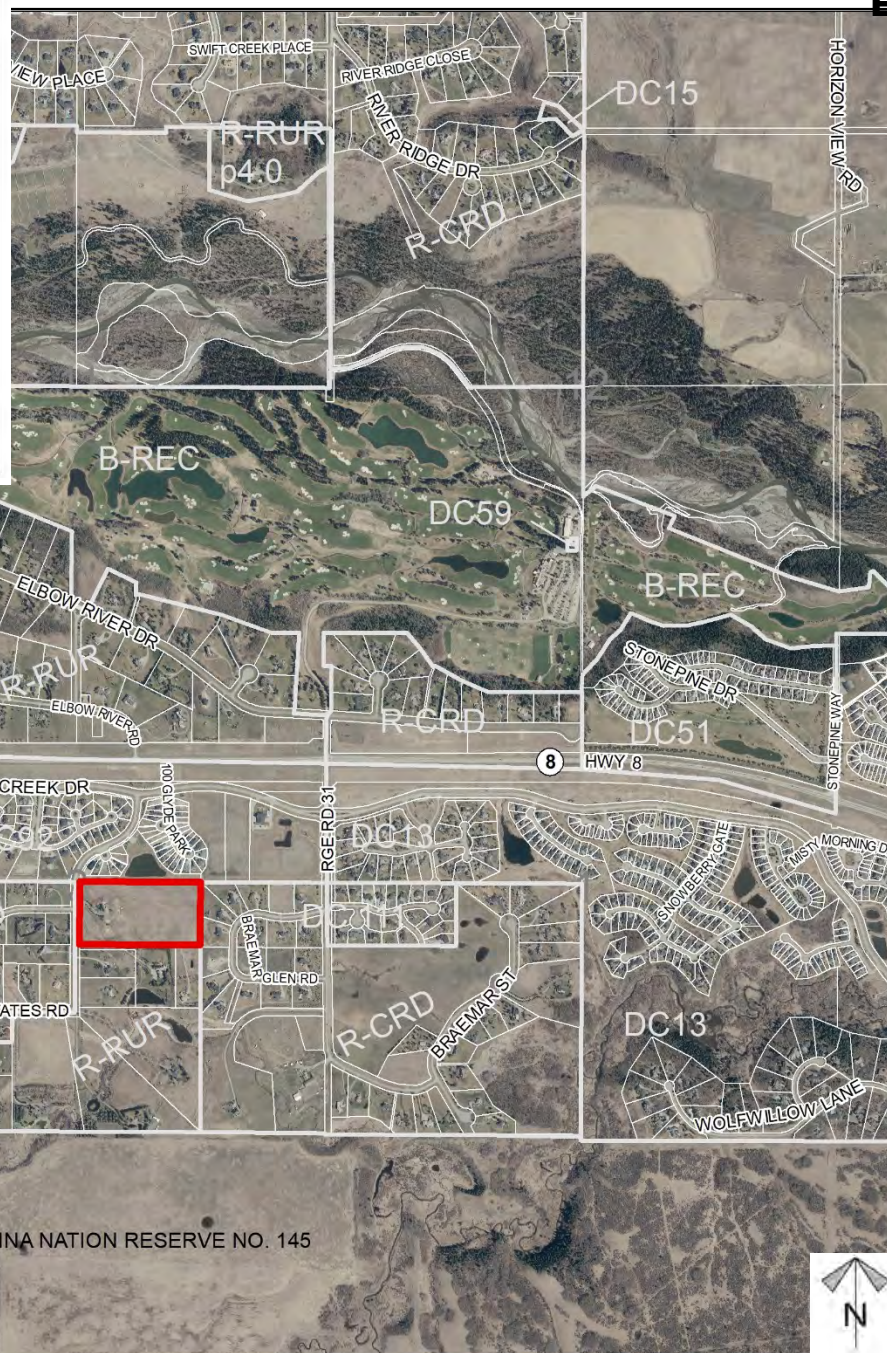
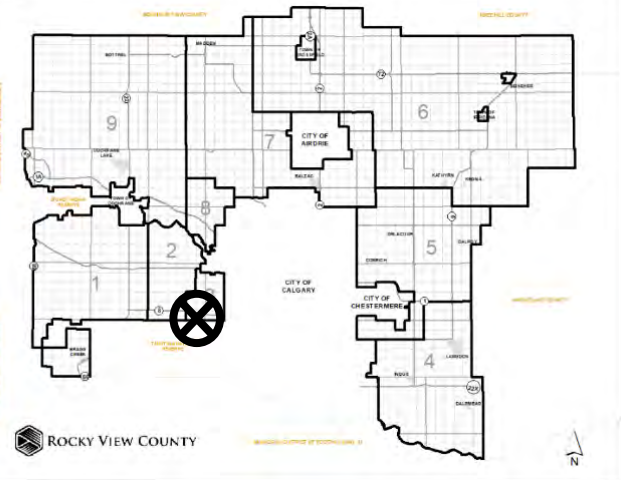
ROCKY VIEW COUNTY



Location & Context

Redesignation Proposal

To redesignate the subject lands from Residential, Rural District (R-RUR) to Residential, Country Residential District (R-CRD) to accommodate the creation of seven lots.





Development Proposal

Redesignation Proposal

To redesignate the subject lands from Residential, Rural District (R-RUR) to Residential, Country Residential District (R-CRD) to accommodate the creation of seven lots.

R-RUR → R-CRD
± 7.74 ha
(19.12 acre)

WEST MEADOWS ESTATES RD



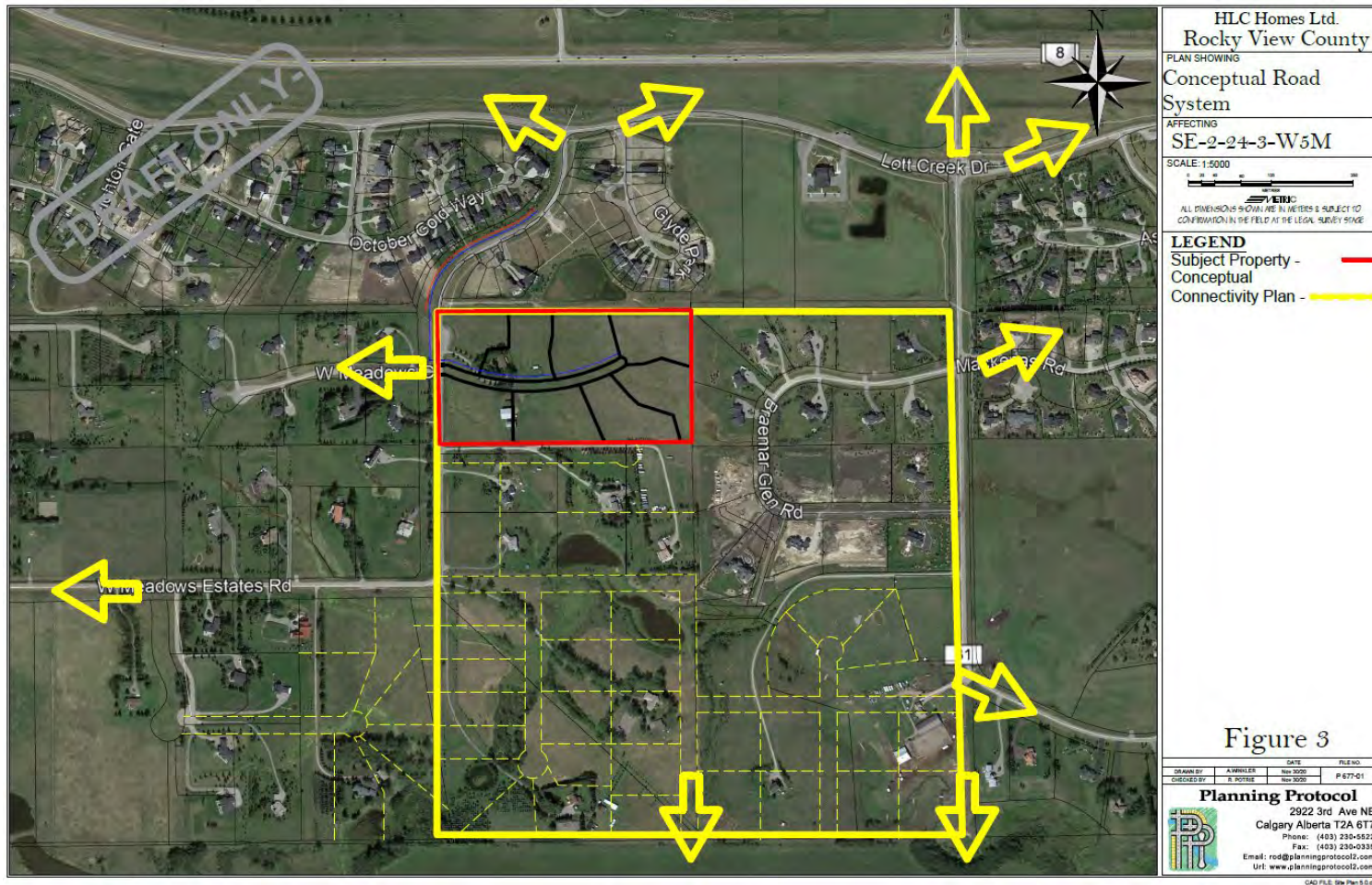
Division: 3
Roll: 04702011
File: PL20190140
Printed: November 9, 2020
Legal: SE-02-24-03-005M
Block: 8 Plan: 7410676
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Lot and Road Plan

Redesignation Proposal

To redesignate the subject lands from Residential, Rural District (R-RUR) to Residential, Country Residential District (R-CRD) to accommodate the creation of seven lots.

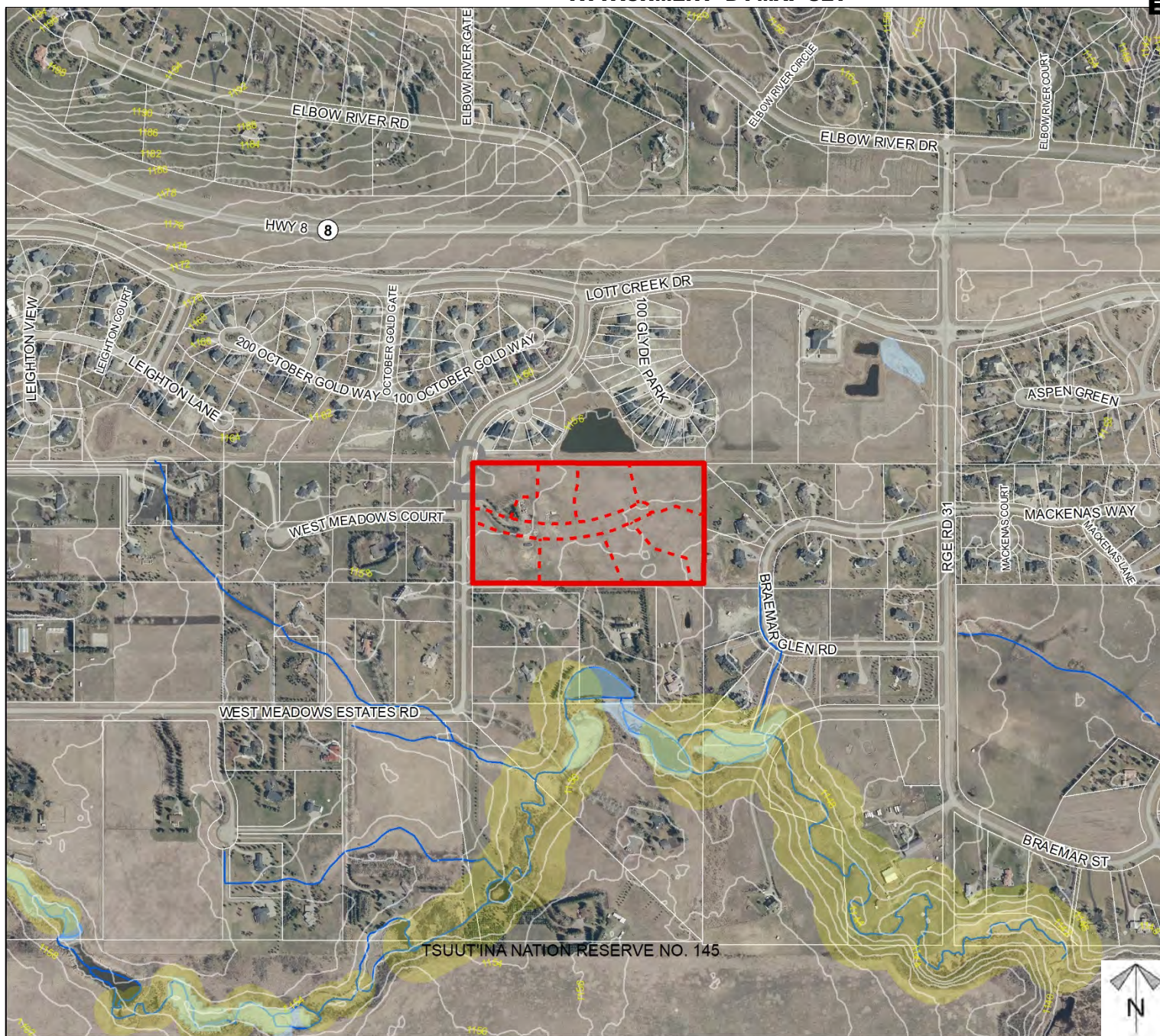




Environmental

Redesignation Proposal

To redesignate the subject lands from Residential, Rural District (R-RUR) to Residential, Country Residential District (R-CRD) to accommodate the creation of seven lots.



- Subject Lands
- Contour - 2 meters
- Riparian Setbacks
- Alberta Wetland Inventory
- Surface Water

Division: 3
 Roll: 04702011
 File: PL20190140
 Printed: November 9, 2020
 Legal: SE-02-24-03-005M
 Block: 8 Plan: 7410676

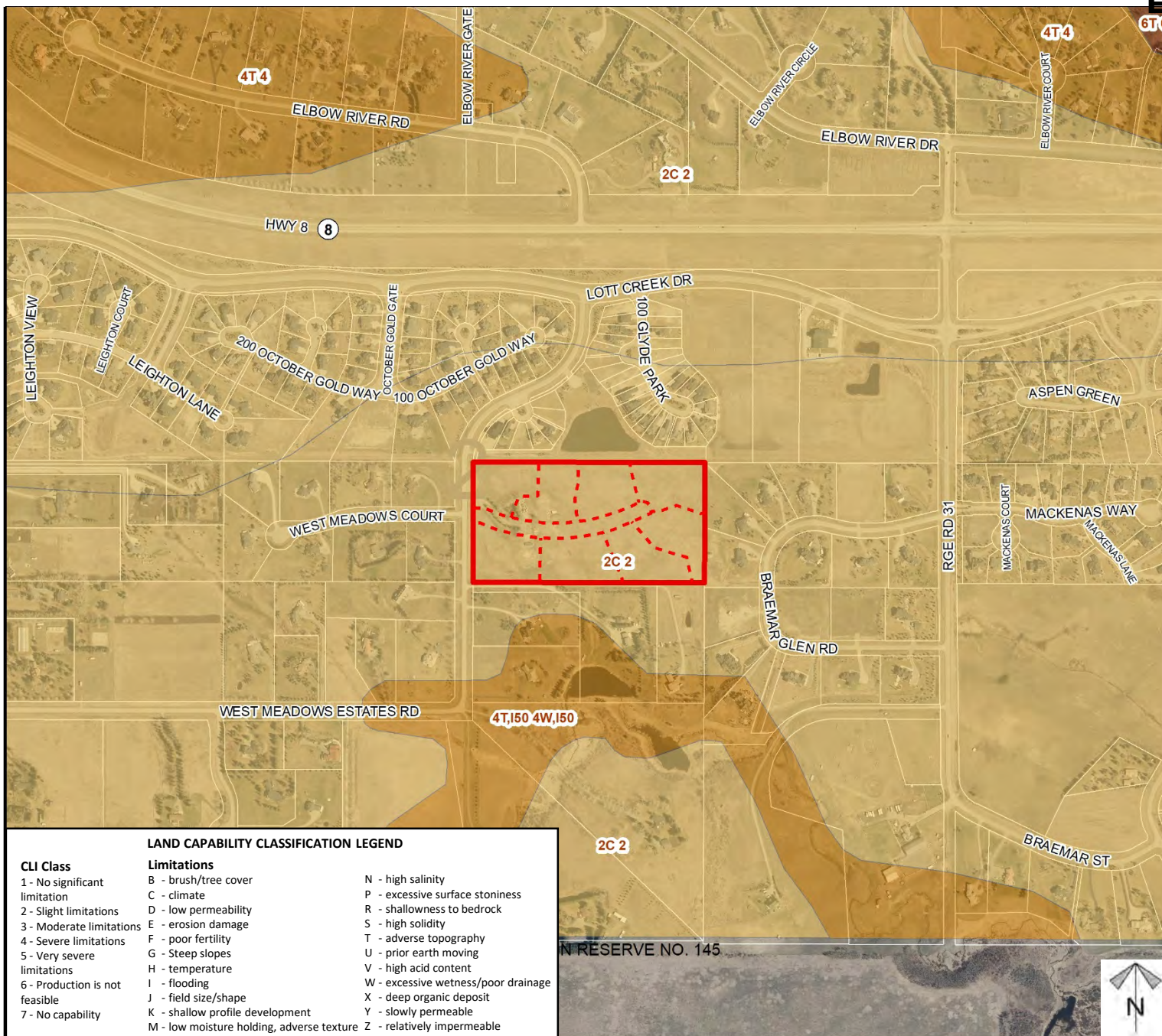




Soil Classifications

Redesignation Proposal

To redesignate the subject lands from Residential, Rural District (R-RUR) to Residential, Country Residential District (R-CRD) to accommodate the creation of seven lots.



Division: 3

Roll: 04702011

File: PL20190140

Printed: November 9, 2020

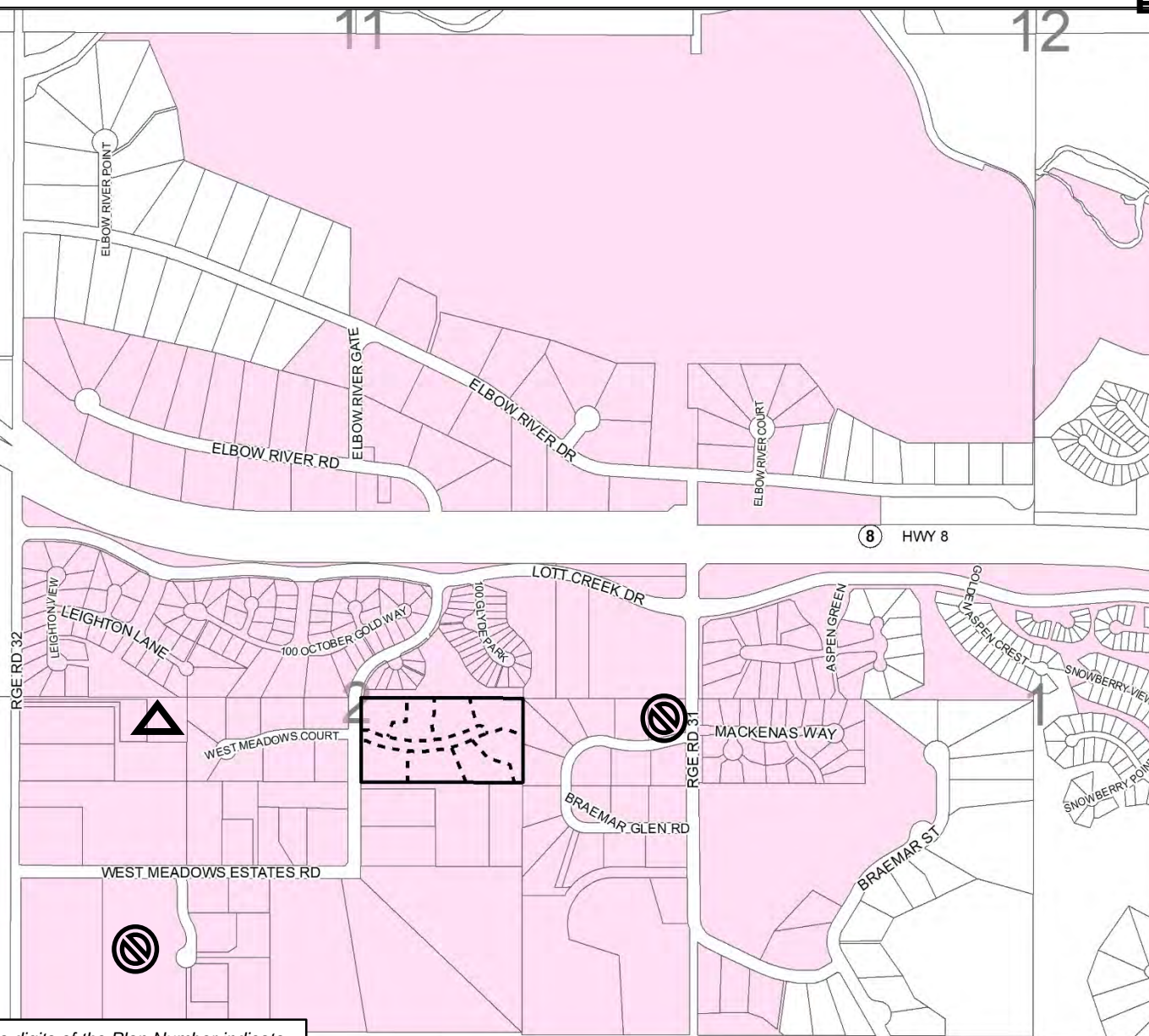
Legal: SE-02-24-03-005M

Page 96 of 197
Block: 8 Plan: 7410676




Landowner Circulation Area

Redesignation Proposal

To redesignate the subject lands from Residential, Rural District (R-RUR) to Residential, Country Residential District (R-CRD) to accommodate the creation of seven lots.



Legend

- Support 
- Opposition (2) 
- Concern (1) 

Note: First two digits 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.

TSUUT'INA NATION RESERVE NO. 145

Division: 3
 Roll: 04702011
 File: PL20190140
 Printed: November 9, 2020
 Legal: SE-022403-005M
 Block: 8 Plan: 7410676

Joe & Tanya Giulford
39 Braemar Glen Road
Calgary , AB
T3Z 3C9

File number – 04702011

Application Number – PL20190140

Division 3

Attention: Andrea Bryden

Abryden@rockyview.ca

In response to the notification of Development Proposal of Block 8, Plan 7410676, SE-02-24-03-W05M, we are looking for clarification on the parcel count.

We are opposed to this development until the following items have been answered and addressed.

- The documents provided show a subdivision with 8 lots, yet the letter states 7 lots. Please advise what the correct lot count and size will be.
- Confirmation of drainage plan and ensure no ADDITIONAL waters will be flowing into the drainage swale north of the stated lands eastward to Range Road 31
- Water Services. If water is to be supplied through the Westridge Water Cooperative, our expectations are that the developer and Westridge ensure proper water pressures and volumes are managed to ensure existing water pressure to Braemar Glen is not diminished. The construction of new pumping and pressure stations are installed to meet our expectation of a minimum 55 PSI (345 KPA) to be confirmed at multiple times within a day (during all peak hours (6am – 8am; 5pm – 7pm) and all day on weekends). Current water demands are not acceptable and increase demand on this service provider will prove problematic to existing homes.
- Description of Sewage disposal and subsequent drainage/release to underground/above ground conveyance systems.
- Does this development require the need for Storm water retention or High water level conveyance system? What is the plan to ensure proper water control during a 100 year rain/weather event to ensure no impact to existing properties in the immediate and future?
- Topographical representation of water flow and development plans to mitigate subsurface water from migrating south east ward towards Braemar Glen.

I trust you will revert back before any approvals are given.

Regards,

Joe Giulford

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

To Rocky View Council
Re: BYLAW C-8011-2020

From: Julie Pithers & Ross Albert, 48 West Meadows Estates Rd

Dear Councillors,

We are writing to object to the development of two(+/-) acre lots proposed for the application south of Highway 8 on the east side of West Meadows Estates.

This approach to development does not reflect the current direction the county's own in-fill and infrastructure proposals. It is neither dense enough to encourage proper water and sewer nor agriculturally appropriate. This simply continues the water and energy intensive rural sprawl that hurts the community.

Wells and septic fields are no longer a valid approach for an area earmarked for large developments where drinking water and storm water are already problematic.

Further, this property is the closest real estate to the sewer and water stub lines already in place and ready to hook up to West Meadows Estates (which is the only community in the area not connected to water beyond individual wells). Why not require the developer to hook into that and open up the opportunity for more density on the land they acquired—even if that is in the future.

West Meadows Estates cannot be left behind to fight fires without hydrants (see the recent debacle in Heritage Woods for an example of firefighting without them), drinking sulphur ridden well water and building yet more septic fields so close to the creeks that fill the Glenmore Reservoir.

As more development occurs it should be thought-out to connect and support legacy neighbourhoods and offer the same utilities being installed to the new communities.

By allowing yet more two-acre lots you are continuing a trend that is simply land gluttony without even getting more tax dollars to support the rest of the county.

We wish the developer no ill will, in fact we would hope they could get better bang for their buck with higher density in a well considered, county led, community supported plan.

If not, we will be faced with the worst of both worlds: massive dense developments surrounding an old neighbourhood with 2 - 20 acre lots all battling over a limited aquifer and polluting the ground with septic fields.

Sincerely,

Julie Pithers & Ross Albert

From: [Dominic Kazmierczak](#)
To: [Xin Deng](#)
Cc: [Bianca Duncan](#); [Tyler Andreasen](#); [Michelle Mitton](#)
Subject: FW: [EXTERNAL] - Bylaw C-8011-2020 - A Bylaw of Rocky View County to Amend Land Use Bylaw C-8000-2020: Application Number: PL 20190140 (04702011)
Date: January 27, 2021 10:18:49 PM

Hi Xin,

Please find below another public hearing submission in relation to PL20190140. You may want to discuss the stormwater matters raised by Mr. Branson in his email with Bianca and possibly Byron to ensure we are adequately prepared for any questions from Council.

Michelle/Tyler - I've copied you as I don't think you will have received this submission previously.

Thanks,
Dom

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

From: Gordon Branson [REDACTED]
 Sent: January 27, 2021 3:46 PM
 To: Dominic Kazmierczak <DKazmierczak@rockyview.ca>
 Cc: Division 7, Daniel Henn <DHenn@rockyview.ca>; Division 2, Kim McKylor <KMckylor@rockyview.ca>; Division 1, Mark Kamachi <MKamachi@rockyview.ca>; Division 3, Kevin Hanson <Kevin.Hanson@rockyview.ca>; Division 4, Al Schule <ASchule@rockyview.ca>; Division 5, Jerry Gautreau <JGautreau@rockyview.ca>; Division 6, Greg Boehlke <GBoehlke@rockyview.ca>; Division 8, Samantha Wright <SWright@rockyview.ca>; Division 9, Crystal Kissel <CKissel@rockyview.ca>; Al Hoggan <AHoggan@rockyview.ca>; Bryon Riemann <briemann@rockyview.cxa>; Kent Robinson <kRobinson@rockyview.ca>; Ted Boyda <Tboyda@rockyview.ca>; Judie Branson [REDACTED]
 Subject: [EXTERNAL] - Bylaw C-8011-2020 - A Bylaw of Rocky View County to Amend Land Use Bylaw C-8000-2020: Application Number: PL 20190140 (04702011)

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

ATTENTION: Dominic Kazmierczak

Thank you for the opportunity to comment on the application to redesignate Block 8, Plan 7410676 within SE-02-24-03-WO5M.

Our comments are based on the information contained in the Notice of Public Hearing and brief conversations with the applicant's planner. This is supplemented by residency within the circulation area for some 30 years; we are located directly adjacent to the Elbow Valley West Development (EVW) within the West Meadows Estates community.

The comments we wish to advance on the Development Application, at this time, are as follows:

1. Lot Configuration

The proposed configuration appears to comply with applicable County Standards.

2. Traffic Impact Analysis (TIA)

It is anticipated that the TIA conducted in support of this application would have minimal impacts on the area.

3. Potable Water Service

We are advised that provision of potable water services are to be provided by connection with Westridge Ltd - with availability now confirmed.

4. Stormwater Management Planning

It is understood that Osprey Engineering Inc is preparing the Stormwater Stormwater Management Plan for this application.

The County generally, and Senior Administration in particular, are highly familiar with the complex, rather convoluted history of the Elbow Valley West's "post development" detrimental Stormwater Outflow impacts which have negatively impacted downslope and down stream properties. The EVW "post development" period has persistently demonstrated significant increases in EVW Stormwater Outflows in the form of both radically increased 'surface water' outflows and 'groundwater migrations' that have emanated from within the EVW Development lands.

The general nature of the pattern of outflows demonstrated, observed, recorded, particularly from 2008 forward, has been one of increasing scale, scope, and severity of detrimental effects on downslope and downstream properties. The range of impacts have been of an environmental nature, loss of enjoyment, actual property damages, and significant reductions in property assessments complied by the County's own Assessment Department!

The County should still possess a vast photographic record of incidents over the span of years beginning with the devastating impacts imposed by the summer rains of 2008. Numerous Councillors, Reeves, Deputy Reeves, and Senior Administrators have graciously toured the EVW site and impacted properties in West Meadows Estates, Braemar Glen, and beyond. Surely numerous field site inspection notes have also been accumulated by a variety of professional staff members to assist in their decision making and hiring of third party Engineering Companies to prepare mitigative and remedial corrective interventions designed to address the observed operational functional deficiencies of the EVW Stormwater system.

The EVW Development has been mired in a cess pool of litigation since, at least, May 12, 2009. A primary focus of litigation has been centered on high groundwater levels and infiltration issues/concerns both within the EVW lands and/or matters associated with the increased Stormwater 'outflows' generated by the operational dysfunctionalities created by the "As Built" EVW Stormwater Management System. The EVW Stormwater Management Plans were formally REVIEWED AND APPROVED by Rocky in 2004 and 2006.

A brief outline of the EVW Stormwater Management Plans that were submitted for REVIEW AND APPROVAL by RVC can be summarized as follows:

1. Urban Systems submitted an EVW Stormwater Management Plan for review comments on April 21, 2003. NOTE: The County obtained a Review of the Plan from Operational Solutions on July 15, 2004. A notable statement made, within the REVIEW, in relationship to 'flow rates' used in calculating pond sizing was stated as follows: "The Stormwater Management Plan would then NOT BE APPLICABLE...." (Emphasis Added). Concerns were also expressed about an absence of water quality considerations. NOTE: The Review was uncovered through a "FOIP" search conducted years later, in the interim it seemed to be lost, forgotten, or suppressed?

Although the Operational Solutions Review was referenced in the follow-up resubmission of the EVW Plan by Urban Systems, forwarded on November 12, 2004; no concomitant revisions/enhancements were provided therein. This plan was nevertheless REVIEWED AND APPROVED by County Administration.

2. Urban Systems submitted a letter under the title "Elbow Valley West Stormwater Management Report Update" on August 9, 2006. It appears to have been REVIEWED and APPROVED without any supplementary Engineering Drawings and/or Scientific Data - notwithstanding the significant rain events of 2005 which would have further heightened the numerous concerns raised in the Operational Solutions Review. (Subsequent FOIP requests have failed to identify specifically who conducted the REVIEW And APPROVAL.)

The summer rains of 2008 created significant detrimental environmental Stormwater events and impacts - both within EVW and upon downslope and downstream properties and communities - such that they could not be

administratively ignored. Rocky View commissioned Westhoff Engineering Inc. to conduct an additional REVIEW of the functionality of the installed (AS BUILT) EVW Stormwater Management System. The Westhoff Review was highly critical of the lack of scientific considerations used to draft the plan, commented on the need for early corrective interventions, issued a warning as to potential liability issues for the County, and cautioned “shallow groundwater issues for downstream properties” that would grow with built out of EVW.

Many of the EVW Stormwater Management Plan’s shortcoming identified by the Westhoff Review, dated July 25, 2008, remain outstanding with the same potential detrimental impacts and affects threatening downslope and downstream properties!

It must be noted that only minimal corrective responses were initiated by Rocky View until litigation initiated by Braemar Glen residents which brought the sense of seriousness referenced by the Westhoff Review to a front burner.

The first potentially effective corrective response was to be implementation of the ISL Engineering and Land Services Ltd. Study and Recommendations for Remediation and Mitigation of the growing scale, scope, and nature of Stormwater Surface Outflows and Groundwater Migrations emanating from the EVW Development. On October 2, 2009, CAO Coon made an unconditional commitment to share the finalized Plan with some 15 community residents present at the presentation of a brief overview of the plan. Mr. Coon’s aim was to take advantage of the remaining fall construction season, and , additionally to separate the matters of existing litigation from that of the critical need for prompt corrective action. (NOTE: Despite the assurances of October 2nd, the plan HAS YET TO SEE THE LIGHT OF DAY. FOIP requests continue to deny access; NOTWITHSTANDING THAT THE ISL PLAN WAS SHARED and REVIEWED AT A MEETING CALLED BY COUNTY OFFICIALS ON NOVEMBER 23, 2009 WITH THE DEVELOPER AND THEIR AGENTS/CONSULTANTS!!)

The handling and treatment of the ISL Study and Recommendations can perhaps best describe the bias shown to the developer and the increasing risk level of liability exposure Rocky View seemed determined to assume? Residents’ Property Rights, Procedural Fairness, Fiduciary Responsibilities; and Compliance with Federal, Provincial Legislation and Regulations, County Policies, Servicing Standards, and the DEVELOPMENT AGREEMENT seem to be lost considerations.

Council with the aid of Senior Administration needs to fully review the EVW Development File, with a formal response to all residents negatively affected over the past several.

In fact, we would recommend that serious consideration be given to asking the Honourable Rick McIver, Minister of Municipal Affairs, to conduct a formal inspection of the entirety of EVW File under the provisions of the Municipal Government Act (MGA).

Because the ISL Plan had a focus on dealing with EVW Stormwater outflows this Application deserves full access to the findings, recommendations, and what enhancements remain to be implemented.

Additional EVW Stormwater Management Plan enhancements sought by Rocky View in respect to eliminating and/or migration of both internal and exported Stormwater Management Issues include the following engineering commissions:

- A. Westhoff Engineering/Rocky View West Meadows Estates Drainage Proposal - 2010
- B. Westhoff Engineering/Rocky View Dual Ditch Rerouting (Mitigation) Plan 2012
(Shared and should be given to this Applicant.)
- C. Westhoff Engineering/Rocky View Engineering Plan for the Lining of the Dry Pond 2012. (Not yet shared, but must be made available to this Applicant and all residents who were circulated for this application.)
- D. Reeve Ashdown and Deputy Reeve Bahcheli/Rocky View Administration - Dry Pond/Groundwater Migration Remediation Plan and Charge Back Proposal (i.e The County’s Servicing Standards and EVW Development Agreement make the costs of the implementation of these interventions an “assignable charge” against the Developer. NOTE: Further, the costs of all THIRD PARTY Engineering Reviews, Studies, and Plans also were

chargeable. It appears this was not routinely done?

E. The EVW Condo Corp also conducted a series of studies focused on changing groundwater table levels, groundwater migration patterns (Via their 8 station Piezometer System). and groundwater infiltrations into their sewer collection system. The studies would include those of Watertech, ARC Environmental, and BESI.

It is understood that their BESI Study was shared with the County; who in turn shared it with the Developers - source the County's Statement of Defence filed on August 5, 2016. (The Statement of Defence in a must read from a number perspectives and disclosures.) It is understood the County's May 2016 Engineering Review Conducted by MPE Engineering was shared with the Condo Corp. NOTE: None of these Reports are yet deemed publicly available for review!

F. Riemann 2016 Groundwater Migration Study and Hydrogeological Investigation - Westhoff and/or others?

A FOIP Response confirmed that on July 11, 2016, Mr. Riemann emailed Westhoff Engineering requesting a proposal from their firm in respect to conducting - "an Engineering review of available information to determine the existence of groundwater mitigation (ACTUALLY- I suspect he meant to state "MIGRATION") to lands adjoining to Elbow Valley West. We may need to discuss the scope a bit further but it depends on if we gain access to the existing monitoring station that are on Elbow Valley West lands."

In conversation with Dr. Westhoff, I learned he had declined the offer. On November 8, 2018, in direct conversation with Mr. Riemann and Acting CAO McDonald, we were advised no other Engineering Firm had been contacted to fulfill Mr. Riemann's wise desire to finally base County comments on scientifically conducted studies.

As previously advised, it is anticipated that the long deferred Hydrogeological Study - as understandably contemplated by Mr. Riemann would need to span a reason time period of at least a year's duration. I understand that groundwater migrations are highly variable and dynamic by nature. We remain willing to have migration testing conducted on our property as well - as I am sure other downslope property owners would as well.

IT IS TIME: to fully share all applicable data and information held by the County to bring much needed transparency, truth, and trust to matters of Stormwater Management System operations and the functional deficiencies that still need to be addressed.

I hope that sharing and transparency will be provided to Mr. Potrie, his consultants, the land owner whom they represent, and resident property owners within the bounds of this application's circulation.

I would be pleased to clarify and/or expand on the above comments as may be desired - including sharing of documentation.

STAY SAFE!

Regards,

Gordon (Judie) Branson



Sent from my iPad:GWB



PLANNING AND DEVELOPMENT SERVICES

TO:	Council	
DATE:	February 9, 2021	DIVISION: 4
TIME:	Afternoon Appointment	
FILE:	03305012	APPLICATION: PL20200028
SUBJECT:	Redesignation Item – Residential	

APPLICATION: To redesignate the subject land from Residential, Rural District (R-RUR) to Residential, Country Residential District (R-CRD) to facilitate the subdivision of one lot.

GENERAL LOCATION: Located approximately 0.2 km (1/8 mile) north of Twp Rd 230 and on the west side of Rge Rd 284A.

LAND USE DESIGNATION: Residential, Rural District (R-RUR)

EXECUTIVE SUMMARY: Council gave first reading to Bylaw C-8044-2020 on May 26, 2020. The Bylaw has been amended to reflect the new land use districts under Land Use Bylaw C-8000-2020. The application is consistent with the relevant policies of the County Plan and Rocky View County/City of Calgary Intermunicipal Development plan.

ADMINISTRATION RECOMMENDATION: Administration recommends approval in accordance with Option #1.

OPTIONS

- Option # 1: Motion #1 THAT Bylaw C-8044-2020 be amended in accordance with Attachment B.
- Motion #2 THAT Bylaw C-8044-2020 be given second reading, as amended.
- Motion #3 THAT Bylaw C-8044-2020 be given third and final reading, as amended.
- Option # 2: That application PL20200028 be refused.

AIR PHOTO & DEVELOPMENT CONTEXT:



Administration Resources

Oksana Newmen, Planning and Development Services

**APPLICATION EVALUATION:**

The application was evaluated based on the technical reports submitted with the application and the applicable policies and regulations.

APPLICABLE POLICY AND REGULATIONS:	TECHNICAL REPORTS SUBMITTED:
<ul style="list-style-type: none"> • <i>Municipal Government Act</i> • Municipal Development Plan • Rocky View County/City of Calgary Intermunicipal Development Plan • Land Use Bylaw • County Servicing Standards 	<ul style="list-style-type: none"> • PSTS previously provided with PRDP20193850 • Water Well Drilling Report provided with PRDP20193850.

POLICY ANALYSIS:Intermunicipal Development Plan

The subject property is located in an identified City of Calgary residential growth area. Growth areas are to be evaluated in accordance with the County Plan and Land Use Bylaw. The City did not respond to our request for comments. The proposal is consistent with the fragmented quarter section policies of the plan.

County Plan

The subject land is located outside of the boundaries of an area structure plan; therefore, the application was assessed in accordance with the County Plan. The County Plan provides support for the redesignation of parcels less than 24.7 acres in size and within a fragmented quarter section provided the application is supported by a lot and road plan. The lot and road plan is to include all residential or small agricultural acreages adjacent to the application, provide design measures to minimize adverse impacts on existing agriculture operations, and demonstrate potential connectivity to residential or small agricultural acreages outside the lot and road plan area.

The subject quarter section is bisected by the WID Canal, limiting potential connections to the western portion of the lands; it is bordered by the City of Calgary to the north and south, and Range Road 284A to the east. All parcels within the section are designated Residential, Rural District, so there would be minimal potential impact on adjacent agricultural operations. The lot and road plan demonstrates a transportation network within the quarter section, which would support further redesignation and subdivision potential. Connectivity to the north and south has been identified on the western portion of the quarter section. There is limited potential connectivity outside of the quarter section. The proposal provides an effective and efficient potential road network while maximizing lot yields through an efficient development pattern.

The subject parcel is developed with a dwelling, accessory buildings, and an accessory dwelling unit. The proposed subdivision would separate the dwelling from the accessory dwelling unit and accessory buildings. At the development permit stage for the accessory dwelling unit, the Applicant provided a PSTS report and a Well Drillers' Report. A stormwater report was not required at that time as the development would have minimal effects on the drainage pattern. The existing dwelling is serviced by water well and septic field.

The Applicant did not provide a summary of any community consultation; however, no comments were received in response to the circulation by the County. The lot and road plan provides a shadow plan as to how the quarter section could further subdivide and, at the subdivision stage, a road acquisition agreement would be required to facilitate the potential development pattern for the adjacent parcels.



ROCKY VIEW COUNTY

Land Use Bylaw

The proposed land use district is the appropriate designation for the intended use and parcel size of the subject lands.

ADDITIONAL CONSIDERATIONS:

N/A.

Respectfully submitted,

"Theresa Cochran"

Executive Director
Community Development Services

Concurrence,

"Al Hoggan"

Chief Administrative Officer

ON/sl

ATTACHMENTS

ATTACHMENT 'A': Application Information

ATTACHMENT 'B': Application Referrals

ATTACHMENT 'C': Bylaw C-8044-2020 and Schedule A

ATTACHMENT 'D': Map Set



ROCKY VIEW COUNTY

ATTACHMENT 'A': APPLICATION INFORMATION

APPLICANT: Jason & Meaghan Cenaiko	OWNERS: Jason & Meaghan Cenaiko
DATE APPLICATION RECEIVED: March 9, 2020	DATE DEEMED COMPLETE: October 27, 2020
GROSS AREA: ± 2.43 hectares (± 6.00 acres)	LEGAL DESCRIPTION: Lot 4, Block 2, Plan 181 1163 with SW-5-23-28-W4M
SOILS (C.L.I. from A.R.C.): No significant limitations.	
HISTORY: May 31, 2018: Subdivision plan 181 1163 was registered, creating the subject parcel.	
PUBLIC & AGENCY SUBMISSIONS: The application was circulated to 66 adjacent landowners and no responses were received. The application was also circulated to a number of internal and external agencies, as depicted in Attachment 'B'; relevant comments are addressed within 'Additional Considerations' above.	



ATTACHMENT B: APPLICATION REFERRALS

AGENCY	COMMENTS
<i>Internal Departments</i>	
Planning and Development Services (Engineering)	<p data-bbox="451 428 570 459">General:</p> <ul data-bbox="500 478 1455 575" style="list-style-type: none"> The review of this file is based upon the application submitted. These conditions/recommendations may be subject to change to ensure best practices and procedures. <p data-bbox="451 594 646 625">Geotechnical:</p> <ul data-bbox="500 646 1133 678" style="list-style-type: none"> Engineering has no requirements at this time. <p data-bbox="451 697 667 728">Transportation:</p> <ul data-bbox="500 749 1516 1150" style="list-style-type: none"> Access to the proposed land is from an existing paved approach from Range Road 284A. As a condition of future subdivision stage, the applicant is required to enter into a mutual access easement with associated right of way plan for the continued use of the shared approach for both the existing lot and the proposed lot. As a condition of future subdivision endorsement, 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. The current Transportation Offsite Levy Bylaw C-7356-2014 would require an estimated payment of \$27,570 (6 acres x \$4595 per acre). <p data-bbox="451 1169 760 1201">Sanitary/Waste Water:</p> <ul data-bbox="500 1222 1455 1354" style="list-style-type: none"> As part of PRDP20193850 the applicant submitted a PSTS onsite Wastewater System Design which recommended the construction of a septic tank and treatment mound system. Engineering has no further requirements at this time. <p data-bbox="451 1373 886 1404">Water Supply And Waterworks:</p> <ul data-bbox="500 1425 1487 1558" style="list-style-type: none"> As part of PRDP20193850, the applicant submitted a Water Well Drilling Report which demonstrated the existing well had enough capacity for the existing home and the ADU. Engineering has no further requirements at this time. <p data-bbox="451 1577 821 1608">Storm Water Management:</p> <ul data-bbox="500 1629 1507 1726" style="list-style-type: none"> Upon review of the application, a Storm Water Management Plan is not warranted for this proposal, as the development appears to cause minimal effects to drainage patterns in the area <p data-bbox="451 1745 667 1776">Environmental:</p> <ul data-bbox="500 1797 1243 1829" style="list-style-type: none"> Engineering have no further requirements at this time.

Circulation Period: Agency – April 1, 2020 to May 6, 2020; Adjacent – June 15, 2020 to July 7, 2020

Agencies that were not required for distribution are not listed.



BYLAW C-8044-2020

A Bylaw of Rocky View County, in the Province of Alberta, to amend Rocky View County Bylaw C-8000-2020, being the Land Use Bylaw C-4841-97.

The Council of Rocky View County enacts as follows:

~~PART 1~~— Title

- 1 This Bylaw ~~shall~~ may be ~~known~~ cited as *Bylaw C-8044-2020*.

~~PART 2~~— Definitions

- 2 ~~In this Bylaw, the definitions and terms shall~~ Words in this Bylaw have the meanings ~~given to them in the Land Use Bylaw C-4841-97 and as those set out in the Municipal Government Act~~ except for the definitions provided below:-
 - (1) **“Council”** means the duly elected Council of Rocky View County;
 - (2) **“Municipal Government Act”** means the *Municipal Government Act*, RSA 2000, c M-26, as amended or replaced from time to time; and
 - (3) **“Rocky View County”** means Rocky View County as a municipal corporation and the geographical area within its jurisdictional boundaries, as the context requires.

~~PART 3~~— Effect ~~OF BYLAW~~

- 3 THAT ~~Part 5~~Schedule B, Land Use Maps, No. ~~33 and No. 33-SW~~ of Bylaw C-~~4841-97~~8000-2020 be amended by redesignating Lot 4, Block 2, Plan 1811163 within SW-05-23-28-W4M from Residential-~~Two~~, Rural District to Residential-~~One~~, Country Residential District, as shown on the attached Schedule 'A' forming part of this Bylaw.
- 4 THAT Lot 4, Block 2, Plan 1811163 within SW-05-23-28-W4M is hereby redesignated to Residential-~~One~~, Country Residential District as shown on the attached Schedule 'A' forming part of this Bylaw.

~~PART 4~~— ~~TRANSITIONAL~~ Effective Date

- 5 Bylaw C-8044-2020 ~~is passed and~~ comes into full force and effect when it receives third reading, and is signed ~~by the Reeve/Deputy Reeve and CAO or Designate, as per~~ in accordance with the *Municipal Government Act*.

Division: 4
File: 03305012/PL20200028

READ A FIRST TIME this 26th day of May, 2020

PUBLIC HEARING HELD this _____ day of _____, 2021

READ A SECOND TIME this _____ day of _____, 2021

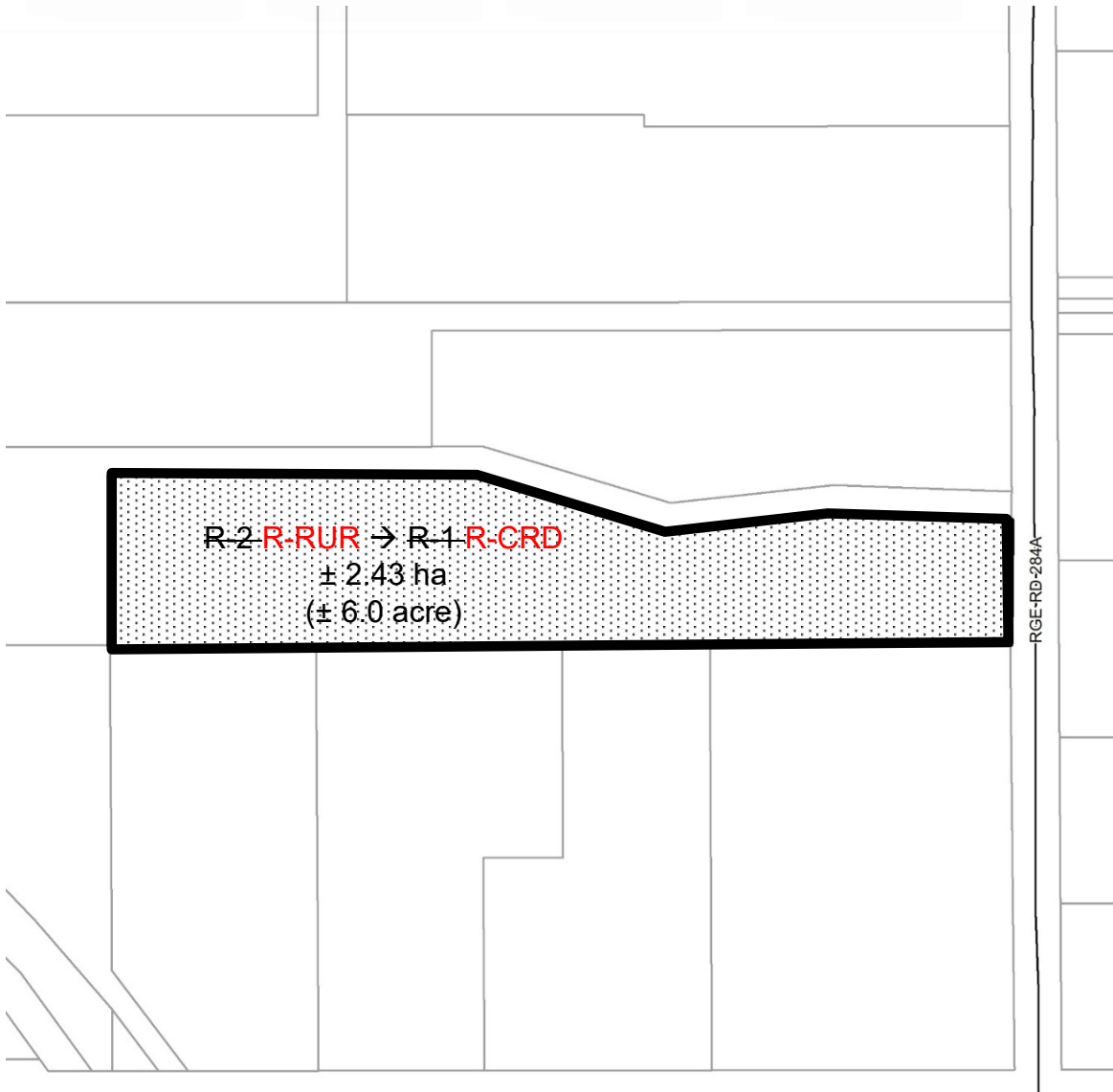
READ A THIRD AND FINAL TIME this _____ day of _____, 2021

Reeve

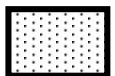
Chief Administrative Officer or Designate

Date Bylaw Signed

SCHEDULE "A"

BYLAW: C-8044-2020

AMENDMENT

FROM Residential Two District
Residential, Rural DistrictTO Residential One District
Residential, Country Residential District

Subject Land _____

LEGAL DESCRIPTION: Lot 4, Block 2, Plan 1811163
within SW-05-23-28-W4MFILE: 03305012 - PL20200028

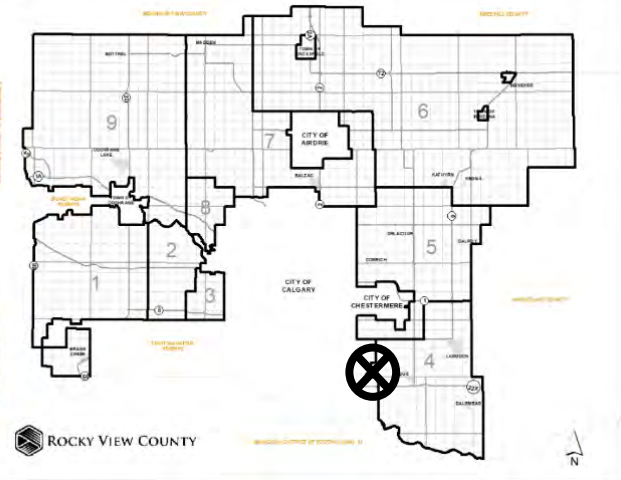
DIVISION: 4



Location & Context

Redesignation Proposal

To redesignate the subject land from Residential, Rural District (R-RUR) to Residential, Country Residential District (R-CRD).



Division: 4
Roll: 03305012
File: PL20200028
Printed: November 24, 2020
Legal: SW-05-23-28-W04M
Lot: 4 Block: 2 Plan: 1811163
Page 112 of 197



Development Proposal

Redesignation Proposal

To redesignate the subject land from Residential, Rural District (R-RUR) to Residential, Country Residential District (R-CRD).

R-RUR → R-CRD
± 2.43 ha
(6.0 acre)

RGE RD 284A

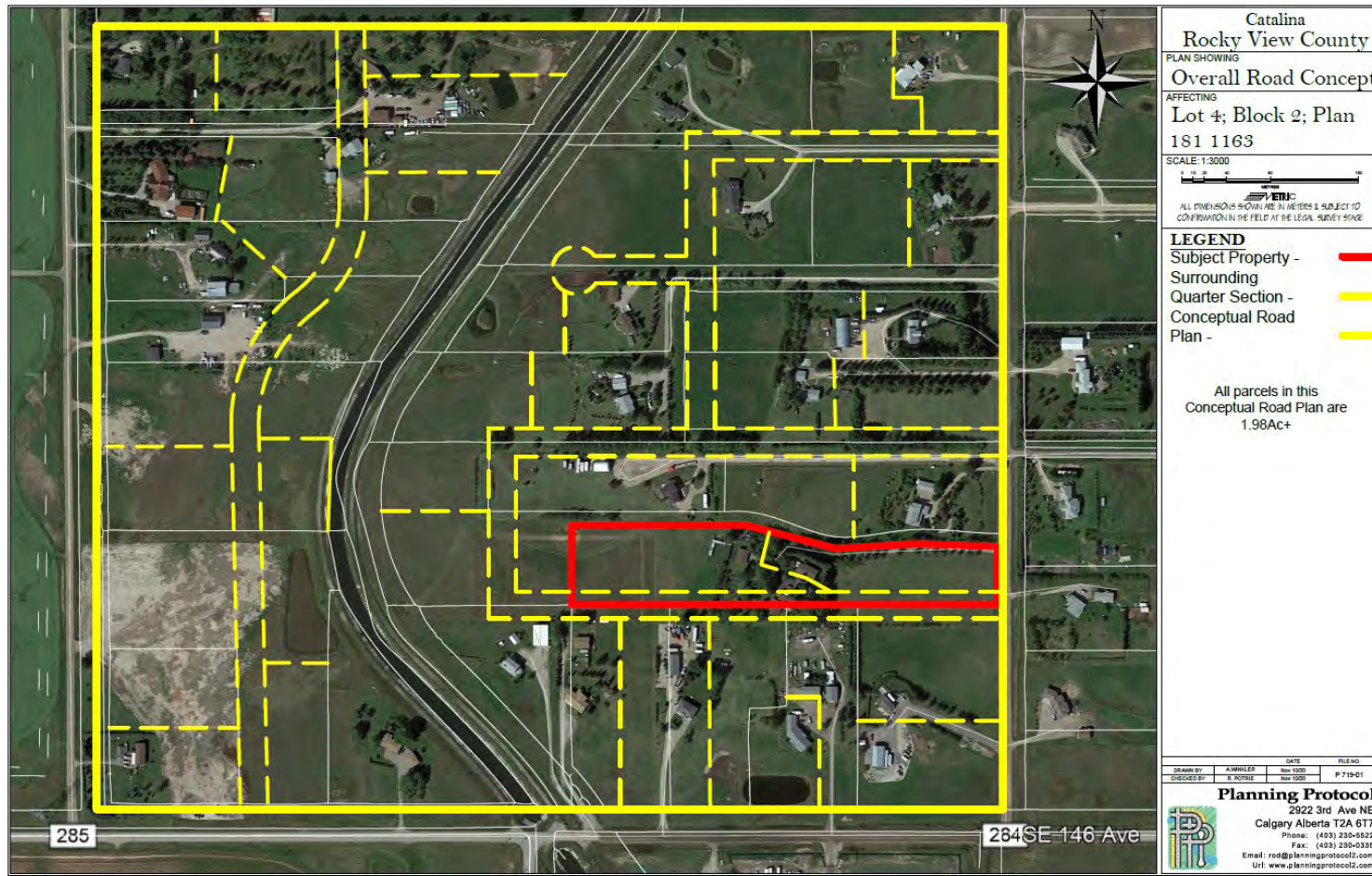




Lot and Road Plan

Redesignation Proposal

To redesignate the subject land from Residential, Rural District (R-RUR) to Residential, Country Residential District (R-CRD).



Division: 4
 Roll: 03305012
 File: PL20200028
 Printed: November 24, 2020
 Legal: SW-05-23-28-W04M
 Lot: 4 Block: 2 Plan: 1811163
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Environmental

Redesignation Proposal

To redesignate the subject land from Residential, Rural District (R-RUR) to Residential, Country Residential District (R-CRD).



- Subject Lands
- Contour - 2 meters
- Riparian Setbacks
- Alberta Wetland Inventory
- Surface Water

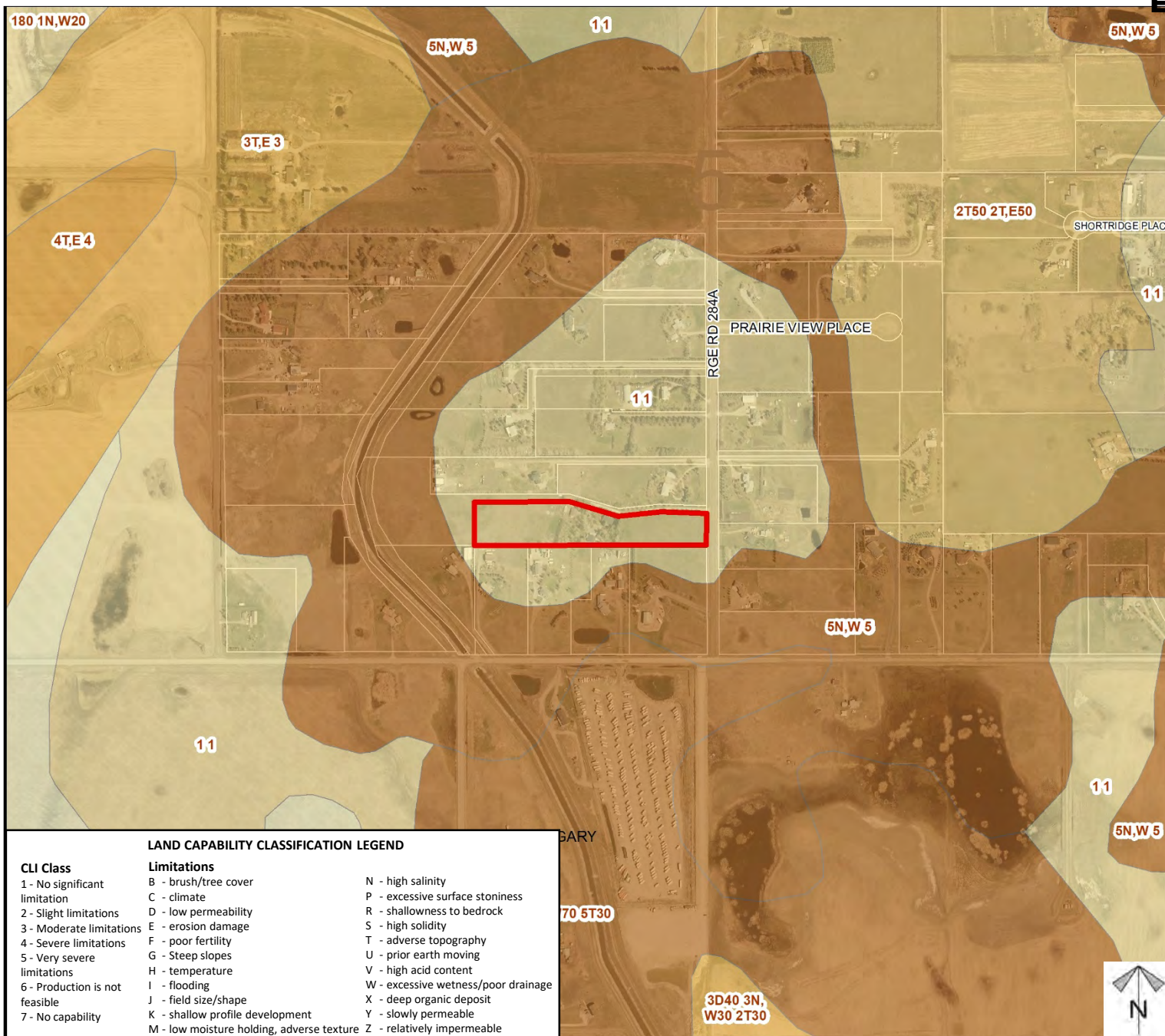
Division: 4
 Roll: 03305012
 File: PL20200028
 Printed: November 24, 2020
 Legal: SW-05-23-28-W04M
 Lot: 4 Block: 2 Plan: 1811163
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Soil Classifications

Redesignation Proposal

To redesignate the subject land from Residential, Rural District (R-RUR) to Residential, Country Residential District (R-CRD).



Division: 4
Roll: 03305012
File: PL20200028
Printed: November 24, 2020
Legal: SW-05-23-28-W04M
Lot: 4 Block: 2 Plan: 1811163
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Redesignation Proposal

To redesignate the subject land from Residential, Rural District (R-RUR) to Residential, Country Residential District (R-CRD)

Legend

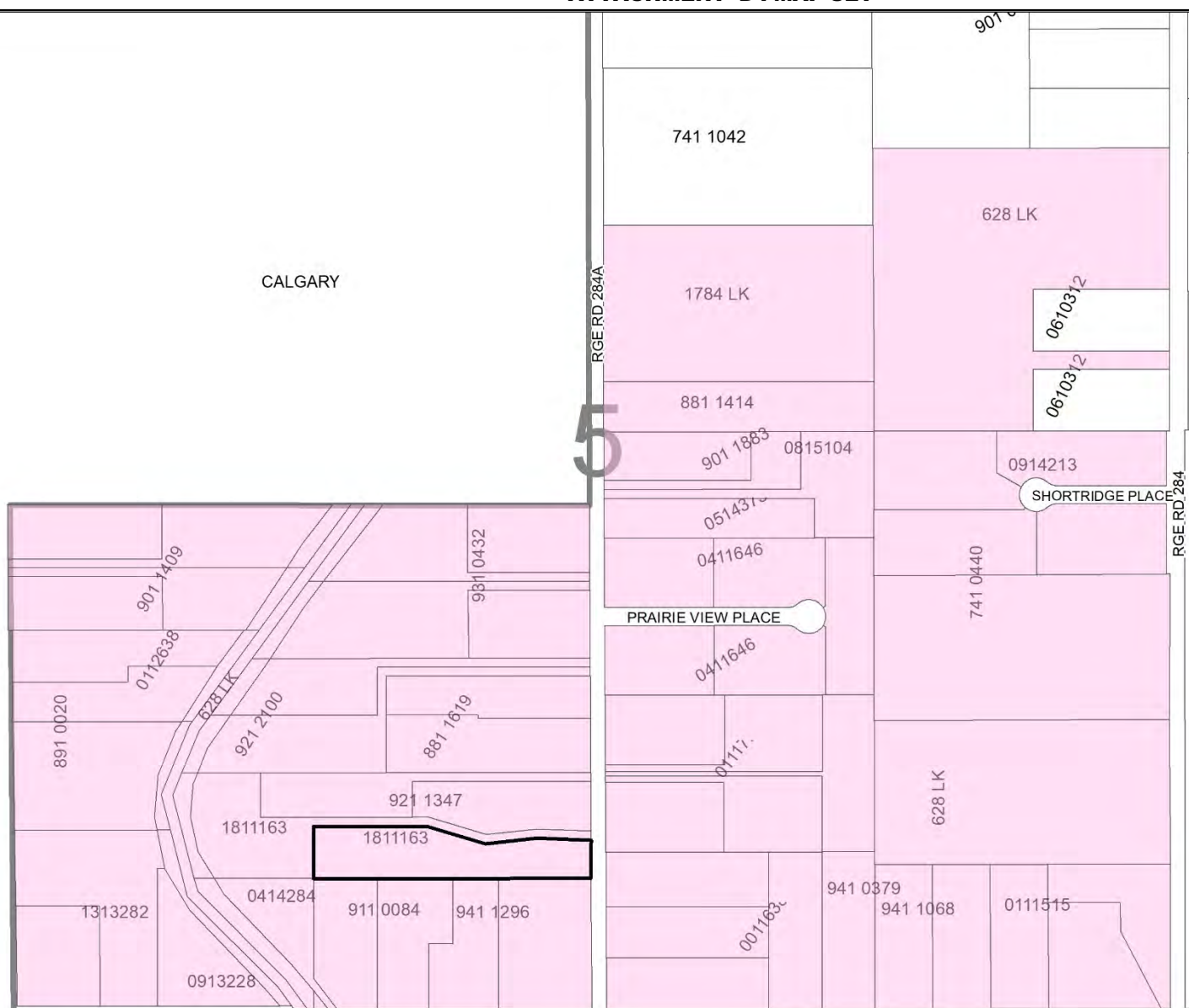
Support



Opposition



Division: 4
Roll: 03305012
File: PL20200028
Printed: November 24, 2020
Legal: SW-05-23-28-W04M
Lot: 4 Block: 2 Plan: 1811163
Page 117 of 197



Note: First two digits 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.





FINANCIAL SERVICES

TO:	Council		
DATE:	February 9, 2021	DIVISION:	All
FILE:	0630	APPLICATION:	N/A
SUBJECT:	2020 Year-End Audit Service Plan		

POLICY DIRECTION:

The Audit Service Plan supports the *Municipal Government Act* section 281 (1) – “*The auditor for the municipality must report to the council on the annual financial statements and financial information return of the municipality*”.

EXECUTIVE SUMMARY:

The 2020 Year-End Audit Service Plan from MNP LLP is attached to this report for Council's information. This plan is provided to Council on an annual basis as part of the provincially mandated audit process and sets out how MNP LLP will conduct the 2020 audit. MNP LLP intends to present their audit findings to Council on April 27, 2021.

ADMINISTRATION RECOMMENDATION:

Administration recommends that the 2020 Year-End Audit Service Plan be received as information in accordance with Option #1.

BACKGROUND:

On September 25, 2018, Council appointed MNP LLP as Rocky View County's auditors for a period of five years. MNP LLP has provided the attached Year-End Audit Service Plan to discuss their overall strategy and general arrangements for the audit of Rocky View County's 2020 financial statements. MNP's mandate includes completing an audit of the following areas: (1) The County's annual Financial Statements and supporting information; (2) the Family & Community Support Services (FCSS) program; and (3) the Local Authorities Pension Plan (LAPP) contributions.

MNP's responsibilities are as follows:

- 1) Report whether the December 31, 2020, financial statements present fairly, in all material respects, the financial position, results of operations, and cash flows of the Municipality in accordance with Canadian Public Sector Accounting Standards.
- 2) Conduct the audit in accordance with Canadian generally accepted auditing standards.
- 3) Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error; design and perform audit procedures responsive to those risks; and obtain audit evidence that is sufficient and appropriate to provide a basis for an opinion.
- 4) Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Municipality's control.
- 5) Evaluate the appropriateness of accounting policies used, and the reasonableness of accounting estimates and related disclosures made by management.
- 6) Evaluate the overall presentation, structure, and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

Administration Resources

Brenda Bateman, Financial Services



MNP LLP is present and available to discuss various topics, including materiality, fraud, the County's specific needs and expectations, or any other issues or concerns. Council has the opportunity to contact the Auditor at any time, or to direct the undertakings of the Auditor. For the purposes of this discussion, Council may choose to move to closed session, in accordance with the following:

- a) *Municipal Government Act Section 197(2); and*
- b) *Freedom of Information and Protection of Privacy Act*
 - Section 24 – Advice from officials
 - Section 25 – Disclosure harmful to economic and other interests of a public body

BUDGET IMPLICATIONS:

The funding for the 2020 year-end audit is included in the 2021 operating budget.

OPTIONS:

Option #1 THAT the 2020 Year-End Audit Service Plan be received as information.

Option #2 THAT alternative direction be provided.

Respectfully submitted,

Concurrence,

"Kent Robinson"

"Al Hoggan"

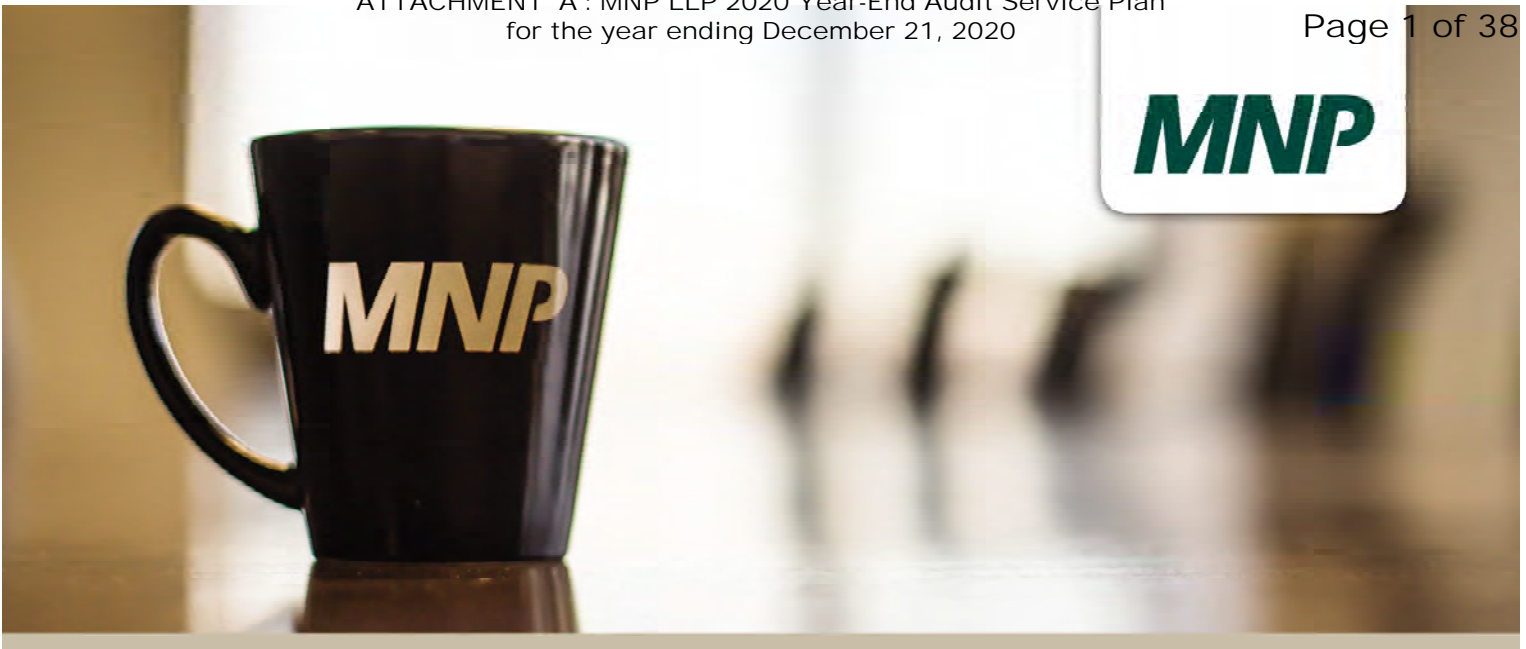
Executive Director
Corporate Services

Chief Administrative Officer

BB/rp

ATTACHMENTS:

ATTACHMENT 'A': MNP LLP 2020 Year-End Audit Service Plan for Rocky View County, for the year ending December 31, 2020



Rocky View County

2020 Audit Service Plan

Report to Council

For Year-Ended December 31, 2020

To be presented February 9, 2021

Julie Oliver, CPA, CA
T: 403.356.1265
E: Julie.Oliver@mnp.ca





Members of Council of Rocky View County

Dear Sirs/Mesdames:

We are pleased to present our Audit Service Plan for Rocky View County ("the County"). In this plan we describe MNP's audit approach, our engagement team, the scope of our audit and a timeline of anticipated deliverables. We are providing this Audit Service Plan to Council on a confidential basis. It is intended solely for the use of Council and is not intended for any other purpose. Accordingly, we disclaim any responsibility to any other party who may rely on this report.

Our audit will include an audit of the County's financial statements for the year ended December 31, 2020, prepared in accordance with Canadian public sector accounting standards. Our audit will be conducted in accordance with Canadian generally accepted auditing standards.

At MNP, our objective is to perform an efficient, high quality audit which focuses on those areas that are considered higher risk. We adhere to the highest level of integrity and professionalism. We are dedicated to maintaining open channels of communication throughout this engagement and will work with management to coordinate the effective performance of the engagement. Our goal is to exceed Council's expectations and ensure you receive outstanding service.

Additional materials provided along with this report include both our Engagement Letter and draft Independence Communication. Our Engagement Letter is the formal written agreement of the terms of our audit engagement as negotiated with management and outlines our responsibilities under Canadian generally accepted auditing standards. Our draft Independence Communication formally confirms in writing MNP's independence.

We look forward to discussing our Audit Service Plan with you and look forward to responding to any questions you may have.

Sincerely,

A handwritten signature in black ink that reads "MNP LLP".

Chartered Professional Accountants

encls.



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AUDIT SERVICE PLAN OVERVIEW

To make strategic business decisions with confidence, your stakeholders and Council of the County need relevant, reliable and independently audited financial information. But that's not all. You need an audit team that can deliver insight beyond the numbers and enhance the County's strategic planning and implementation processes so you can embrace new opportunities while effectively managing risk. Our audit strategy is risk based, and considers the limitations and opportunities you encounter each day, allowing our recommendations to be implemented with greater ease. Committed to your success, MNP delivers meaningful, reliable financial information to not only help you fulfill your compliance obligations, but also to achieve your key strategic goals.

Our Audit Service Plan outlines the strategy we will follow to provide the County's Council with our Independent Auditor's Report on the December 31, 2020 financial statements.




TOPICS FOR DISCUSSION

We are committed to providing superior client service by maintaining effective two-way communication. Topics for discussion include, but are not limited to:

- Changes to your business operations and developments in the financial reporting and regulatory environment
- Business plans and strategies
- Any other issues and/or concerns
- Fraud, including how fraud could occur, the risk of fraud and misstatement, and any actual, suspected or alleged fraud
- The management oversight process
- Your specific needs and expectations

KEY CHANGES AND DEVELOPMENTS

Based on our knowledge of the County and our discussions with management, we have noted the recent developments set out below. Our audit strategy has been developed considering these factors.

ISSUES AND DEVELOPMENTS	SUMMARY
 NEW REPORTING DEVELOPMENTS	<ul style="list-style-type: none"> • PS 1201 Financial Statement Presentation (New) • PS 2601 Foreign Currency Translation (New) • PS 3041 Portfolio Investments (New) • PS 3450 Financial Instruments (New and Amendment) • 2018 – 2019 Annual Improvements to Public Sector Accounting Standards (Amendment) • PS 3450 Financial Instruments (Amendment) • PS 3280 Asset Retirement Obligations (New) • PS 3400 Revenue (New) • 2019 - 2020 Annual Improvements to Public Sector Accounting Standards (Exposure Draft)
 NEW ASSURANCE DEVELOPMENTS	<ul style="list-style-type: none"> • CAS 315 Identifying and Assessing the Risks of Material Misstatement (Amendment) • CAS 540 Auditing Accounting Estimates and Related Disclosures (New)
 COVID 19	<p>Covid-19 is discussed further in other matters.</p>

Detailed information on Key Changes and Developments are included as Appendix A.

THE MNP AUDIT APPROACH

Council is responsible for approval of the financial statements and County policies, and for monitoring management's performance. Council should consider the potential for management override of controls or other inappropriate influences, such as earnings management, over the financial reporting process. Council, through delegation to management, is also responsible for the integrity of the accounting and financial reporting systems, including controls to prevent and detect fraud and misstatement, and to monitor compliance with relevant laws and regulations.

Effective discharge of these respective responsibilities is directed toward a common duty to provide appropriate and adequate financial accountability, and quality financial disclosure.

Key responsibilities of MNP and management are outlined in the Engagement Letter (see attached). More detailed discussion about MNP's audit process is provided in Appendix B.

AUDIT MATERIALITY

Materiality is an important audit concept. It is used to assess the significance of misstatements or omissions that are identified during the audit and is used to determine the level of audit testing that is carried out. Specifically, a misstatement or the aggregate of all misstatements in financial statements as a whole (and, if applicable, for particular classes of transactions, account balances or disclosures) is considered to be material if it is probable that the decision of the party relying on the financial statements, who has reasonable understanding of business and economic activities, will be changed or influenced by such a misstatement or the aggregate of all misstatements.

The scope of our audit work is tailored to reflect the relative size of operations of the County and our assessment of the potential for material misstatements in the County's financial statements as a whole (and, if applicable, for particular classes of transactions, account balances or disclosures). In determining the scope, we emphasize relative audit risk and materiality, and consider a number of factors, including:

- The size, complexity, and growth of the County;
- Changes within the organization, management or accounting systems; and
- Concerns expressed by management.

**\$3,500,000 will be used for materiality
based on 3% of revenue.**

Judgment is applied separately to the determination of materiality in the audit of each set of financial statements (and, if applicable, for particular classes of transactions, account balances or disclosures) and is affected by our perception of the financial information needs of users of the financial statements. In this context, it is reasonable to assume that users understand that financial statements are prepared, presented and audited to levels of materiality; recognize uncertainties inherent in the measurement of amounts based on the use of estimates, judgment and consideration of future events; and make reasonable economic decisions based on the financial statements. The foregoing factors are taken into account in establishing the materiality level.

Materiality for the current and prior year is detailed in the table below.

2020 PLANNING MATERIALITY	2019 PLANNING MATERIALITY	2019 FINAL MATERIALITY
\$ 3,500,000	\$ 3,500,000	\$ 3,500,000

RISK ASSESSMENT

Our audit process focuses on significant risks identified during the pre-planning and planning and risk assessment stage, ensuring that audit procedures are **tailored to your specific circumstances** and appropriately address those risks.

Based on the preliminary risk assessment procedures performed, we have identified the following significant and high risks which will be addressed during our audit. We have also outlined the proposed audit response to address those risks. We will update our risk assessment as the audit progresses for additional risks identified and will inform management of any additional significant risks identified.

SIGNIFICANT RISK AREA	PROPOSED AUDIT RESPONSE
Inventory The nature of inventory makes it susceptible to theft.	Observe physical safeguards; compare pit surveys to knowledge from attendance at a sample pit.
Cash The nature of cash makes it susceptible to misappropriation.	Observe safeguards over cash and cash receipts.
Sale of goods/rendering of services Some fines or services may be paid for in cash which is subject to misappropriation.	Walkthrough additional procedures of City View, bank reconciliations, bad debt and adjustments.
Tax revenues Values used for calculating property tax are subjective. Risk that improvements on a property do not get reflected in value therefore property tax revenue would not be complete.	Recalculate overall values for property taxes using approved millrates and compare property values to those submitted to the Alberta government. Walkthrough processes to ensure improvements get reflected in property values.
Government transfers Contributions received are subject to restrictions imposed by the contributors and can only be recognized when expenditures related to the restricted use have been incurred.	Select a sample of projects and review a sample of expenditures to ensure that expenditures are eligible for that grant and therefore the stipulations are met. Review grant contracts and backup to ensure proper revenue and deferred revenue recognition.
Expenses An unauthorized expense may be paid.	Expense testing and payables testing includes ensuring that invoices are approved before they are paid.
Deposit liabilities Risk of inaccurate deposit liabilities due to unrecorded deposits or deposits for which all criteria has been met and they should be cleared from the listing.	Complete substantive testing on deposits to ensure that all deposits on the listing are appropriate. Discuss completeness of deposits with employees and corroborate explanations.

SIGNIFICANT RISK AREA	PROPOSED AUDIT RESPONSE
<p>Deferred revenue and restricted contributions</p> <p>Government transfers are significant and could be manipulated by recording in the wrong period.</p>	<p>Complete testing on invoices to ensure that all expenditures allocated to projects are eligible expenditures.</p> <p>Sample of grants are chosen and all backup is reviewed to ensure that expenses are eligible expenses and that the grant revenue can be recognized or deferred as appropriate for the circumstances.</p>
<p>Site contamination and landfill liabilities</p> <p>The calculation of site contamination and landfill closure and post-closure liabilities is complex and subject to significant estimation.</p>	<p>Discuss with client to ensure all liabilities have been set up in the year. Compare methodology and estimates to the prior period and obtain explanation for changes. New changes for asset retirement obligations to come into effect in subsequent years have been discussed with management.</p>
<p>Tangible capital assets</p> <p>Risk of treating upgrades to capital Items inconsistently. This risk includes the risk of contributed assets not being recorded.</p>	<p>Ensure capital items tested are appropriately recorded. Test values used for contributed assets and completion of contributed assets.</p>

OTHER MATTERS

Impact of COVID-19 on our Audit

The COVID-19 ("COVID") outbreak in Canada has had a significant impact on business through the restrictions put in place by governments regarding travel, business operations and isolation/quarantine orders. MNP remains fully operational and we have taken steps to ensure we will be able to continue to carry out our work for you under changing circumstances. We have a robust continuity plan in place and have taken precautionary measures to ensure the health and well being of our clients, team members, and families. Our team members continue to be available to connect with you and manage your engagement by phone, email, and video messaging. Your information will remain confidential and secure on our servers. Given these uncertain and challenging times, we expect the COVID outbreak to impact our audit as follows:

Timing of our audit - As our team members are fully operational, working remotely, we do not expect any changes to the timing of the annual audit. We have been in communication with Rocky View County and confirmed the timing to be similar to prior years. Should the timing of our deliverables change, or unforeseen circumstances arise, we will notify you immediately.

Additional considerations & procedures to undertake - As the full impact of COVID-19 on operations and the economy is not fully known, and continues to change, we expect our audit approach to evolve and adapt as required. Additional considerations, at this time, are as follows:

Valuation of receivables – as most receivables relate to amounts receivable from government entities or will be collectible through the property tax recovery mechanisms, and the overall receivable balance is generally small, we do not expect a significant impact on our audit approach.

Impairment – consideration will be given to the County's capital assets to determine if any assets have been impacted by COVID and are being carried at an amount in excess of their fair value. We will ask management to determine whether there has been any impact on the fair value of capital assets. Thereafter, an assessment will be performed, on a sample basis and with a focus on high value assets, whereby the team will investigate the circumstances surrounding specific assets.

Estimates – the County uses limited estimates in the preparation of its financial statements. As such, we do not anticipate a significant impact on the County or our audit work.

Controls environment – business disruptions could result in changes in controls and processes which were previously followed by management and staff. When performing walk-throughs, the audit team inquired with regards to changes in processes that have occurred as a result of COVID.

Audit evidence – in light of restrictions on travel and visiting client offices, the audit team will request that all supporting documents be scanned, or copied and couriered. Professional judgment will be applied in assessing electronic documents for manipulation or falsification.

Financial statement disclosures – We anticipate that disclosure of the impact of COVID on the County will be included in the audited financial statements, specifically any impacts on the nature and extent of business risks

TIMING OF THE AUDIT

Based on the audit planning performed and areas of audit risks identified, the following timelines for key deliverables have been discussed and agreed upon with management:

KEY DELIVERABLE	EXPECTED DATE
Presentation of December 31, 2020 Audit Service Plan to Council	February 9, 2021
Year-end fieldwork procedures	March 15, 2021 to March 26, 2021
Draft year-end financial statements to be discussed with management	April 13, 2021
Presentation of December 31, 2020 Audit Findings Report to Council	April 27, 2021
Presentation of Management Letter to Council	April 27, 2021
Issuance of Independent Auditor's Report	April 27, 2021

AUDIT TEAM

In order to ensure effective communication between Council and MNP, we outline below the key members of our audit team that will be responsible for the audit of the County and the role they will play:

TEAM MEMBERS	CONTACT INFORMATION
Julie Oliver, CPA, CA Engagement Partner	E: Julie.Oliver@mnp.ca
Melisa Milne, CPA, CA Concurring Partner	E: Melisa.Milne@mnp.ca
Lindsey Schmidt, CPA Manager	E: Lindsey.Schmidt@mnp.ca
Sean Reynolds, Audit Team	E: Sean.Reynolds@mnp.ca
Madison Bruce, Audit Team	E: Madison.Bruce@mnp.ca

In order to serve you better and meet our professional responsibilities, we may find it necessary to expand our audit team to include other MNP professionals whose consultation will assist us to evaluate and resolve complex, difficult and/or contentious matters identified during the course of our audit.

Any changes to the audit team will be discussed with you to ensure a seamless process and that all concerned parties' needs are met.



FEES AND ASSUMPTIONS

DESCRIPTION	2020 ESTIMATE	2019 ACTUAL
Base audit fee as per our fee quote June 4, 2018	\$ 42,000	\$ 42,000

If any significant issues arise during the course of our audit work which indicate a possibility of increased procedures or a change in the audit timetable, these will be discussed with management by the engagement partner, so a mutually agreeable solution can be reached.

Invoices will be rendered as work progresses in accordance with the following schedule:

DESCRIPTION	AMOUNT
Progress billing #1 upon commencement of field work	\$ 21,000
Progress billing #2 upon completion of field work	\$ 16,800
Final billing – upon release of the independent auditor's report	\$ 4,200

APPENDIX A – KEY CHANGES AND DEVELOPMENTS

We would like to bring to your attention the following accounting and auditing developments, which may have some impact on your financial reporting.

ISSUES AND DEVELOPMENTS SUMMARY

NEW REPORTING DEVELOPMENTS

PS 1201 Financial Statement Presentation (New)

In June 2011, as a result of the issuance of PS 3450 *Financial Instruments*, the Public Sector Accounting Board (PSAB) issued new PS 1201 *Financial Statement Presentation*, which revises and replaces PS 1200 *Financial Statement Presentation*. The main features of the new standard are:

- Remeasurement gains and losses are reported in a new statement: the statement of remeasurement gains and losses.
- Other comprehensive income arising when a government includes the results of government business enterprises and government business partnerships in its financial statements, is reported in the statement of remeasurement gains and losses.
- Accumulated surplus or deficit is presented as the total of the accumulated operating surplus or deficit and the accumulated remeasurement gains and losses.

The Section is effective in the same period PS 2601 *Foreign Currency Translation* and PS 3450 are adopted. PS 2601 and PS 3450 are to be adopted together and were to be effective for fiscal years beginning on or after April 1, 2019. In March 2018, the Public Sector Accounting Board (PSAB) approved an extension of the effective date to fiscal years beginning on or after April 1, 2021. On June 25, 2020, the PSAB made the decision to defer the effective date by one year due to the impact of the COVID-19 pandemic. The new Section is now effective for annual financial statements relating to fiscal years beginning on or after April 1, 2022. Early application continues to be permitted.

PS 2601 Foreign Currency Translation (New)

In June 2011, as a result of the issuance of PS 3450 *Financial Instruments*, the Public Sector Accounting Board (PSAB) issued new PS 2601 *Foreign Currency Translation*, which revises and replaces PS 2600 *Foreign Currency Translation*. The main features of the new standard are:

- The definition of currency risk is conformed to the definition in PS 3450.
- Removal of the exception relating to the measurement of items on initial recognition that applies when synthetic instrument accounting is used.
- Subsequent to initial recognition, non-monetary foreign currency items included in the fair value category in accordance with PS 3450 are adjusted at each financial statement date to reflect the exchange rate at that date.
- The deferral and amortization of foreign exchange gains and losses relating to long-term foreign currency monetary items is discontinued.
- Exchange gains and losses are recognized in the statement of remeasurement gains and losses until the period of settlement.
- Removal of hedge accounting and the presentation of items as synthetic instruments.

The transitional provisions in this standard were amended in May 2012, effective at the time the standard is initially applied, to clarify application to hedging instruments for government organizations transitioning from the standards in Part V of the CPA Canada Handbook – Accounting. Gains or losses yet to be recognized in net income prior to the transition date associated with designated hedging instruments are accounted for in accumulated remeasurement gains or losses at transition. Additionally, a new transitional provision has been added that applies to government organizations transitioning from the standards in Part V with self-sustaining foreign operations. Accumulated other comprehensive income (OCI) from translation of self-sustaining foreign operations is recognized in accumulated remeasurement gains or losses on transition.

The Section is effective in the same period PS 3450 is adopted. PS 2601 and PS 3450 were to be effective for fiscal years beginning on or after April 1, 2019. In March 2018, the Public Sector Accounting Board (PSAB) approved an extension of the effective date to fiscal years beginning on or after April 1, 2021. On June 25, 2020, the PSAB made the decision to defer the effective date by one year due to the impact of the COVID-19 pandemic. The new Section is now effective for annual financial statements relating to fiscal years beginning on or after April 1, 2022. Early application continues to be permitted.

APPENDIX A – KEY CHANGES AND DEVELOPMENTS (continued from previous page)

PS 3041 Portfolio Investments (New)

In March 2012, as a result of the issuance of PS 3450 *Financial Instruments*, the Public Sector Accounting Board (PSAB) issued new PS 3041 *Portfolio Investments*, which revises and replaces PS 3030 *Temporary Investments* and PS 3040 *Portfolio Investments*. The main features of the new standard are:

- PS 3041 does not make a distinction between temporary and portfolio investments, and is cross referenced and conformed to the requirements of PS 3450.
- Investments previously within the scope of PS 3030, which are not cash equivalents, are now accounted for within the scope of PS 3041.

This Section is effective in the same period PS 1201 *Financial Statement Presentation*, PS 2601 *Foreign Currency Translation* and PS 3450 are adopted. PS 1201, PS 2601 and PS 3450 are to be adopted together and were to be effective for fiscal years beginning on or after April 1, 2019. In March 2018, the Public Sector Accounting Board (PSAB) approved an extension of the effective date to fiscal years beginning on or after April 1, 2021. On June 25, 2020, the PSAB made the decision to defer the effective date by one year due to the impact of the COVID-19 pandemic. The new Section is now effective for annual financial statements relating to fiscal years beginning on or after April 1, 2022. Early application continues to be permitted.

PS 3450 Financial Instruments (New and Amendment)

In June 2011, the Public Sector Accounting Board (PSAB) issued new PS 3450 *Financial Instruments*. The new standard establishes requirements for recognition, measurement, derecognition, presentation and disclosure of financial assets and financial liabilities, including derivatives. The main features of the new standard are:

- Financial instruments are classified into two measurement categories: fair value, or cost or amortized cost.
 - Almost all derivatives, including embedded derivatives not closely related to the host contract, are measured at fair value.
 - Portfolio investments in equity instruments quoted in an active market are measured at fair value.
 - Other financial assets and financial liabilities are generally measured at cost or amortized cost.
 - An entity may elect to measure any group of financial assets or financial liabilities (or both) at fair value when the entity has a risk management or investment strategy to manage those items on a fair value basis.
- Remeasurement gains and losses on financial instruments measured at fair value are reported in the statement of remeasurement gains and losses until the financial instrument is derecognized.
- Budget to actual comparisons are not required within the statement of remeasurement gains and losses;
- Financial liabilities are derecognized when, and only when, they are extinguished.
- Financial assets and financial liabilities are only offset and reported on a net basis if a legally enforceable right to set off the recognized amounts exists, and the entity intends to settle on a net basis or realize/settle the amounts simultaneously.

In May 2012, the transitional provisions for this Section were amended, effective at the time the standard is initially applied, to clarify that the measurement provisions are applied prospectively. Adjustments to previous carrying amounts are recognized in opening accumulated remeasurement gains or losses. Additionally, a new transitional provision has been added that applies to government organizations transitioning from the standards in Part V of the CPA Canada Handbook – Accounting with items classified as available for sale. Accumulated other comprehensive income (OCI) from items classified as available for sale is recognized in accumulated remeasurement gains or losses on transition.

PS 3450 was to be effective for fiscal years beginning on or after April 1, 2019. In March 2018, the Public Sector Accounting Board (PSAB) approved an extension of the effective date to fiscal years beginning on or after April 1, 2021. On June 25, 2020, the PSAB made the decision to defer the effective date by one year due to the impact of the COVID-19 pandemic. The new Section and amendments are now effective for annual financial statements relating to fiscal years beginning on or after April 1, 2022. Early application continues to be permitted. In the period that a public sector entity applies PS 3450, it also applies PS 1201 and PS 2601.

2018 – 2019 Annual Improvements to Public Sector Accounting Standards (Amendment)

In September 2019, the Public Sector Accounting Board (PSAB) issued annual improvements to correct errors in wording or clarify the PSA Handbook and other guidance. The amendments include:

- Removal of due process procedures from the PSA Handbook and other guidance as PSAB's Due Process Manual contains the due process the Board must follow.
- Various amendments to correct inconsistencies and update terminology in affected Standards related to the introduction of the government component category in 2014.
- Various amendments to PS 3060 *Government Partnerships*, mainly to update terminology.

APPENDIX A – KEY CHANGES AND DEVELOPMENTS (continued from previous page)

- Other minor amendments to address further inconsistencies or areas requiring clarification, as well as consequential amendments to various other standards.

The amendments are effective for fiscal years beginning on or after April 1, 2020 and should be applied retrospectively. Early adoption is permitted.

PS 3450 Financial Instruments (Amendment)

In April 2020, the Public Sector Accounting Board (PSAB) issued amendments to PS 3450 *Financial Instruments*. The main features of the amendments include:

Bond Repurchase Transactions

- Bond repurchase transactions are only to be treated as extinguishments when they are either:
 - Legally discharged;
 - An exchange of debt instruments with substantially different terms; or
 - A substantial modification of the terms of an existing financial liability or part of it.

Section Application

- Clarification that PS 3450 does not apply unless a contractual right or a contractual obligation underlies a receivable or payable. By definition, there must be a contract for there to be a financial instrument.
- Clarification for how to account for a transfer of collateral pursuant to a credit risk management mechanism in a derivative contract.
- Addition of application guidance explaining that derecognition of a financial asset does not occur if the transferor of a financial asset retains substantially all the risks and benefits of ownership.

Transitional Provisions

- Clarification that a controlling government should use carrying values of the financial assets and liabilities in the records of its government organizations when consolidating a government organization.
- For financial assets or financial liabilities in the cost or amortized cost category which have an associated unamortized discount, premium or transaction costs, the unamortized discount, premium or transaction costs should be included in the item's opening carrying value.
- For derivatives which may not have been recognized or may not have been measured at fair value prior to the adoption of PS 3450, any difference between the previous carrying value and fair value should be recognized in the opening balance of accumulated remeasurement gains and losses.

The amendments were to be effective for fiscal years beginning on or after April 1, 2021. On June 25, 2020, the PSAB made the decision to defer the effective date by one year due to the impact of the COVID-19 pandemic. The new Section and amendments are now effective for annual financial statements relating to fiscal years beginning on or after April 1, 2022. Early application continues to be permitted.

PS 3280 Asset Retirement Obligations (New)

In August 2018, new PS 3280 *Assets Retirement Obligations* was included in the CPA Canada Public Sector Accounting Handbook (PSA HB). The new PS 3280 establishes standards on how to account for and report a liability for asset retirement obligations (ARO). As asset retirement obligations associated with landfills are included in the scope of new PS 3280, PS 3270 *Solid Waste Landfill Closure and Post-Closure Liability* will be withdrawn.

The main features of this standard are as follows:

- An ARO represents a legal obligation associated with the retirement of a tangible capital asset.
- Asset retirement costs increase the carrying amount of the related tangible capital asset and are expensed in a rational and systematic manner.
- When an asset is no longer in productive use, the associated asset retirement costs are expensed.
- Measurement of the ARO liability should result in the best estimate of the amount required to retire a tangible capital asset at the financial statement date.
- Subsequent measurement of the ARO liability results in either a change in the carrying amount of the related tangible capital asset or an expense. The accounting treatment depends on the nature of the remeasurement and whether the asset remains in productive use.
- The best method to estimate the liability is often a present value technique.

This standard was to be effective for fiscal years beginning on or after April 1, 2021. On June 25, 2020, the PSAB made the decision to defer the effective date by one year due to the impact of the COVID-19 pandemic. The new Section is now

APPENDIX A – KEY CHANGES AND DEVELOPMENTS (continued from previous page)

effective for annual financial statements relating to fiscal years beginning on or after April 1, 2022. Early application continues to be permitted.

PS 3400 Revenue (New)

In November 2018, new PS 3400 *Revenue* was included in the CPA Canada Public Sector Accounting Handbook (PSA HB). The new PS 3400 establishes standards on how to account for and report on revenue by distinguishing between revenue arising from transactions that include performance obligations and transactions that do not have performance obligations. The main features of this Section are as follows:

- Performance obligations are enforceable promises to provide specific goods or services to a specific payor.
- Performance obligations can be satisfied at a point in time or over a period of time.
- The new standard outlines five indicators to determine if the revenue would be recognized over a period of time.
- Revenue from a transaction with a performance obligation(s) is recognized when, or as, the entity has satisfied the performance obligation(s).
- Revenue from transactions with no performance obligation is recognized when a public sector entity has the authority to claim or retain an inflow of economic resources and a past event that gives rise to a claim of economic resources has occurred.

Further editorial changes have also been made to other standards as a result of the issuance of PS 3400.

This Section was to be effective for fiscal years beginning on or after April 1, 2022. On June 25, 2020, the PSAB made the decision to defer the effective date by one year due to the impact of the COVID-19 pandemic. The new Section is now effective for annual financial statements relating to fiscal years beginning on or after April 1, 2023. Early application continues to be permitted.

2019 - 2020 Annual Improvements to Public Sector Accounting Standards (Exposure Draft)

In January 2020, the Public Sector Accounting Board (PSAB) issued its annual improvements Exposure Draft (ED) to correct errors in wording or clarify the PSA Handbook and other guidance. The ED reflects the following proposed improvements:

- Clarification of the transitional provisions, i.e., method of application and effective dates, for consequential amendments;
- Updates to the disclosure requirements in various standards to reflect the requirement of PS 3380 *Contractual Rights* relating to disclosure of contractual rights.
- Replacement of the term “contingencies” with “contingent assets and contingent liabilities” in various standards.

PSAB approved the amendments in July 2020 and the amendments are expected to be issued in the fall of 2020. The amendments will be effective for fiscal years beginning on or after April 1, 2021. Earlier application will be permitted. The amendments are proposed to be applied retrospectively.

APPENDIX A – KEY CHANGES AND DEVELOPMENTS (continued from previous page)

NEW ASSURANCE DEVELOPMENTS

CAS 315 Identifying and Assessing the Risks of Material Misstatement (Amendment)

In May 2020, the Auditing and Assurance Standards Board (AASB) issued the revised CAS 315 *Identifying and Assessing the Risks of Material Misstatement Through Understanding the Entity and its Environment*, to align with the International Auditing and Assurance Standards Board's (IAASB) changes to International Standards on Auditing (ISA) 315 (revised), with the same title.

The revised CAS 315 incorporates changes to establish more robust requirements and detailed guidance to assist auditors in performing appropriate risk assessment procedures corresponding with the size and nature of the entity. It also includes changes to enhance the application of professional skepticism in audits. The revised CAS 315 accomplishes the following:

- Distinguishes the nature and extent of work needed for indirect and direct controls in the system of internal control;
- Clarifies which controls need to be identified for evaluating the design of a control, and determining whether the control has been implemented;
- Highlights scalability of the standard by keeping the principles-based requirements focused on what needs to be done, and using separate headings in the application material to illustrate scaling based on the complexity of the situation;
- Clarifies the definition of "significant risk" and introduces the concept of spectrum of inherent risk to assist the auditor in making a judgment, based on the likelihood and magnitude of a possible misstatement, on a range from higher to lower, when assessing risks of material misstatement;
- Introduces the concept of inherent risk factors, including complexity, subjectivity, change, uncertainty or susceptibility to misstatement due to management bias or other fraud risk factors insofar as they affect inherent risk;
- Introduces the concepts of "significant classes of transactions, account balances and disclosures" and "relevant assertions" to assist with the identification and assessment of the risk of material misstatement;
- Separates the assessment of inherent and control risk;
- Enhances the auditor's considerations regarding the entity's use of information technology and how it affects the audit, and includes considerations for using automated tools and techniques in the application material;
- Introduces a requirement to "stand back" to evaluate the completeness of the significant classes of transactions, account balances and disclosures at the end of the risk assessment process;
- Uses more explicit language and enhances requirements and application material to reinforce the importance of exercising professional skepticism when performing risk assessment procedures; and
- Clarifies the threshold for identifying possible risks of material misstatement in CAS 200 *Overall Objectives of the Independent Auditor and the Conduct of an Audit in Accordance with Canadian Auditing Standards*.

As a result of issuing the revised CAS 315, requirements for several other standards have been amended to better articulate the auditor's responsibilities regarding identifying and assessing the risks of material misstatement:

- CAS 240 *The Auditor's Responsibilities Relating to Fraud in an Audit of Financial Statements*
- CAS 330 *The Auditor's Responses to Assessed Risks*
- CAS 402 *Audit Considerations Relating to an Entity Using a Service Organization*
- CAS 540 *Auditing Accounting Estimates and Related Disclosures*

The revised CAS 315 and other conforming amendments to other standards are effective for audits of financial statements for periods beginning on or after December 15, 2021. Earlier application is permitted.

CAS 540 Auditing Accounting Estimates and Related Disclosures (New)

In March 2019, the Auditing and Assurance Standards Board (AASB) revised and replaced CAS 540 *Auditing Accounting Estimates, Including Fair Value Accounting Estimates, and Related Disclosures*. The revised CAS 540 incorporates changes to establish more robust requirements and appropriately detailed guidance to foster audit quality by driving auditors to perform appropriate procedures in relation to accounting estimates and related disclosures.

This revised CAS:

- Introduces the concept of inherent risk factors, including estimation uncertainty, complexity, subjectivity and others;
- Introduces a separate assessment of inherent risk and control risk for accounting estimates;
- Explicitly recognizes the spectrum of inherent risk;
- Enhances requirements for risk assessment procedures related to obtaining an understanding of the entity and its environment, including internal control;
- Introduces objectives-based work effort requirements to design and perform further audit procedures to respond to

APPENDIX A – KEY CHANGES AND DEVELOPMENTS (continued from previous page)

- assessed risks of material misstatement;
- Enhances the “stand-back” requirements by adding an evaluation of corroborative and contradictory audit evidence obtained regarding the accounting estimates;
- Enhances requirements to obtain audit evidence about whether the disclosures are reasonable; and
- Includes a requirement to consider matters regarding accounting estimates when communicating with those charged with governance.

As a result of issuing revised CAS 540, the following standards have been amended to clarify the auditor's responsibilities regarding auditing accounting estimates and related disclosures:

- CAS 500 *Audit Evidence*;
- CAS 700 *Forming an Opinion and Reporting on Financial Statements*; and
- CAS 701 *Communicating Key Audit Matters in the Independent Auditor's Report*.

Further editorial changes have also been made to other standards as a consequence of revising CAS 540.

The revised CAS 540 is effective for audits of financial statements for periods beginning on or after December 15, 2019. Earlier application is permitted.

APPENDIX B – THE AUDIT PROCESS

OUR PLAN

Our overall audit strategy is risk-based and controls-oriented. Assessment and identification of risk is performed continuously throughout the audit process. We focus on the risks that have a potential impact on the financial accounting systems and subsequent financial reporting.

Our overall audit strategy does not, and is not intended to involve the authentication of documents, nor are our team members trained or expected to be experts in such authentication. Unless we have reason to believe otherwise, we accept records and documents as genuine. The subsequent discovery of a material misstatement resulting from fraud does not, in and of itself, indicate a failure to comply with Canadian generally accepted auditing standards.

AUDIT PROCEDURES


To meet our responsibilities in accordance with Canadian generally accepted auditing standards, our audit examination includes:

- Obtaining an understanding of the entity and its environment, including its controls, in order to identify and assess the risk that the financial statements contain material misstatements due to fraud or misstatement;
- Assessing the adequacy of and examining, on a test basis, the key controls over significant transaction streams and over the general organizational and computer environments;
- Assessing the systems used to ensure compliance with applicable legislative and related authorities pertaining to financial reporting, revenue raising, borrowing, and investing activities;
- Examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements;
- Assessing the appropriateness and consistency of accounting principles used and their application;
- Assessing the significant estimates used by management; and,
- Assessing the entity's use of the going concern basis of accounting in the preparation of the financial statements.

As part of our planning process, we will also undertake to inform Council of concerns relating to management's implementation and maintenance of controls, and the effects of any such concerns on the overall strategy and scope of the audit. These concerns might arise from the nature, extent and frequency of management's assessments of controls in place to detect fraud and misstatement, and of the risk that the financial statements may be misstated; from a failure by management to appropriately address significant deficiencies in controls identified in prior audits; and, from our evaluation of the County's control environment, and management's competence and integrity.

APPENDIX B – THE AUDIT PROCESS (continued from previous page)

OVERALL RELIANCE

CONTROL RELIANCE LEVEL	LOW/NONE	MODERATE	HIGH
DESCRIPTION	<p>Where we cannot rely on controls because they are weak or absent, or where it is deemed to be more efficient to carry out a high level of direct substantive tests of transactions and balances. Audit evidence is primarily obtained through detailed verification procedures and sufficient substantive tests of details and transactions.</p> <p>For Rocky View County, while there are many controls in place, it is more efficient to do a substantive audit.</p>	<p>Where there are some deficiencies in systems application or procedural controls, or where it is deemed to be inefficient to test systems application controls, but where we can test and rely on the management monitoring systems in place to detect and correct material misstatements in the financial reporting systems. Testing of controls is supplemented with a moderate level of substantive tests of details and transactions.</p>	<p>Where a high degree of control is in place in the areas of management monitoring controls AND systems application and procedural controls. Our audit work focuses on testing both management monitoring and systems application and procedural controls, and is supplemented with a low level of substantive tests of details and transactions.</p>
PLANNED RELIANCE		—	—

For the December 31, 2020 audit, we are planning to place low reliance on the County's accounting systems. This level of reliance is consistent with the prior year, and will involve mainly substantive tests of transactions and balances.

The amount of substantive work will be reduced for cycles where there are controls in place that MNP can test and rely on.

As part of our audit work we will update our understanding of the entity and its environment, including the controls relevant to our audit of the principal transaction cycles, sufficient to identify and assess the risks of material misstatement of the financial statements resulting from fraud or misstatement. This will be accomplished through inquiries with management and others within the entity, analytical procedures and observation and inspection. Furthermore, we will consider whether effective controls have been established to adequately respond to the risks arising from the use of IT or manual systems and test the operation of those controls to an extent sufficient to enable us to reduce our substantive work. Our review of the County's controls will not be sufficient to express an opinion as to their effectiveness or efficiency.



Although we will provide Council with any information about significant deficiencies in internal control that have come to our attention, we may not be aware of all the significant deficiencies in internal control that do, in fact, exist.

APPENDIX B – THE AUDIT PROCESS (continued from previous page)

USE OF SPECIALISTS

To obtain sufficient appropriate audit evidence to support our opinion, we intend to solicit the assistance of Airborne Engineering. By relying on their calculation on the estimated gravel inventory, the specialist will form part of our audit strategy in relation to ensure the County's calculation of gravel inventory is correct.

We have sole responsibility for the audit opinion being expressed, and that responsibility is not reduced by our use of a specialist. We will, in accordance with Canadian generally accepted auditing standards, evaluate the competence, capabilities and objectivity of any specialists we employ to ensure their work is adequate for our purposes.

INHERENT LIMITATIONS IN THE AUDITING PROCESS

An auditor cannot obtain absolute assurance that material misstatements in the financial statements will be detected due to factors such as the use of significant judgment regarding the gathering of evidence and the drawing of conclusions based on the audit evidence acquired; the use of testing of the data underlying the financial statements; inherent limitations of controls; and, the fact that much of the audit evidence available to the auditor is persuasive, rather than conclusive in nature.

Because of the nature of fraud, including attempts at concealment through collusion and forgery, an audit designed and executed in accordance with Canadian generally accepted auditing standards may not detect a material fraud. While effective controls reduce the likelihood that misstatements will occur and remain undetected, they do not eliminate that possibility. Therefore, the auditor cannot guarantee that fraud, misstatements and non-compliance with laws and regulations, if present, will be detected when conducting an audit in accordance with Canadian generally accepted auditing standards.

The likelihood of not detecting material misstatements resulting from management fraud is greater than for employee fraud, because management is in a position to manipulate records, present fraudulent information or override controls.

We will inform the appropriate level of management or Council with respect to identified:

- Misstatements resulting from errors, other than clearly trivial misstatements;
- Fraud, or any information obtained that indicates that fraud may exist;
- Evidence obtained that indicates non-compliance or possible non-compliance with laws and regulations, other than that considered inconsequential;
- Significant deficiencies in the design or implementation of controls to prevent and detect fraud or misstatement; and
- Related party transactions that are not in the normal course of operations and that involve significant judgments made by management concerning measurement or disclosure.

Our concern as auditors is with material misstatements, and thus, we are not responsible for the detection of misstatements that are not material to the financial statements taken as a whole.

APPENDIX C – AUDITOR INDEPENDENCE

AUDITOR INDEPENDENCE

An essential aspect of all our services to the County is an independent viewpoint, which recognizes that our responsibilities are to the members. While the concept of independence demands a questioning and objective attitude in conducting our audit, it also requires the absence of financial or other interests in the County. In accordance with our firm's policy, and the Rules of Professional Conduct, which govern our profession, neither MNP nor any of its team members assigned to the engagement or any of its partners, are permitted to have any involvement in or relationship with the County that would impair independence or give that appearance. As auditors, we subscribe to the highest standards and are required to discuss the auditor's independence with Council on an annual basis. Under the standard an auditor shall:

- Disclose to, Council in writing, all relationships between the auditor and the County that in the auditor's professional judgment may reasonably be thought to bear on our independence;
- Confirm in writing that, in its professional judgment, MNP is independent within the meaning of the Rules of Professional Conduct as of February 9, 2021; and,
- Discuss the auditor's independence with Council.

Our draft Independence Communication to Council discussing our independence, the general form and content of which we expect to provide to Council upon the conclusion of our audit, is attached to this report.

During the course of the audit, we will communicate any significant new matters that come to our attention that, in our professional judgment, may reasonably be thought to bear on our independence. At the completion of our audit, we will reconfirm our independence.

INDEPENDENCE COMMUNICATION

(See Attached)



February 9, 2021

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

Dear Sirs/Mesdames:

We have been engaged to audit the financial statements of Rocky View County ("the County") as at December 31, 2020 and for the year then ended.

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

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

We are not aware of any relationship between the County and MNP that, in our professional judgment, may reasonably be thought to bear on our independence, which have occurred from January 1, 2020 to February 9, 2021.

We hereby confirm that MNP is independent with respect to the County within the meaning of the Rules of Professional Conduct of the Chartered Professional Accountants of Alberta as of February 9, 2021.

The total fees charged to the County for 2020 audit services interim billings were \$21,000 during the period from January 1, 2020 to February 9, 2021. In addition, the total fees charged for the 2019 audit services during the period noted was \$21,000. There was also \$4,000 in fees charged for other services (LAPP and FCSS reporting) during the period. There were no billings for non-audit services.

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

We look forward to discussing with you the matters addressed in this letter as well as other matters that may be of interest to you at our meeting on February 9, 2021. We will be prepared to answer any questions you may have regarding our independence as well as other matters.

Sincerely,

Chartered Professional Accountants

ENGAGEMENT LETTERS

(See Attached)



October 13, 2020

Mr. Woods
Rocky View County
262075 Rocky View Point
Rocky View County, AB T4A 0X2

Dear Mr. Woods:

This letter will confirm the arrangements discussed with you regarding the services we will render to Rocky View County ("the County") for the fiscal year ended December 31, 2020.

Our responsibilities

We will audit the financial statements of Rocky View County for the year ended December 31, 2020. We will also audit the financial information return of Rocky View County for the year ended December 31, 2020.

Our audits will be conducted in accordance with Canadian generally accepted auditing standards. Accordingly, we will plan and perform our audit to obtain reasonable, but not absolute, assurance that the financial statements taken as a whole are free of material misstatement, whether caused by fraud or error. The financial information return will be prepared within the required presentation and financial reporting provisions of the Municipal Financial Information Return Manual as provided by Alberta Municipal Affairs.

Our statutory function as auditors is to report to Council by expressing an opinion on the financial statements. At the conclusion of our audit we will submit to you reports containing our opinions on the financial statements and the financial information return. If, during the course of our work, it appears for any reason that we will not be in a position to render an unmodified opinion on the financial statements or financial information return, we will discuss this with you.

Our responsibilities, objective, scope, independence and the inherent limitations of an audit conducted in accordance with Canadian generally accepted auditing standards are detailed in Appendix A, which forms part of our mutual understanding of the terms of this engagement.

Management's responsibilities

The operations of the County are under the control of management, which has responsibility for the accurate recording of transactions and the preparation and fair presentation of the financial statements in accordance with Canadian public sector accounting standards. This includes the design, implementation and maintenance of internal control relating to the preparation and presentation of the financial statements.

Appendix B, which describes in detail management's responsibilities with respect to this engagement, forms part of our mutual understanding of the terms of this engagement.

Reporting

Unless unanticipated difficulties are encountered, our reports will be substantially in the form illustrated in Appendix C. We will also provide a report on the audited financial information return.

Fees and expenses

Our fees and expenses are discussed in detail in Appendix D.

Other matters

We will, as permitted by the Rules of Professional Conduct, provide additional services upon request, in areas such as taxation, leadership and human resource management, communication, marketing, strategic planning, financial management and technology consulting.

Our standard terms and conditions, included as Appendix E, form part of our mutual understanding of the terms of this engagement. In the event that you choose to terminate this engagement based on the terms outlined in Appendix E, we reserve the right to notify all financial statement users of the change.

The privacy and security of the personal information you provide is important to us. We strive to ensure the strictest compliance with all applicable provincial and federal standards of protection and disclosure of personal information by any and all of our employees, agents, divisions and/or affiliates (referred to collectively as "MNP"). You may review our privacy policy at www.mnp.ca. We will not collect, use, or disclose any of your personal information without your knowledge and consent, unless required to do so by legal authority or the applicable provincial Rules of Professional Conduct.

By signing this engagement letter you agree that for the purposes of this engagement MNP may collect, use, and disclose personal information in accordance with our privacy policy. You also agree that MNP may collect and use personal information from you for the purposes of providing other services or informing you of other opportunities from time to time ("Other Matters"). Personal information that is not relevant to the purposes of this engagement or to any Other Matters will not be disclosed to anyone for any reason without your further prior consent.

In accordance with professional regulations (and by Firm policy), our client files must be periodically reviewed by provincial or national practice inspectors and by other Firm personnel to ensure we are adhering to professional and Firm standards. Confidentiality of client information will be maintained throughout this process.

The arrangements outlined in this letter and its appendices will continue in effect from year to year, unless changed in writing.

We believe the foregoing correctly sets forth our understanding, but if you have any questions, please let us know. If you find the arrangements acceptable, please acknowledge your agreement to the understanding by signing and returning the second copy of this engagement letter to us.

It is a pleasure for us to be of service to you. We look forward to many years of association with you and Rocky View County.

Yours truly,

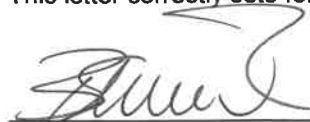
MNP LLP

Chartered Professional Accountants

encls.

RESPONSE:

This letter correctly sets forth the understanding of Rocky View County.



Officer Signature

Manager Financial Services

Title Date

OCT 28 2020

Appendix A: Our Audit Responsibilities, Objective, Scope and Limitations

The following details our responsibilities as auditors and the objective, scope, independence and inherent limitations of an audit conducted in accordance with Canadian generally accepted auditing standards.

Our responsibilities, objective and scope

Our audit will be planned and performed to obtain reasonable assurance that the financial statements taken as a whole are free of material misstatement, whether caused by fraud or error. If any of the following matters are identified, they will be communicated to the appropriate level of management:

- Misstatements, resulting from error, other than immaterial misstatements;
- Fraud or any information obtained that indicates that a fraud may exist;
- Events or conditions identified that may cast significant doubt on the entity's ability to continue as a going concern;
- Any evidence obtained that indicates non-compliance or possible non-compliance with laws and regulations has occurred;
- Significant deficiencies in the design or implementation of controls to prevent and detect fraud or misstatements; and
- Related party transactions identified that are not in the normal course of operations and that involve significant judgments made by management concerning measurement or disclosure.

The matters communicated will be those that we identify during the course of our audit. Audits do not usually identify all matters that may be of interest to management in discharging its responsibilities. The type and significance of the matter to be communicated will determine the level of management to which the communication is directed.

Furthermore, we will consider the County's controls over financial reporting for the purpose of identifying types of potential misstatement, considering factors that affect the risks of material misstatement, and determining the nature, timing and extent of auditing procedures necessary for expressing our opinion on the financial statements.

Independence

The Rules of Professional Conduct require that we are independent when conducting this engagement. We will communicate to the Council any relationships between the County (including related entities) and MNP LLP ("MNP") that, in our professional judgment, may reasonably be thought to bear on our independence.

If matters should arise during this engagement that can reasonably be assumed to have impaired our independence, we may need to withdraw from this engagement.

Audit limitations

An audit involves performing procedures to obtain audit evidence regarding the amounts and disclosures in the financial statements. This includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

It is important to recognize that an auditor cannot obtain absolute assurance that material misstatements in the financial statements will be detected because of factors such as the use of judgment, selective testing of data, inherent limitations of controls, and the fact that much of the audit evidence available is persuasive rather than conclusive in nature.

Appendix A: Our Audit Responsibilities, Objective, Scope and Limitations *(continued from previous page)*

Furthermore, because of the nature of fraud, including attempts at concealment through collusion and forgery, an audit designed and executed in accordance with Canadian generally accepted auditing standards may not detect a material misstatement due to fraud.

While effective controls reduce the likelihood that misstatements will occur and remain undetected, they do not eliminate that possibility. Therefore, we cannot guarantee that fraud, misstatements and non-compliance with laws and regulations, if present, will be detected when conducting an audit in accordance with Canadian generally accepted auditing standards.

The audit of the financial statements and the issuance of our audit opinion are solely for the use of the County and those to whom our report is specifically addressed. We make no representations of any kind to any third party in respect of these financial statements and we accept no responsibility for their use by any third party. If our name is to be used in connection with the financial statements, you will attach our independent audit report when distributing the financial statements to third parties.

We ask that our names be used only with our consent and that any information to which we have attached a communication be issued with that communication unless otherwise agreed to by us.

Appendix B: Management Responsibilities

During the course of our audit, you will be required to provide and make available complete information that is relevant to the preparation and presentation of the financial statements, including:

- Financial records and related data;
- Copies of all minutes of meetings of council and committees;
- Access to personnel to whom we may direct our inquiries;
- Information relating to any known or possible instances of non-compliance with laws, legislative or regulatory requirements (including financial reporting requirements);
- Information relating to all related parties and related party transactions; and
- Allowing access to those within the entity from whom the auditor determines it necessary to obtain audit evidence.

Management's responsibility with respect to fraud and misstatement includes:

- The design and implementation of controls for its prevention and detection;
- An assessment of the risk that the financial statements may be materially misstated;
- Disclosure of situations where fraud or suspected fraud involving management, employees who have significant roles in controls, or others, where the fraud could have a material effect on the financial statements, have been identified or allegations have been made; and
- Communicating your belief that the effects of any uncorrected financial statement misstatements aggregated during the audit are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

In accordance with Canadian generally accepted auditing standards, we will request a letter of representation from management at the close of our audit in order to confirm oral representations given to us and reduce the possibility of misunderstanding concerning matters that are the subject of the representations. These representations are used as evidence to assist us in deriving reasonable conclusions upon which our audit opinion is based.

If the County plans any reproduction or publication of our report, or a portion thereof, printer's proofs of the complete documents should be submitted to us in sufficient time for our review, prior to making such documents publicly available. It will also be necessary for you to furnish us with a copy of the printed report. Further, it is agreed that in any electronic distribution, for example on Rocky View County's website, management is solely responsible for the accurate and complete reproduction of our report and the subject matter on which we reported, and for informing us of any subsequent changes to such documents. However, we are responsible to read the documents to ensure accuracy, and consider the appropriateness of other information accompanying the audited financial statements, upon initial posting.

Appendix C: Illustrative Independent Auditor's Report

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

Report on the Audit of the Financial Statements

Opinion

We have audited the financial statements of Rocky View County (the "County"), which comprise the statement of financial position as at December 31, 2020, and the statements of operations, changes in net financial assets, cash flows and the related schedules for the year then ended, and notes to the financial statements, including a summary of significant accounting policies.

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of the County as at December 31, 2020, and the results of its operations and its cash flows for the year then ended in accordance with Canadian public sector accounting standards.

Basis for Opinion

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

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

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

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

Appendix C: Illustrative Independent Auditor's Report *(continued from previous page)*

Auditor's Responsibilities for the Audit of the Financial Statements

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

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

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

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

Red Deer, Alberta

(date)

Chartered Professional Accountants

Appendix C: Illustrative Independent Auditor's Report *(continued from previous page)*

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

Report on the Audit of the Financial Information Return

Opinion

We have audited the municipal financial information return of Rocky View County (the "County"), which comprise the schedule 9A statement of financial position as at December 31, 2020, and schedules 9B through 9AA for the year then ended, and notes to the financial statements, including a summary of significant accounting policies.

In our opinion, the financial statements are prepared, in all material respects, in accordance with the required presentation and financial reporting provisions of the Municipal Financial Information Return Manual as provided by Alberta Municipal Affairs.

Basis for Opinion

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

Emphasis of Matter

We draw attention to Note 1 to the financial statements, which describes the basis of accounting. The financial statements are prepared to comply with the financial reporting requirements with Alberta Municipal Affairs, to be used primarily for statistical purposes. As a result, the financial statements may not be suitable for another purpose. Our report is not modified in respect of this matter. Our report is intended solely for the County and Alberta Municipal Affairs and should not be distributed to or used by parties other than the County or Alberta Municipal Affairs.

Other Matter

The County has prepared a set of financial statements for the year ended December 31, 2020 in accordance with Canadian public sector accounting standards on which we issued an auditor's report to the Reeve and Council of the County dated April xx, 2021.

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

Management is responsible for the preparation of the financial statements in accordance with the financial reporting provisions of the Municipal Financial Information Return Manual as provided by Alberta Municipal Affairs, and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

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

Appendix C: Illustrative Independent Auditor's Report *(continued from previous page)*

Auditor's Responsibilities for the Audit of the Financial Statements

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

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

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

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

Red Deer, Alberta

(date)

Chartered Professional Accountants

Appendix D: Fees and Expenses

Our fees are determined on the basis of time spent on the engagement at the tariff rates of various members of our team. Any disbursements will be added to the billing.

The estimate of fees for the audit services to be provided is \$42,000.

Invoices will be rendered as work progresses in accordance with the following schedule:

Progress billing #1 upon commencement of field work	\$	21,000
Progress billing #2 upon completion of field work	\$	16,800
Final billing – upon release of the independent auditors' report	\$	4,200

LAPP and FCSS fees will be billed separately at \$2,000 each upon delivery.

In signing this letter, you acknowledge your approval of the above billing schedule and amounts. Invoices expected to be issued that do not adhere to this schedule, or are in excess of the amounts noted above, will be discussed with you for your approval. Fees collected will be applied to overdue invoices first, followed by subsequently issued invoices in order of issuance. If payment is not received in accordance with the above schedule, we will at our discretion cease all work until the scheduled payments are received.

In the event of an outstanding balance for professional services rendered, we reserve the right to exercise a lien over those records in our possession for which a lien is maintainable, including but not limited to our own work product.

You authorize MNP to obtain or exchange any personal information with any personal information agent for the purpose of establishing or verifying your financial standing.

Our estimated fees are based on our audit fee quotation previously presented to you. This estimate relies on the following assumptions:

- No significant deficiencies in internal controls which cause procedures to be extended;
- No major unadjusted misstatement(s) or un-reconciled balances;
- Significantly all adjusting entries are completed prior to trial balance and journal entries being provided to the audit team;
- All management and required staff are available as needed;
- Information and working papers required, as outlined in our letter of fiscal year-end requirements, are provided in the mutually agreed form and timing; and
- There are no changes to the agreed upon engagement timetable and reporting requirements.

We will ask that your personnel, to the extent possible, prepare various schedules and analysis, and make various invoices and other documents available to our team. This assistance will facilitate the progress of our work and minimize the cost of our service to you.

If any significant issues arise during the course of our audit work which indicate a possibility of increased procedures or a change in the audit timetable, these will be discussed with management by the practitioner leading your engagement so a mutually agreeable solution can be reached. In accordance with our standard terms and conditions, included as Appendix E, if significant changes to the arrangements set forth in this engagement letter are required, any change in scope of the engagement will need to be agreed in writing, in a "Change Order" agreement.

Appendix E: Standard Terms and Conditions

The following standard terms and conditions and the engagement letter to which they are attached form one agreement and set out the terms and conditions upon which MNP LLP ("MNP") will provide services to you (the "County").

1. **Timely Performance** - MNP will use all reasonable efforts to complete, within any agreed-upon time frame, the performance of the services described in the engagement letter to which these terms and conditions are attached. However, MNP shall not be liable for failures or delays in performance that arise from causes beyond our control, including the untimely performance by the County of its obligations as set out in the engagement letter.
2. **Right to Terminate Services** - The County may terminate the engagement upon 30 days written notice. If this occurs, the County shall pay for time and expenses incurred by MNP up to the termination date, together with reasonable time and expenses incurred to bring the services to a close in a prompt and orderly manner. Should the County not fulfil its obligations as set out herein and in the engagement letter, and in the event that the County fails to remedy such default within 30 days following receipt of notice from MNP to that effect, MNP may, upon written notification and without prejudice to its other rights and resources, terminate provision of our services as described in the engagement letter. In such case, MNP shall not be responsible for any loss, costs, expenses, or damages resulting from such termination.
3. **Change Order** - If, subsequent to the date of this engagement letter, the County requires significant changes to the arrangements set forth in this engagement letter, the County will be required to agree to the change in scope of the engagement in writing, in a "Change Order" agreement. The "Change Order" agreement will set forth the revised arrangements and scope of services to be performed and any related additional fees associated.
4. **Fees** - Any fee estimates by MNP take into account the agreed-upon level of preparation and assistance from the County's personnel. MNP undertakes to advise the County's management on a timely basis should this preparation and assistance not be provided, or should any other circumstances arise which cause actual time to exceed the estimate.
5. **Administrative Expenses** - Administrative expenses include costs such as long distance telephone and telecommunication charges, photocopying, delivery, postage, and clerical assistance. These expenses are based on a percentage of our fees for professional services (5%). Where applicable, federal, provincial, or other goods and services or sales taxes have been paid on these expenses. Other major costs such as travel, meals, accommodation and other significant expenses will be charged as incurred.
6. **Billing** - Bills will be rendered as indicated in the letter above. Accounts are due and payable upon receipt. Interest may be charged on the balance of any accounts remaining unpaid for more than 30 days, at a rate of 1.5% per month (19.56% per annum).
7. **Taxes** - All fees and other charges do not include any applicable federal, provincial, or other goods and services or sales taxes, or any other taxes or duties whether presently in force or imposed in the future. The County shall assume and pay any such taxes or duties, without deduction from the fees and charges hereunder.
8. **Governing Law** - The engagement will be governed and construed in accordance with the laws of the Province of Alberta, and shall be deemed in all respects to be an Alberta contract. The County and MNP submit to the courts of that jurisdiction with respect to all matters arising under or by virtue of this Agreement.

Appendix E: Standard Terms and Conditions *(continued from previous page)*

9. **Working Papers** - MNP owns all working papers and files, other materials, reports and work created, developed or performed during the course of the engagement, including intellectual property used in the preparation thereof. We will provide management with a copy of all practitioner-prepared working papers necessary for the County's accounting records. MNP may develop software, including spreadsheets, documents, databases, and other electronic tools, to assist us with our assignment. As these tools and working papers were developed specifically for our purposes and without consideration of any purpose for which the County might use them, any such tools which may be provided to the County, will be made available on an "as is" basis only, at our discretion, and should not be distributed to or shared with any third party. Except as indicated in the Rules of Professional Conduct or by any legal proceeding, we have no responsibility to share our working papers with you or with any other parties.
10. **Out-sourcing** - MNP may out-source to third party service providers certain data-entry functions. To protect our clients, we have imposed detailed contractual obligations on these service providers regarding the safeguarding, confidentiality and security of your personal information. Nevertheless, our service provider may be required by the applicable laws of a foreign country to disclose personal information in its custody to that country's government or agencies pursuant to a lawful court order made in that country.
11. **Nature of the Limited Liability Partnership (LLP)** - MNP is a registered limited liability partnership, as permitted by legislation enacted in our governing jurisdiction of the Province of Alberta. This legislation provides that a partner of an LLP is not personally liable for any of the debts, obligations, or liabilities of the LLP or any of the other partners which may arise as a result of any negligent act or omission of another partner of the LLP, or by any employee of the partnership, unless such act or omission is committed by the partner him or herself or by a person under the partner's direct supervision and control. All partners of an LLP remain personally liable for any acts or omissions arising as a result of their own negligence, and for the acts or omissions of those directly under their supervision or control, and shall continue to be subject to unlimited personal liability for all of the other liabilities of the partnership. The legislation does not reduce or limit in any way the liability of the partnership itself, and all of the partnership's assets and insurance coverage remain at risk.
12. **Release and Limitation of Liability** - The County and MNP agree to the following with respect to MNP's liability to the County:
 - a. In any action, claim, loss or damage arising out of the engagement, the County agrees that MNP's liability will be several and not joint and the County may only claim payment from MNP of MNP's proportionate share of the total liability based on the degree of fault of MNP as finally determined by a court of competent jurisdiction.
 - b. Other than for matters finally determined to have resulted from the gross negligence, fraud or willful misconduct of MNP, whether the claim be in tort, contract, or otherwise:
 - i. MNP shall not be liable to the County and the County releases MNP for all claims, damages, costs, charges and expenses (including legal fees and disbursements) incurred or suffered by the County related to, arising out of, or in any way associated with the engagement to the extent that the aggregate of such amounts is in excess of the total professional fees paid by the County to MNP in connection with this engagement during the 12 month period commencing from the date of the engagement letter to which these terms and conditions are attached; and,
 - ii. MNP shall not be liable to the County for any consequential, indirect, lost profit or similar damages, or failure to realize expected savings, relating to MNP's services provided under the engagement letter to which these terms and conditions are attached.

Appendix E: Standard Terms and Conditions *(continued from previous page)*

13. **Indemnity** - The County agrees to jointly and severally indemnify and hold harmless MNP against:
- All claims, damages, costs, charges and expenses (including legal fees and disbursements) which are related to, arise out of, or are in any way associated with the engagement, whether the claims are civil, penal, regulatory, or administrative in nature, other than those finally determined by a court of competent jurisdiction to have resulted from MNP's gross negligence, fraud or willful misconduct; and,
 - Notwithstanding "a.," all claims, damages, costs, charges and expenses (including legal fees and disbursements) which are related to, arise out of, or are in any way associated with the engagement, whether the claims are civil, penal, regulatory, or administrative in nature, that arise from or are based on any deliberate misstatement or omission in any material, information or representation supplied or approved by any officer or member of the Board of Directors of the County.

For the purposes of paragraph 12. and 13., "MNP" shall mean MNP LLP and its directors, officers, partners, professional corporations, employees, subsidiaries and affiliates and to the extent providing services under the engagement letter to which these terms are attached, MNP LLP, its member firms, and all of their partners, principals, members, owners, directors, staff and agents; and in all cases any successor or assignee.

14. **Survival of Terms** - The County and MNP agree that clauses 12. and 13. will survive termination of the engagement.
15. **Electronic Communications** - Unless the County prefers we use a particular manner of communication and specifies as much in writing, MNP will use whatever form of communication it deems most efficient in the circumstances. In many instances, this will involve the use of internet e-mail. With respect to internet e-mail, MNP and the County both acknowledge that neither party has control over the performance, reliability, availability, or security of internet e-mail. Additionally, MNP staff may be required or requested to work from your offices during which visits access to and use of and reliance upon your electronic environment (including but not limited to, your network, Internet, and extranet resources) is necessitated. The County accepts that MNP shall not be liable for any loss, damage, expense, harm or inconvenience resulting from any loss, delay, interception, corruption, security breach, delivery failure, incompatibility, incompleteness or alteration of any document or transmission arising from the use of e-mail or the transmission of any document outside of MNP's electronic environment.
16. **Confirmation.com** - By signing this engagement letter, you agree to the use by MNP of Capital Confirmation Inc. ("CCI") as a third party service provider and the use of CCI's platform (the "Platform") to prepare, request and receive confirmations required to perform the engagement. You acknowledge and agree that data being uploaded/downloaded via the Platform may reside on servers located in the United States and that CCI could be required to disclose data, including personal information, in its custody to the United States government, government agencies, courts or law enforcement or regulatory agencies pursuant to the laws of the United States. MNP shall not be liable for any loss or damage arising from your or MNP's use of CCI as a service provider or use of the Platform, including any losses relating to CCI's collection, use, disclosure or loss of your data or personal information. You agree to pay all fees for requesting and receiving confirmations. For more information, you can review the third party service provider's Terms and Conditions and Privacy Policy on CCI's website at: <https://www.confirmation.com/>

MNP LLP – Wherever Business Takes You

Assurance › Consulting › Tax

About MNP LLP

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





PLANNING AND DEVELOPMENT SERVICES

TO: Council
DATE: February 9, 2021 **DIVISION:** 9
FILE: 06732004 **APPLICATION:** PL20190186
SUBJECT: General Item – Rescind Second Reading of Bylaw C-7989-2019

APPLICATION: To redesignate a portion of the subject land from Agricultural, General District (A-GEN) to Residential, Rural District (R-RUR) and Agricultural, Small Parcel District (A-SML), in order to facilitate the creation of a ± 5.00 acre parcel (Lot 1) with a ± 50.00 acre remainder (Lot 2)

GENERAL LOCATION: Located approximately 0.8 kilometers (0.5 mile) south of Highway 567, and on the west side of Big Hill Springs Road.

LAND USE DESIGNATION: Agricultural, General District (A-GEN)

EXECUTIVE SUMMARY: Council gave first reading to Bylaw C-7989-2019 on January 14, 2020, gave second reading on July 21, 2020, and tabled third reading with resolution below.

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.

The Applicant provided technical studies after the public hearing, and a new public hearing is required in order to accept the information from the studies. However, Section 230(1) of the Municipal Government Act requires that public hearings to be held prior to second reading of a bylaw. Therefore, the previous second reading needs to be rescinded, in order to allow a new public hearing to occur. The new public hearing is scheduled on March 23, 2021.

ADMINISTRATION RECOMMENDATION: Administration recommends Option #1.

OPTIONS:

Option # 1: THAT second reading to Bylaw C-7989-2019 be rescinded.

Option # 2: THAT application PL20190186 be refused.

Respectfully submitted,

Concurrence,

“Theresa Cochran”

“Al Hoggan”

Executive Director
Community Development Services

Chief Administrative Officer

XD/llt

ATTACHMENTS

ATTACHMENT ‘A’: Bylaw C-7989-2019 and Schedule A

ATTACHMENT ‘B’: Map Set

Administration Resources

Xin Deng, Planning and Development Services



ROCKY VIEW COUNTY

BYLAW C-7989-2019

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-7989-2019*.

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 Part 5, Land Use Map No. 67 of Bylaw C-4841-97 be amended by redesignating a portion of SE-32-26-3-W5M from Ranch and Farm District to Residential Two District as shown on the attached Schedule 'A' forming part of this Bylaw.
- 4 A portion of SE-32-26-3-W5M is hereby redesignated to Residential Two District as shown on the attached Schedule 'A' forming part of this Bylaw.

Transitional

- 5 Bylaw C-7989-2019 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 14th day of January, 2020PUBLIC HEARING HELD this 21st day of July, 2020READ A SECOND TIME IN COUNCIL this 21st day of July, 2020

READ A THIRD TIME IN COUNCIL this _____ day of _____, 2021

Reeve_____
Chief Administrative Officer or Designate_____
Date Bylaw Signed

SCHEDULE "A"

BYLAW: C-7989-2019

32

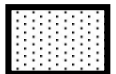
± 20.23 ha
(± 50.00 ac)

BIG-HILL-SPRINGS-TRAIL

± 126 m

± 2.02 ha
(± 5.00 ac)

AMENDMENT

FROM Ranch and Farm District TO Residential Two District

Subject Land

LEGAL DESCRIPTION: A portion of SE-32-26-3-W5MFILE: 06732004 - PL20190186

DIVISION: 9

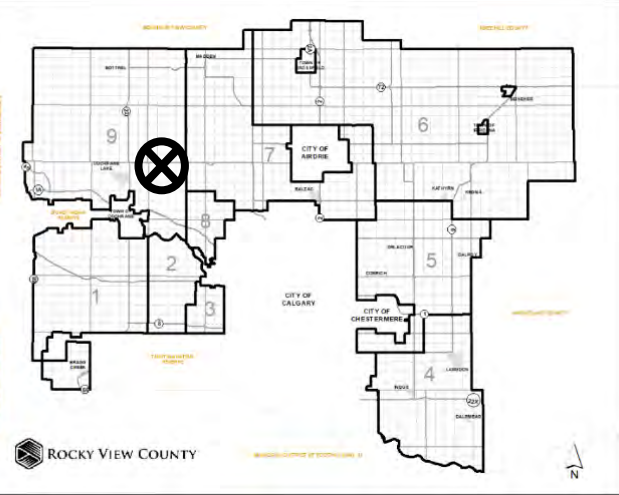
Location & Context

Redesignation Proposal

To redesignate a portion of the subject land from Agricultural, General District (A-GEN) to Residential, Rural District (R-RUR) and Agricultural, Small Parcel District (A-SML), in order to facilitate the future creation of a \pm 5.00 acre parcel (Lot 1) with a \pm 50.00 acre remainder (Lot 2).

Division: 9
 Roll: 06732004
 File: PL20190186
 Legal: SE-32-26-03-W05M

Printed December 22, 2020



Development Proposal

Redesignation Proposal

To redesignate a portion of the subject land from Agricultural, General District (A-GEN) to Residential, Rural District (R-RUR) and Agricultural, Small Parcel District (A-SML), in order to facilitate the future creation of a ± 5.00 acre parcel (Lot 1) with a ± 50.00 acre remainder (Lot 2).



Division: 9
 Roll: 06732004
 File: PL20190186
 Legal: SE-32-26-03-W05M

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 Printed December 22, 2020

Environmental

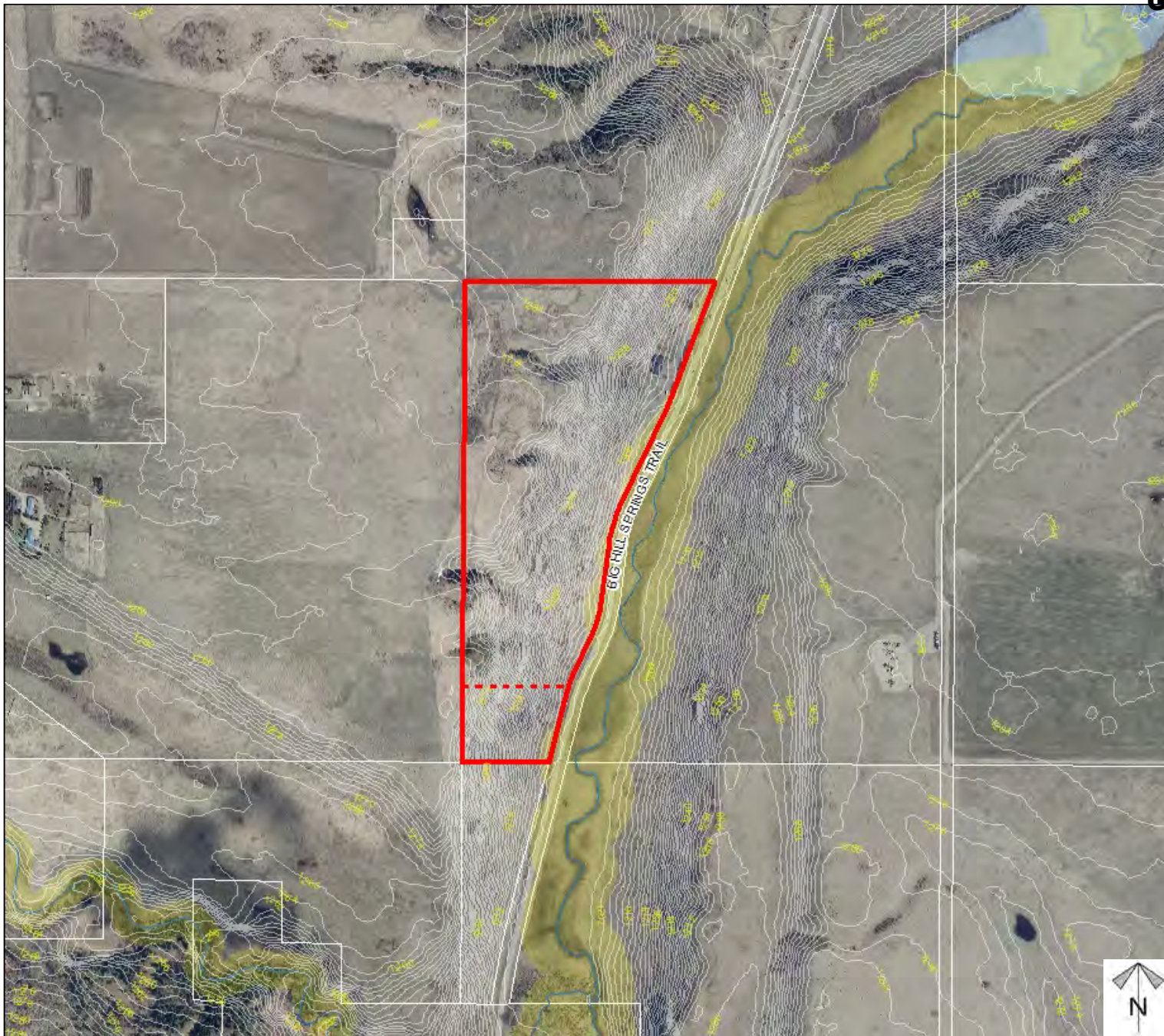
Redesignation Proposal

To redesignate a portion of the subject land from Agricultural, General District (A-GEN) to Residential, Rural District (R-RUR) and Agricultural, Small Parcel District (A-SML), in order to facilitate the future creation of a \pm 5.00 acre parcel (Lot 1) with a \pm 50.00 acre remainder (Lot 2).

-  Subject Lands
-  Contour - 2 meters
-  Riparian Setbacks
-  Alberta Wetland Inventory
-  Surface Water

Division: 9
 Roll: 06732004
 File: PL20190186
 Legal: SE-32-26-03-W05M

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 Printed December 22, 2020

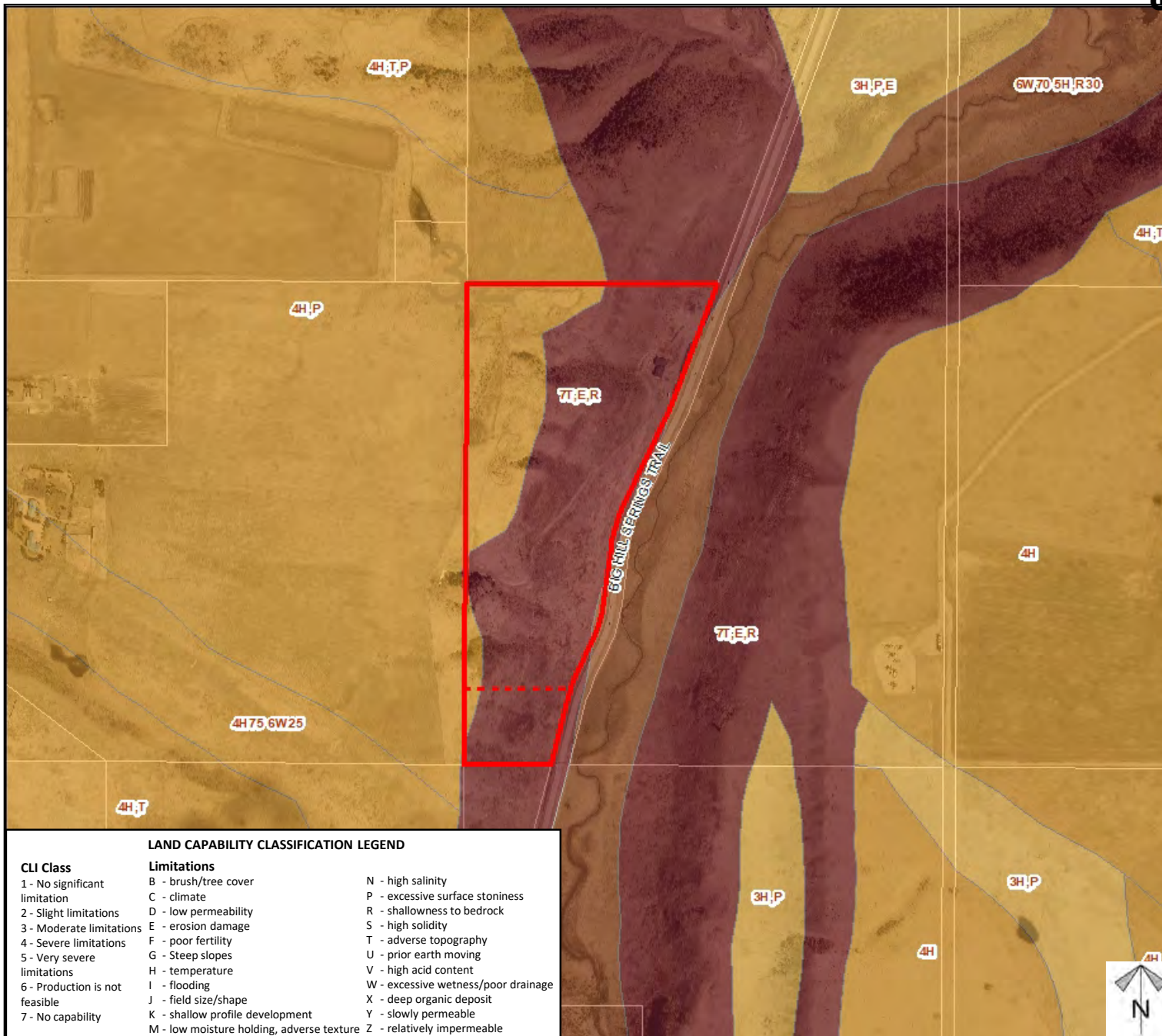




Soil Classifications

Redesignation Proposal

To redesignate a portion of the subject land from Agricultural, General District (A-GEN) to Residential, Rural District (R-RUR) and Agricultural, Small Parcel District (A-SML), in order to facilitate the future creation of a \pm 5.00 acre parcel (Lot 1) with a \pm 50.00 acre remainder (Lot 2).



Division: 9
Roll: 06732004
File: PL20190186
Legal: SE-32-26-03-W05M

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Printed: December 22, 2020



Landowner Circulation Area

Redesignation Proposal

To redesignate a portion of the subject land from Agricultural, General District (A-GEN) to Residential, Rural District (R-RUR) and Agricultural, Small Parcel District (A-SML), in order to facilitate the future creation of a \pm 5.00 acre parcel (Lot 1) with a \pm 50.00 acre remainder (Lot 2).

Legend

Support



Opposition



Note: First two digits 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.

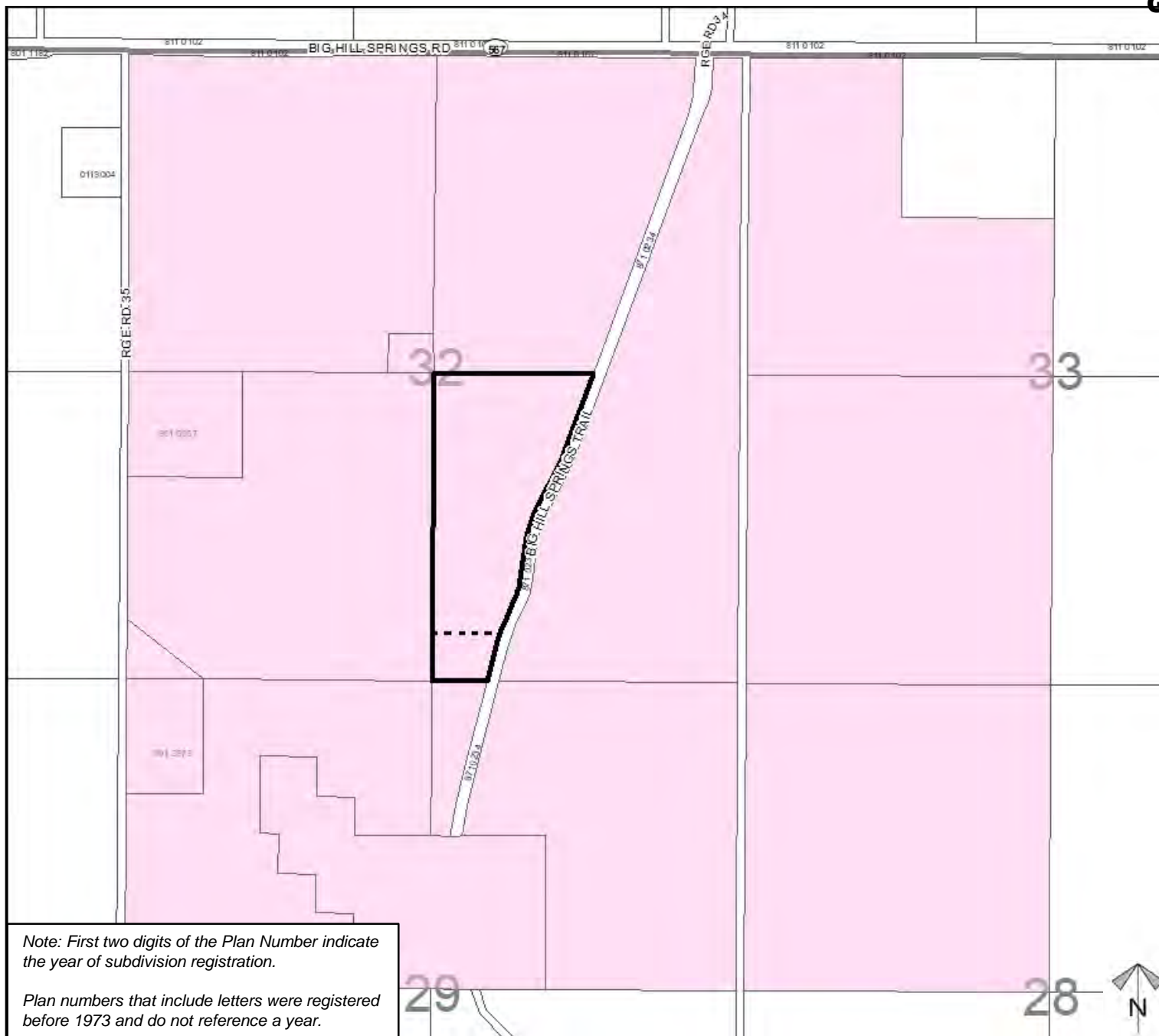
Division: 9

Roll: 06732004

File: PL20190186

Legal: SE-32-26-03-W05M

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 Printed December 22, 2020





PLANNING AND DEVELOPMENT SERVICES

TO: Council
DATE: February 9, 2021
FILE: 06524001/10
SUBJECT: First Reading Bylaw – Commercial Redesignation

DIVISION: 7
APPLICATION: PL20200154

APPLICATION: To redesignate ± 69.93 acres of two parcels totaling ± 143.19 acres from Agricultural General District (A-GEN) to Commercial, Local Rural District (C-LRD) to accommodate future commercial development.

GENERAL LOCATION: Located on the west side of Balzac Boulevard, adjacent to and south of the City of Airdrie, and approximately 1.6 km north of Highway 566.

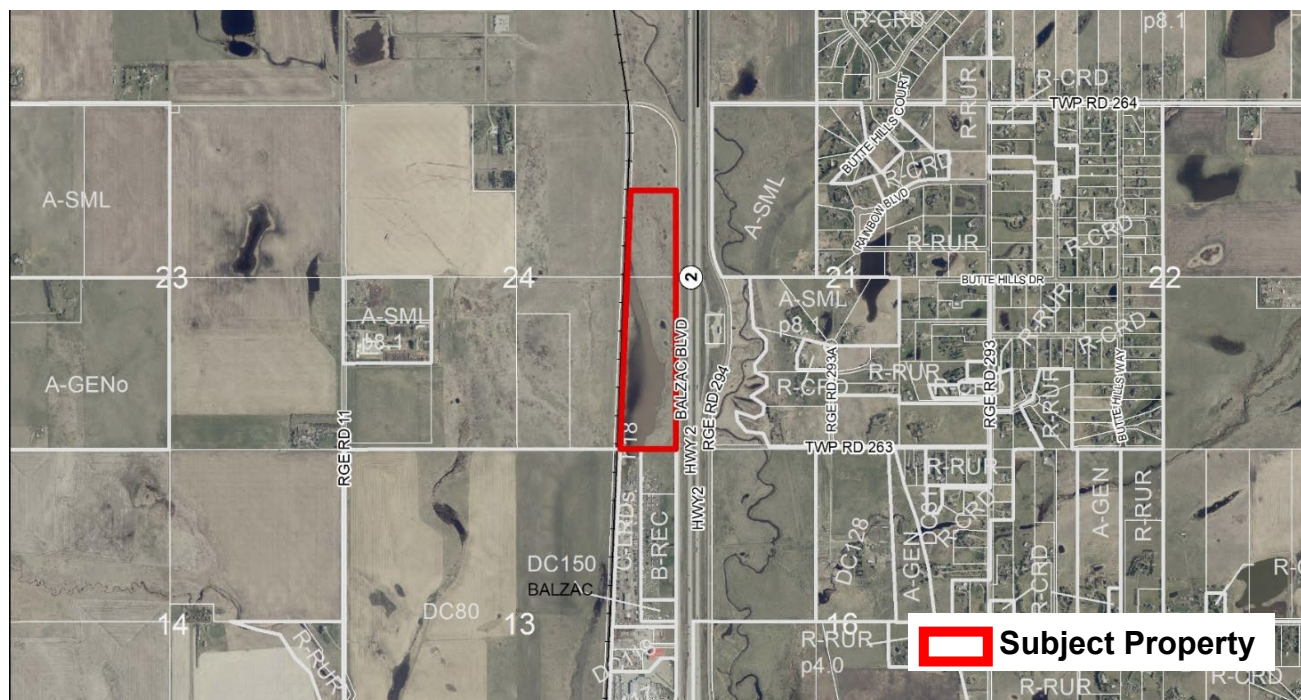
LAND USE DESIGNATION: Agricultural, General District (A-GEN)

EXECUTIVE SUMMARY: The application will be reviewed against the relevant County policies.

OPTIONS:

- Option #1: THAT Bylaw C-8114-2020 be given first reading.
 Option #2: THAT application PL20200154 be denied.

AIR PHOTO & DEVELOPMENT CONTEXT:



Administration Resources

Oksana Newmen, Planning and Development Services



Respectfully submitted,

Concurrence,

"Theresa Cochran"

"Al Hoggan"

Executive Director
Community Development Services

Chief Administrative Officer

ON/sl

ATTACHMENTS:

ATTACHMENT 'A': Bylaw C-8114-2020 & Schedule A

ATTACHMENT 'B': Map Set



ROCKY VIEW COUNTY

BYLAW C-8114-2020

A Bylaw of Rocky View County, in the Province of Alberta, to amend Rocky View County Bylaw C-8000-2020, being the *Land Use Bylaw*.

The Council of Rocky View County enacts as follows:

Title

- 1 This Bylaw may be cited as *Bylaw C-8114-2020*.

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 Schedule B, Land Use Maps, of Bylaw C-8000-2020 be amended by redesignating a portion of NE-24-26-1-W5M and SE-24-26-1-W5M from Agricultural, General District (A-GEN) to Commercial, Local Rural District (C-LRD) as shown on the attached Schedule 'A' forming part of this Bylaw.
- 4 THAT A portion of NE-24-26-1-W5M and SE-24-26-1-W5M are hereby redesignated to Commercial, Local Rural District as shown on the attached Schedule 'A' forming part of this Bylaw.

Transitional

- 5 Bylaw C-8114-2020 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 this _____ day of _____, 2021

PUBLIC HEARING HELD this _____ day of _____, 2021

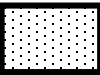
READ A SECOND TIME this _____ day of _____, 2021

READ A THIRD AND FINAL TIME this _____ day of _____, 2021

Reeve_____
Chief Administrative Officer or Designate_____
Date Bylaw Signed



Schedule 'A'

Bylaw
C-8114-2020AmendmentFROMAgricultural, General
DistrictTOCommercial, Local Rural
District

24

± 28.30 ha
(± 69.93 ac)
A-GEN → C-LRD

BALZAC BLVD

HWY 2

② HWY2

RGE RD 294

TWP RD 263

BALZAC



Division: 7

Roll: 06524001/010

File: PL20200154

Printed: November 20, 2020

Legal: NE/SE-24-26-01-

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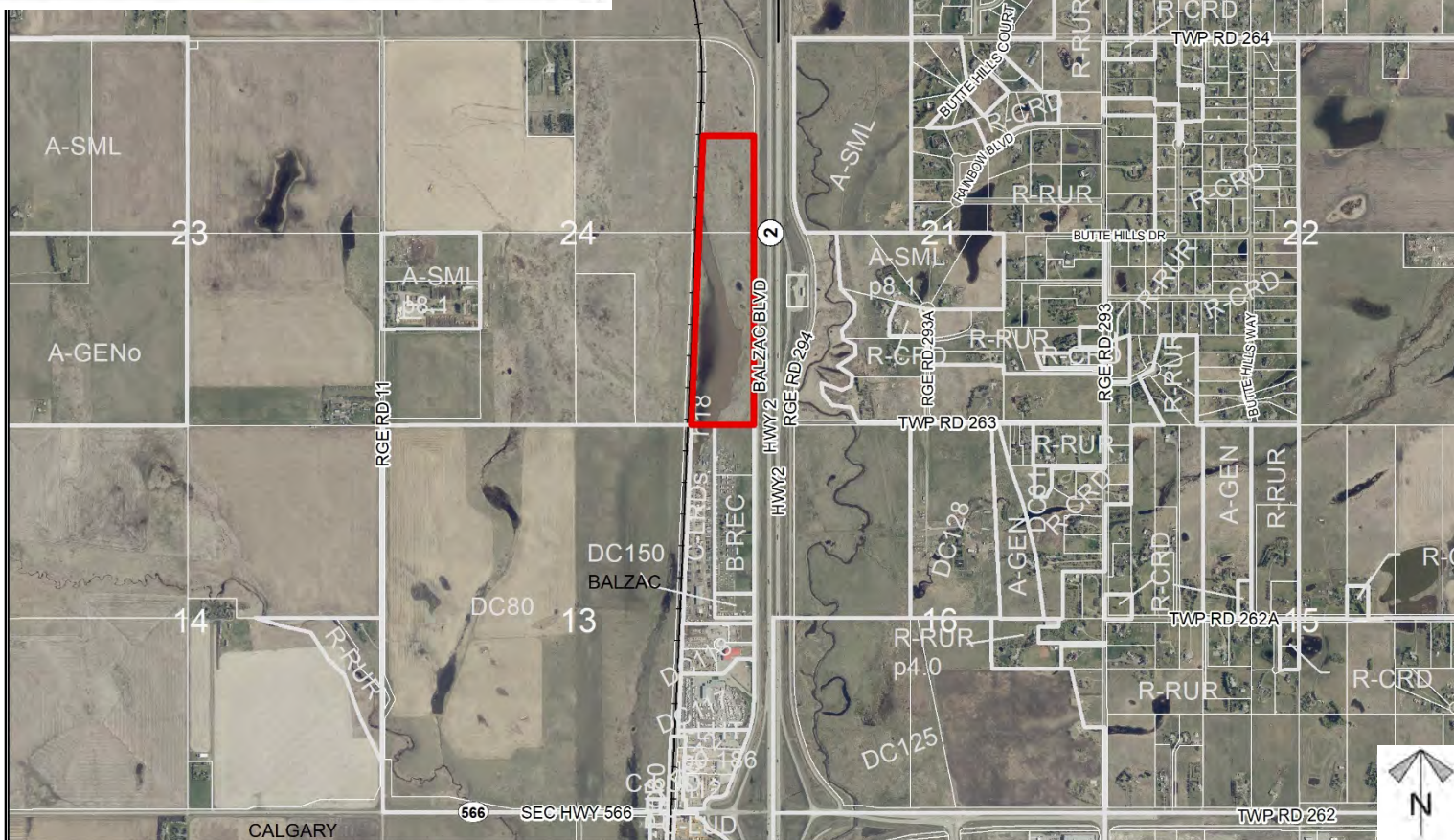
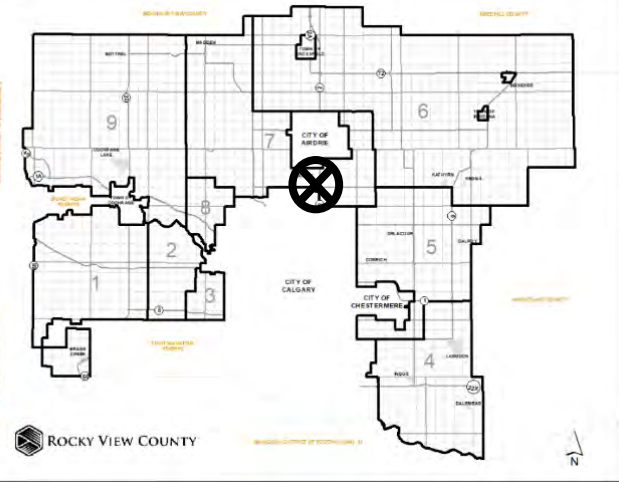


Location & Context

Redesignation Proposal

To redesignate ± 28.30 ha (± 69.93 ac) of two parcels totaling ± 57.95 ha (± 143.19 ac) from Agricultural, General District (A-GEN) to Commercial, Local Rural District (C-LRD) to accommodate future commercial development.

Division: 7
Roll: 06524001/010
File: PL20200154
Printed: November 20, 2020
Legal: NE/SE-24-26-01-
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Development Proposal

Redesignation Proposal

To redesignate ± 28.30 ha (± 69.93 ac) of two parcels totaling ± 57.95 ha (± 143.19 ac) from Agricultural, General District (A-GEN) to Commercial, Local Rural District (C-LRD) to accommodate future commercial development.

24

± 28.30 ha
 (± 69.93 ac)
 A-GEN \rightarrow C-LRD

BALZAC BLVD

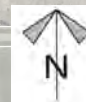
HWY 2

HWY 2
②

RGE RD 294

TWP RD 263

BALZAC

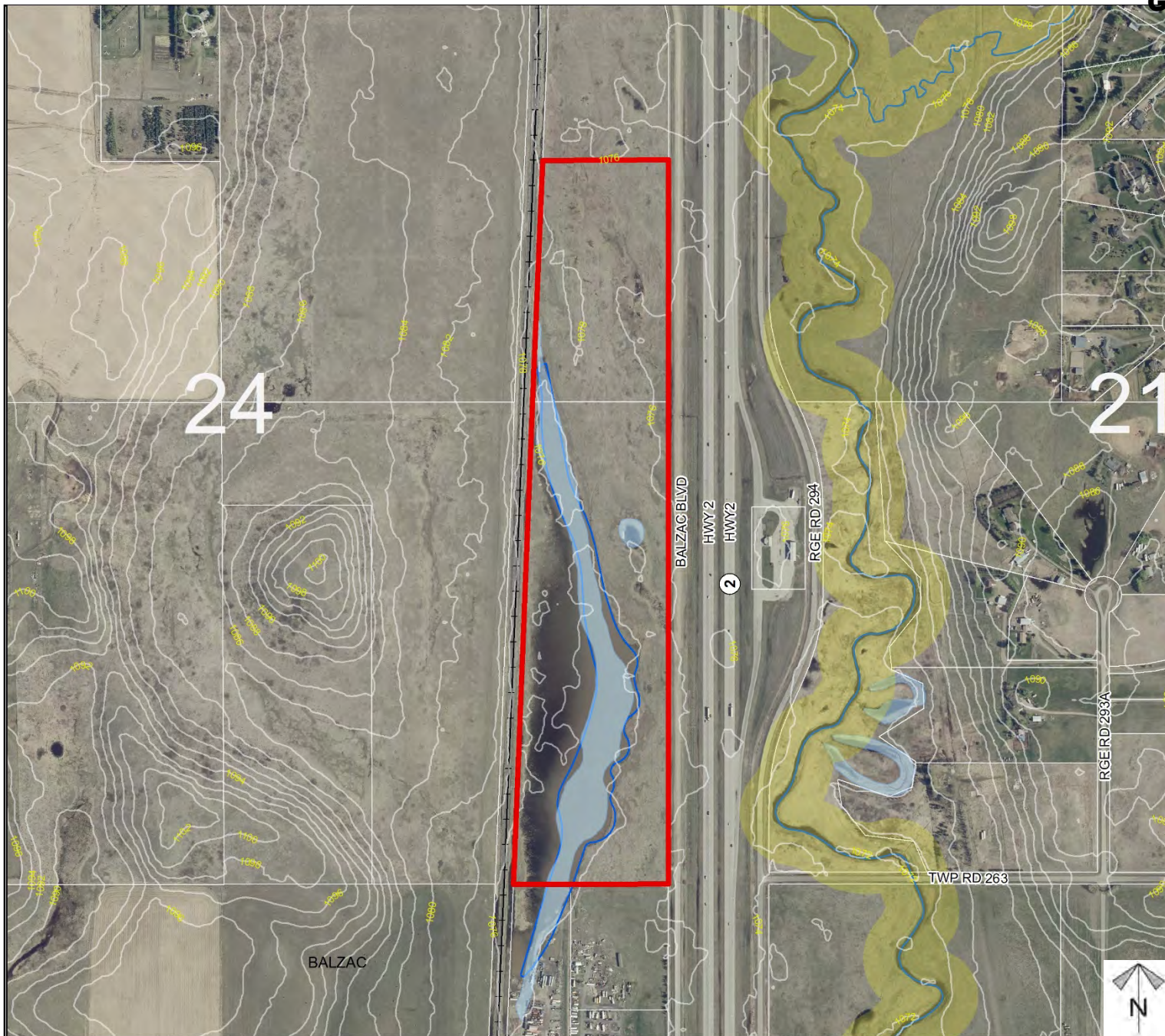


Division: 7
 Roll: 06524001/010
 File: PL20200154
 Printed: November 20, 2020
 Legal: NE/SE-24-26-01-
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Environmental

Redesignation Proposal

To redesignate ± 28.30 ha (± 69.93 ac) of two parcels totaling ± 57.95 ha (± 143.19 ac) from Agricultural, General District (A-GEN) to Commercial, Local Rural District (C-LRD) to accommodate future commercial development.

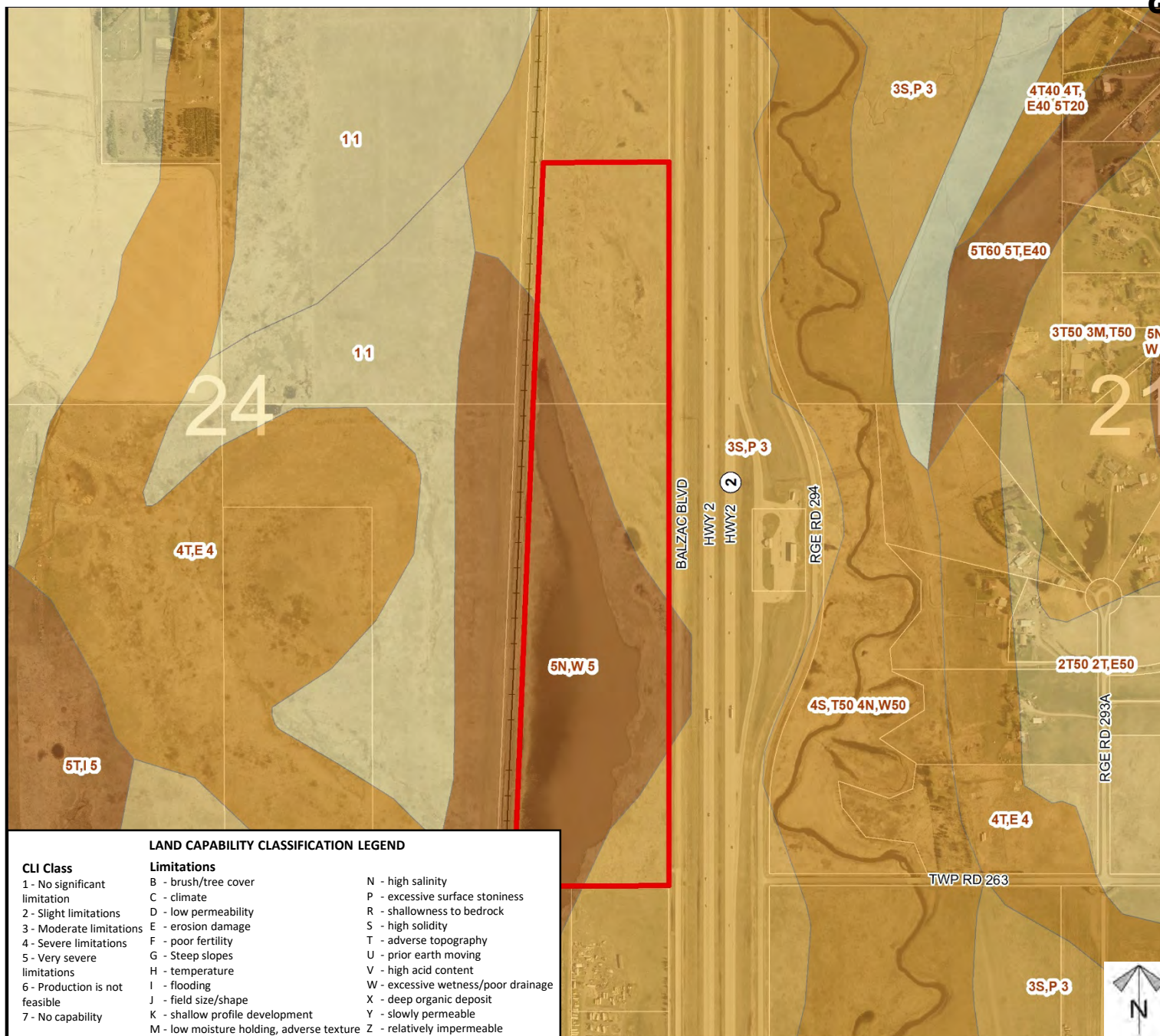


-  Subject Lands
-  Contour - 2 meters
-  Riparian Setbacks
-  Alberta Wetland Inventory
-  Surface Water

Division: 7
 Roll: 06524001/010
 File: PL20200154
 Printed: November 20, 2020
 Legal: NE/SE-24-26-01-
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Redesignation Proposal

To redesignate ±28.30 ha (±69.93 ac) of two parcels totaling ±57.95 ha (±143.19 ac) from Agricultural, General District (A-GEN) to Commercial, Local Rural District (C-LRD) to accommodate future commercial development.



Division: 7
Roll: 06524001/010
File: PL20200154
Printed: November 20, 2020
Legal: NE/SE-24-26-01-
Page 175 of 197



Landowner Circulation Area

Redesignation Proposal

To redesignate ± 28.30 ha (± 69.93 ac) of two parcels totaling ± 57.95 ha (± 143.19 ac) from Agricultural, General District (A-GEN) to Commercial, Local Rural District (C-LRD) to accommodate future commercial development.

Legend

Support



Opposition



Division: 7

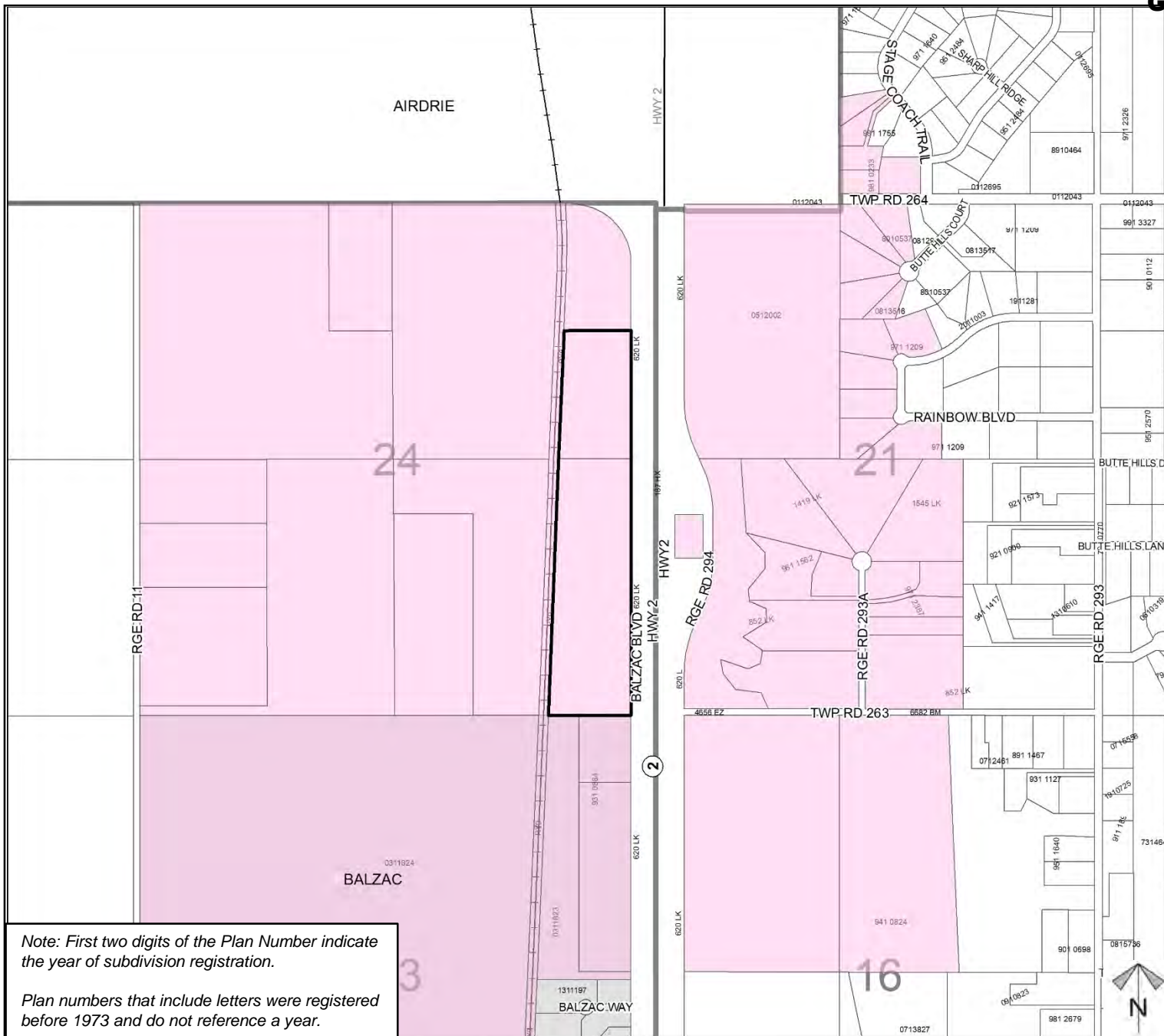
Roll: 06524001/010

File: PL20200154

Printed: November 20, 2020

Legal: NE/SE-24-26-01-

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Note: First two digits 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.



ROCKY VIEW COUNTY

PLANNING AND DEVELOPMENT SERVICES

TO: Council

DATE: February 9, 2021

FILE: 05320002

SUBJECT: First Reading Bylaw – Special District Redesignation

DIVISION: 5

APPLICATION: PL20200164

APPLICATION: To redesignate the subject lands from Agricultural, General District (A-GEN) to Special, Future Urban Development District (S-FUD) to facilitate a future outdoor storage development (RV trailer storage).

GENERAL LOCATION: Located approximately 1.6 km east of the city of Calgary, located on the east side of Range Road 285, approximately 0.81 km south of Township Road 254.

LAND USE DESIGNATION: Agricultural, General District (A-GEN)

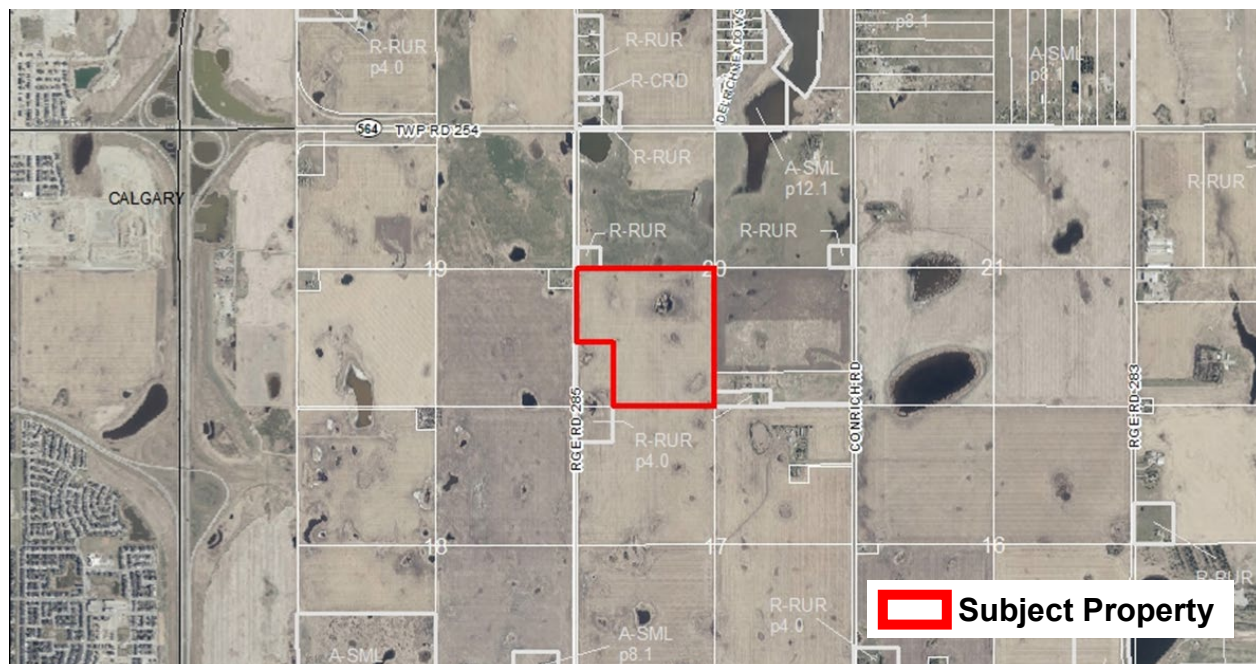
EXECUTIVE SUMMARY: The application will be reviewed against the relevant County policies.

OPTIONS:

Option #1: THAT Bylaw C-8116-2020 be given first reading.

Option #2: THAT application PL20200164 be denied.

AIR PHOTO & DEVELOPMENT CONTEXT:



Administration Resources

Oksana Newmen, Planning and Development Services



Respectfully submitted,

“Theresa Cochran”

Executive Director
Community Development Services

Concurrence,

“Al Hoggan”

Chief Administrative Officer

ON/sl

ATTACHMENTS:

ATTACHMENT ‘A’: Bylaw C-8116-2020 & Schedule A
ATTACHMENT ‘B’: Map Set



ROCKY VIEW COUNTY

BYLAW C-8116-2020

A Bylaw of Rocky View County, in the Province of Alberta, to amend Rocky View County Bylaw C-8000-2020, being the *Land Use Bylaw*.

The Council of Rocky View County enacts as follows:

Title

- 1 This Bylaw may be cited as *Bylaw C-8116-2020*.

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 Schedule B, Land Use Maps, of Bylaw C-8000-2020 be amended by redesignating a portion of SW-20-25-28-W4M from Agricultural, General District (A-GEN) to Special, Future Urban Development District (S-FUD) as shown on the attached Schedule 'A' forming part of this Bylaw.
- 4 THAT A portion of SW-20-25-28-W4M is hereby redesignated to Special, Future Urban Development District as shown on the attached Schedule 'A' forming part of this Bylaw.

Transitional

- 5 Bylaw C-8116-2020 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 this _____ day of _____, 2021

PUBLIC HEARING HELD this _____ day of _____, 2021

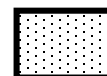
READ A SECOND TIME this _____ day of _____, 2021

READ A THIRD AND FINAL TIME this _____ day of _____, 2021

Reeve_____
Chief Administrative Officer or Designate_____
Date Bylaw Signed



Schedule 'A'

Bylaw
C-8116-2020AmendmentFROMAgricultural, General
DistrictTOSpecial, Future Urban
District

±56.76 ha
(±140.26 ac)
A-GEN → S-FUD

RGE RD 285



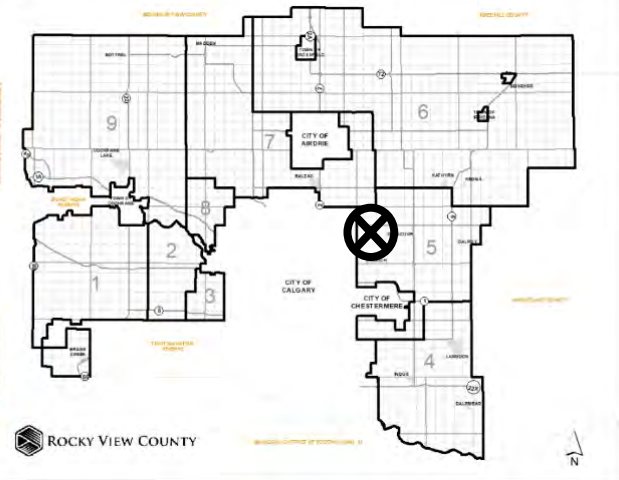


Location & Context

Redesignation Proposal

To redesignate the subject parcel from Agricultural, General District (A-GEN) to Special, Future Urban Development District (S-FUD) in order to facilitate a future outdoor storage development (RV trailer storage).

Division: 5
Roll: 05320002
File: PL20200164
Printed: December 8, 2020
Legal: A portion of SW-20-25-24
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Development Proposal

Redesignation Proposal

To redesignate the subject parcel from Agricultural, General District (A-GEN) to Special, Future Urban Development District (S-FUD) in order to facilitate a future outdoor storage development (RV trailer storage).

±56.76 ha
(±140.26 ac)
A-GEN → S-FUD

RGE RD 285



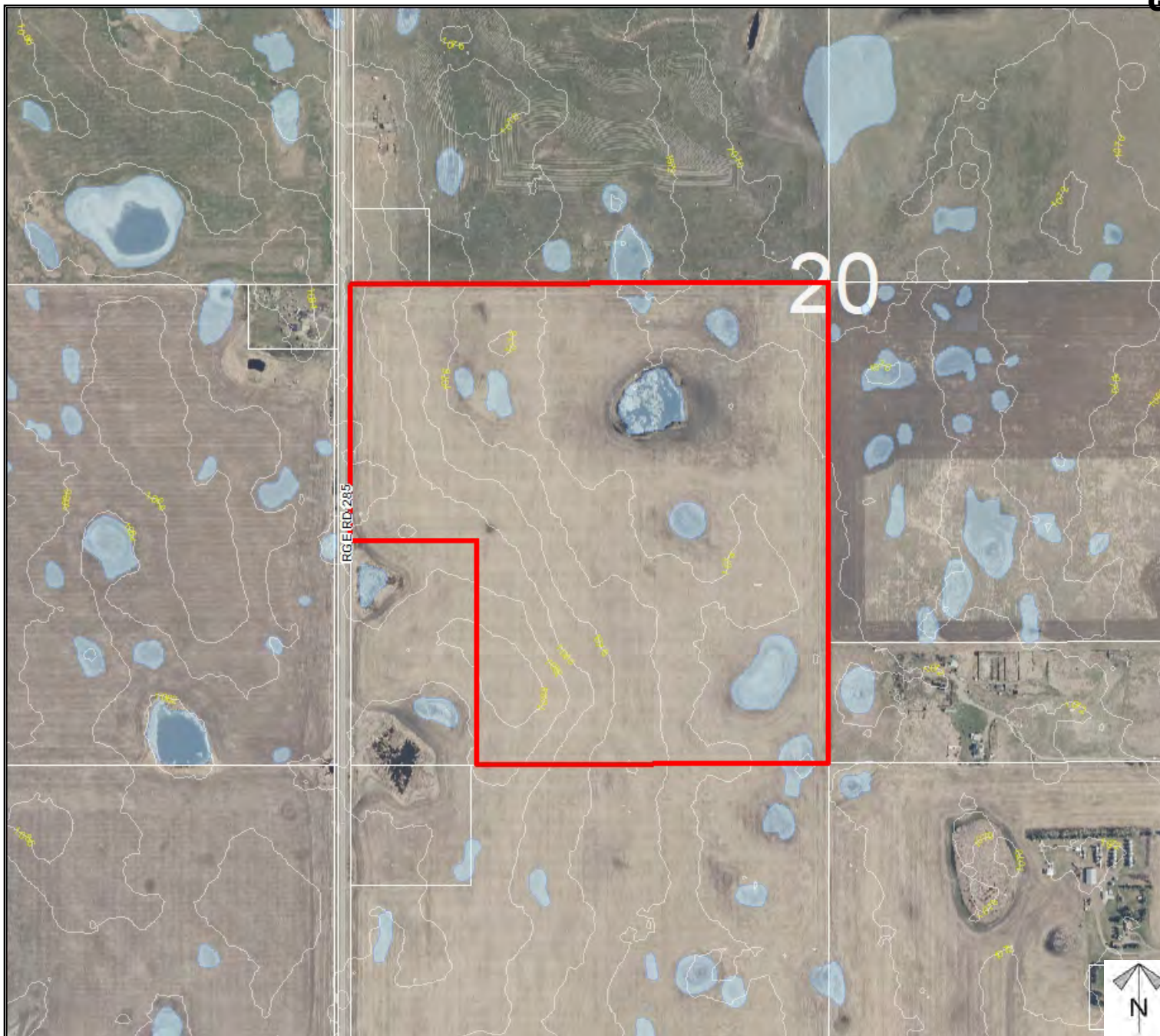
Environmental

Redesignation Proposal

To redesignate the subject parcel from Agricultural, General District (A-GEN) to Special, Future Urban Development District (S-FUD) in order to facilitate a future outdoor storage development (RV trailer storage).

-  Subject Lands
-  Contour - 2 meters
-  Riparian Setbacks
-  Alberta Wetland Inventory
-  Surface Water

Division: 5
 Roll: 05320002
 File: PL20200164
 Printed: December 8, 2020
 Legal: A portion of SW-20-25-24-001
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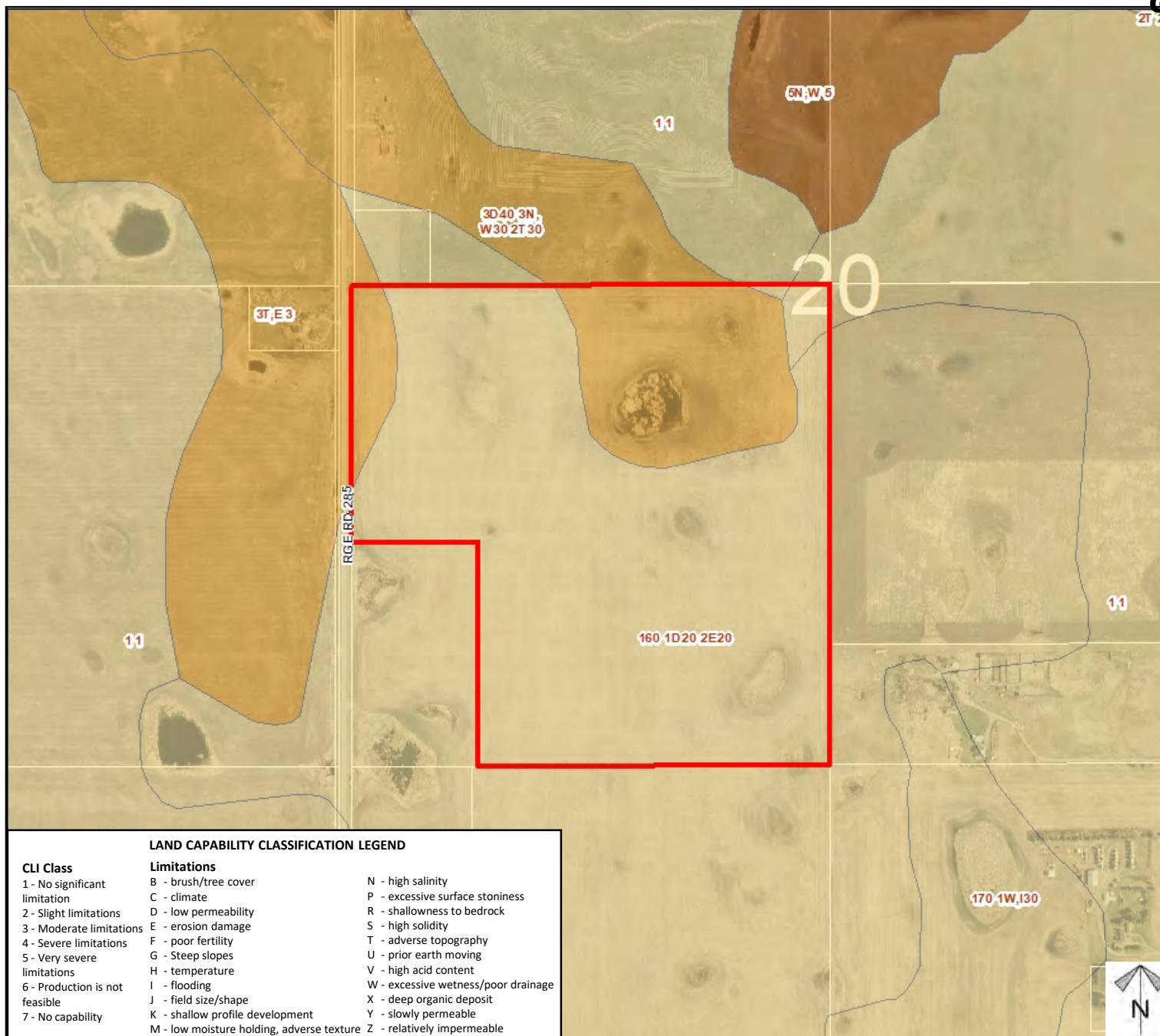




Soil Classifications

Redesignation Proposal

To redesignate the subject parcel from Agricultural, General District (A-GEN) to Special, Future Urban Development District (S-FUD) in order to facilitate a future outdoor storage development (RV trailer storage).



Division: 5
 Roll: 05320002
 File: PL20200164
 Printed: December 8, 2020
 Legal: A portion of SW-20-25-24-1185 of 197



Landowner Circulation Area

Redesignation Proposal

To redesignate the subject parcel from Agricultural, General District (A-GEN) to Special, Future Urban Development District (S-FUD) in order to facilitate a future outdoor storage development (RV trailer storage).

Legend

Support



Opposition



Division: 5

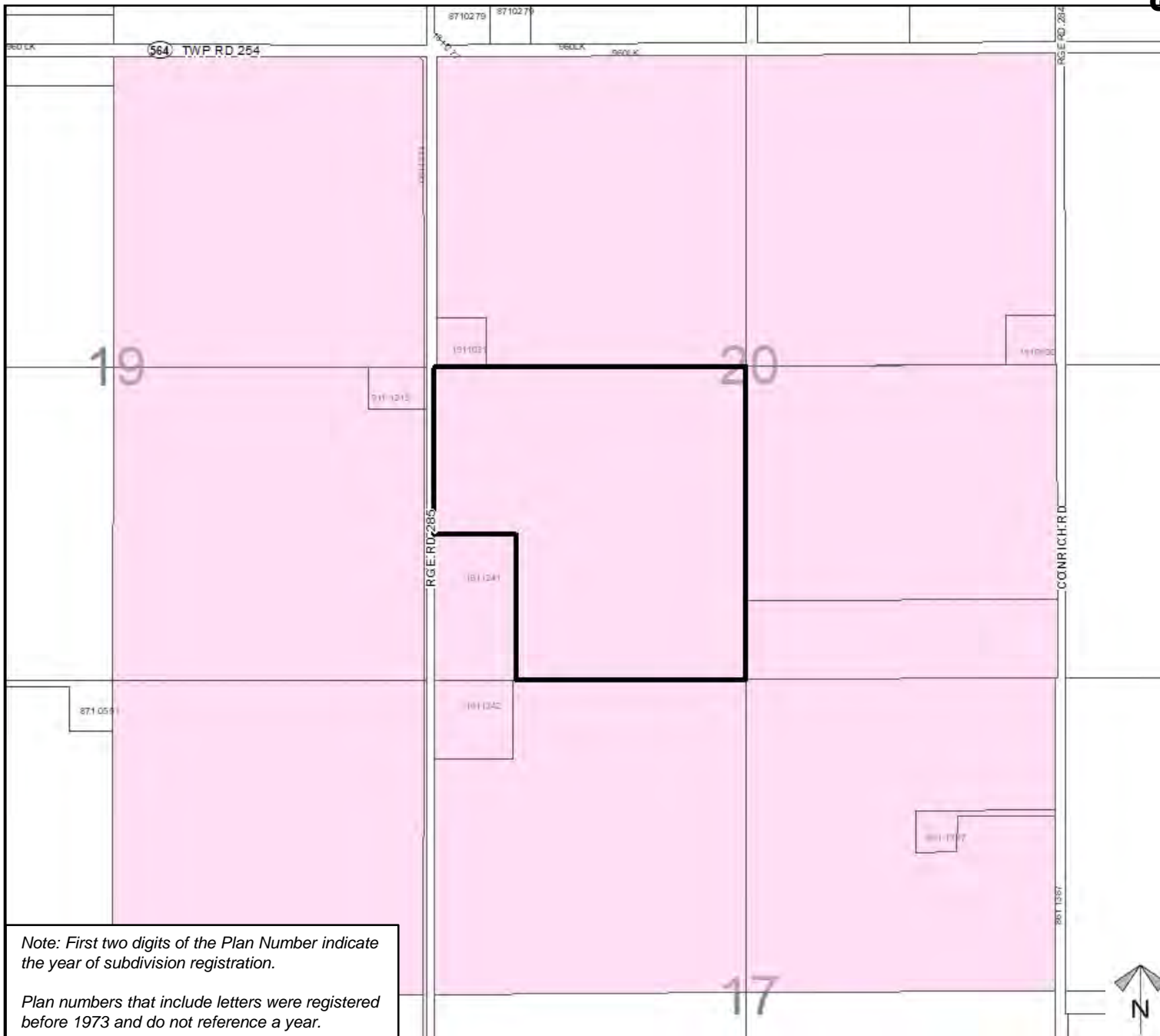
Roll: 05320002

File: PL20200164

Printed: December 8, 2020

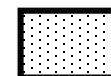
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Schedule 'A'

Bylaw
C-8116-2020AmendmentFROMAgricultural, General
DistrictTOSpecial, Future Urban
District

±56.76 ha
(±140.26 ac)
A-GEN → S-FUD

RGE RD 289



Division	Status	Topic	Description	Date Raised Scheduled	Target Completion Date	Responsible Area	Staff Lead
All	Active	Kissel v. Rocky View County, 2020 ABQB 406 - File RVC2020-43	Administration was directed at the December 23, 2020 Council Meeting to "send the original request for legal advice as the ramifications and pros and cons, with a report to return by the January 26, 2021 Council Meeting."	23-Dec-20	9-Feb-21	CAO Office	Al Hoggan
All	Active	Water and Wastewater Debt Repayment	Administration was directed at the December 23, 2020 Council Meeting to 1.) Investigate alternative funding sources for annual debt payments related to water and wastewater infrastructure; and 2.) Prepare a report for Council's consideration at or before the last Council meeting in May 2021.	22-Dec-20	1-May-21	Financial Services	Barry Woods
All	Active	Policy C-204 and related Tax Processes and Procedures	Administration was directed at the December 23, 2020 Council Meeting to hold a workshop with Council prior to the last Council meeting in March 2021 to discuss Policy C-204, and related tax processes and procedures.	22-Dec-20	31-Mar-21	Financial Services	Barry Woods
All	Active	Credit Card Payments for Property Taxes	Administration was directed at the October 27, 2020 Council meeting to return with an update on or before the end of March, 2021.	28-Apr-20	31-Mar-21	Financial Services	Barry Woods
All	Active	Board and Committee Amendments	Administration was directed at the October 27, 2020 Council meeting to bring back amendments to standardize the term lengths for all boards and committees by the end of June, 2021.	27-Oct-20	22-Jun-21	Legislative Services	Amy Zaluski
All	Active	Voter Identification Bylaw	Administration was directed at the January 12, 2021 Council meeting to prepare a voter identification bylaw.	12-Jan-21	TBD	Legislative Services	Amy Zaluski
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	Spring 2021	Municipal Enforcement	Lorraine Wesley-Riley
All	Active	Feasibility of Cemetery Services	Administration was directed at the November 4, 2019 Council meeting to look at the feasibility of Cemetery Services and investigate potential options for Council's consideration.	4-Nov-19	Spring 2021	Operational Services	Sheldon Racz
8	Active	Report on Cost-Recover Solutions to Stormwater Management in the Bearspaw Area	Administration was directed at the December 1, 2020 special Council meeting to work with Neighbours Against High Water (NAHW) on potential cost-recovery solutions to stormwater management in the Bearspaw Area, and to report back to Council by the end of March, 2021.	1-Dec-20	23-Mar-21	Operations Division	Byron Riemann
All	Active	County Plan Amendments to Accommodate Developer-led ASP	Administration was directed at the February 11, 2020 Council meeting to draft amendments to the County Plan to allow a development proponent to prepare a new ASP or amendment to an ASP subject to a Council-adopted Terms of Reference and that amendments to the County Plan allow a development proponent to prepare a new ASP or amendment to as ASP be included in the current drafting of a new MDP.	11-Feb-20	16-Feb-21	Planning and Development Services	Dominic Kazmierczak
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	TBD	Planning and Development Services	Gurbir Nijjar

Division	Status	Topic	Description	Date Raised Scheduled	Target Completion Date	Responsible Area	Staff Lead
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	16-Feb-21	Planning and Development Services	Gurbir Nijjar
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	23-Mar-21	Planning and Development Services	Dominic Kazmierczak
All	Active	Circulation and Notifications Standards Policy C-327	Administration was directed at the December 23, 2020 Council meeting to bring Circulation and Notification Standards Policy C-327 for review	23-Dec-20	2021-04-31	Planning and Development Services	Theresa Cochran
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	Spring 2021	Recreation, Parks and Community Support	Gurbir Nijjar
All	Active	Springbank Land Purchase	Administration was directed at the July 9, 2019 Council meeting to investigate the purchase of lands as discussed in the closed session. Administration was directed at the March 10, 2020 Council meeting to prepare a business plan to support the purchase of the land.	9-Jul-19	9-Feb-21	Recreation, Parks and Community Support	Ines Cortez
All	Hold	Recreation and Parks Foundation	Administration was directed at the September 24, 2019 Council meeting to explore the establishment of a Recreation and Parks Foundation to support the buildout and long-term maintenance of recreation and parks amenities and programs in Rocky View County. Administration was directed at the April 28, 2020 Council meeting to cease exploration of the Foundation and revisit its creation within six months of the approval of the Recreation and Parks Master Plan.	24-Sep-19	Spring 2021	Recreation, Parks and Community Support	Innes Cortez
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	Kent Robinson
5	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. Administration was directed at the November 24, 2020 Council meeting to enter into negotiations with the City of Chestermere regarding the Chestermere Regional Recreation Centre.	28-Jan-20	Ongoing	Legal and Land Administration	Kent Robinson

Division	Status	Topic	Description	Date Raised Scheduled	Target Completion Date	Responsible Area	Staff Lead
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	Kent Robinson
	Ongoing	Potential Joint Assessment Review Board	Administration was directed at the February 11, 2020 Council meeting to bring back options for a joint Assessment Review Board once Administration has concluded preliminary discussions with potential partner municipalities. Administration was directed at the June 23, 2020 Council meeting to continue discussions and return with options for the 2021 assessment year.	11-Feb-20	Ongoing	Legislative Services	Amy Zaluski
2&3	Ongoing	Animal Care and Control Bylaw	Administration was directed at the November 6, 2018 PPC meeting to bring the Animal Care and Control Bylaw to a future Policy Review Subcommittee meeting for further consideration. The Animal Care and Control Bylaw was considered at the November 14, 2018 PRS meeting.	6-Nov-18	Ongoing	Municipal Enforcement	Lorraine Wesley-Riley
All	Ongoing	Aqueduct Update	Administration was directed at the December 19, 2019 Council meeting to schedule a CAO workshop with Jonathan Huggett by the end of February, 2020.	10-Dec-19	Ongoing	Operations Division	Bryon Riemann
3	Ongoing	Mackenas Estates Connection to Rocky View Sewer Utility	Administration was directed at the November 24, 2020 Council meeting to initiate discussions with the City of Calgary to determine the process, timing and costs to expand Rocky View County's current sanitary sewer system in the Elbow Valley area to include a tie-in for the homes in the Mackenas Estates Community Administration was further directed to continue to report back on its progress with their negotiation with the City of Calgary from time to time, but no later than 6-months between status reports.	24-Nov-20	Ongoing	Utility Services	Steve Seroya
9	Ongoing	Water and Wastewater Servicing at Cochrane Lakes	Administration was directed at the March 12, 2019 Council meeting to open up discussions with the current utility owner on future servicing strategies. Administration was directed at the June 25, 2019 Council meeting to continue with negotiations as outlined in the confidential report.	12-Mar-19	22-Dec-20	Utility Services	Steve Seroya



FIRE SERVICES

TO:	Council	
DATE:	February 9, 2021	DIVISION: All
FILE:	N/A	APPLICATION: N/A
SUBJECT:	STARS Air Ambulance Presentation & Funding Request	

EXECUTIVE SUMMARY:

Since 1991, Rocky View County Council has chosen to make an annual donation to the STARS Air Ambulance program. Glenda Farnden of STARS will present an update on their program and services as part of their funding request for 2021 (\$79,000).

ADMINISTRATION RECOMMENDATION:

Administration recommends approval in accordance with Option #1.

BACKGROUND:

STARS Air Ambulance has been in operation for over 35 years and flown over 45,000 missions. They provide 24/7 air ambulance service and carried out almost 3,000 missions last fiscal year from six bases located in Alberta, Saskatchewan and Manitoba. On average, the STARS Air Ambulance service responds to eight missions per day, five of those located in Alberta. Air ambulance service is the responsibility of the Province of Alberta, with STARS fundraising augmenting the program.

In 2020, STARS flew 16 missions into Rocky View County, and air ambulance service is a critical component of emergency health care in the municipality.

The STARS Air Ambulance Service Update & Funding Request presentation is submitted as Attachment 'A'.

BUDGET IMPLICATIONS:

Funding for a potential \$79,000 contribution to STARS was included in the 2021 Fire Services operational budget, pending Council direction.

COMMUNICATIONS PLAN:

Council's actions on this matter will be communicated through a media release, on the County's website, and through social media channels.

STRATEGIC OBJECTIVES:

The STARS program falls under the strategic objective of Embracing Partnerships in Council's Strategic Plan.

Administration Resources

Randy Smith, Fire Services



OPTIONS:

Option #1: THAT the STARS Air Ambulance Presentation be received for information, and that Administration be directed to provide STARS with a \$79,000 donation for 2021.

Option #2: THAT alternative direction be provided.

Respectfully submitted,

Concurrence,

"Grant Kaiser"

"Al Hoggan"

Executive Director
Community and Business Connections

Chief Administrative Officer

RS/lsgk

ATTACHMENTS:

ATTACHMENT 'A': STARS Air Ambulance Service Update & Funding Request Presentation



COVID - 19

#1 Priority

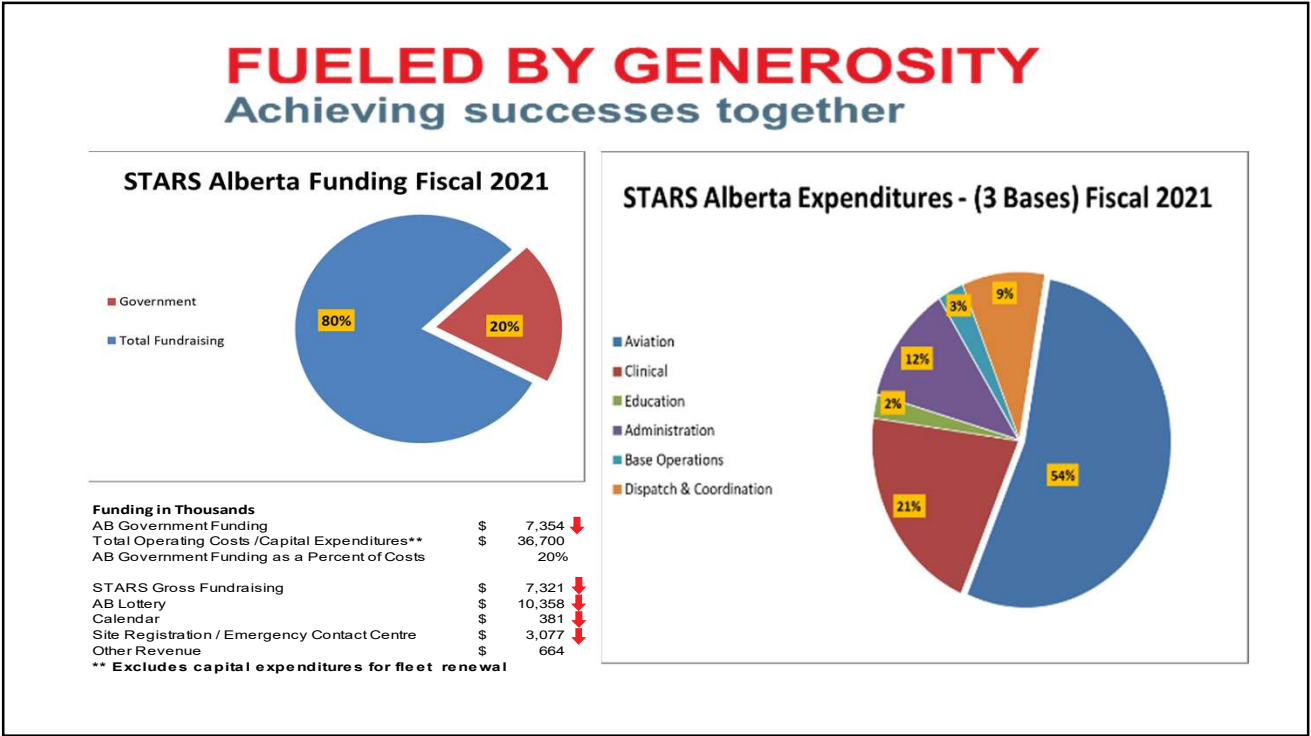
Maintain Unimpacted Operations

- * Enhanced PPE measures
- * Suspected /Confirmed COVID cases
 - * Approx. 13% of call volume
 - * As high as 18% of call volume
- * STARS Transport Physicians
 - * International consortium
 - * Developed online portal for medical personnel
 - * Enhanced airway management protocols
 - * Advise medical personnel
 - * Oxygenation and ventilation procedures
- * Maintain Physician-driven strategy



COVID – 19 PANDEMIC

WE ARE ALL STARS®



BEHIND THE SCENES

Emergency Response & Coordination

- * Immediate safety net 24/7
- * 24/7 Live person contact
- * Access to all available resources
- * Dispatch appropriate level of response

STARS Transport Physicians

- * Provide medical oversight and guidance
- * Physician-to-Physician consultation
- * Orchestrates complex logistics
- * Facilitates appropriate receiving hospital
- * Supports pre-hospital practitioners

Rocky View County	2015	2016	2017	2018	2019	2020	TOTAL
Near Airdrie	4		6	3	4	3	20
Near Balzac		1		1		1	3
Near Beiseker		2	2	3	3	2	12
Near Bragg Creek	6	7	6	7			26
Near Chestermere scene and SAR	3	4	1	2	1	2	13
Near Cochrane scene and SAR	12	6	5	8	2	1	34
Near Crossfield	2	2	3	3	2		12
Near Ghost Lake					1		1
Near Indus	1			2			3
Near Irricana	1			1	3	2	7
Near Kathryn			1		1		2
Near Keoma					2	2	4
Near Langdon		2	2	3	1	2	10
Near Madden	1				1		2
Near Spring bank						1	1
TOTAL	30	24	26	33	21	16	150

AIRBUS H145

July 2019 – (3) Operational

Dec. 2020 – Arrival #4 and #5

*New 5-bladed system

*Increased lift / load capacities

Spring 2021 – Arrival #6 and #7 (5-bladed)

2022 – Final delivery

(9) H145 Designated Fleet Western Canada

*All Helicopters identically equipped
Intensive Care Unit environment



H145 – FLEET STATUS

WE ARE ALL STARS®



AIRBUS H145 – AIRBORNE INTENSIVE CARE UNIT (ICU)

WE ARE ALL STARS®

HANDHELD PORTABLE ULTRASOUND

Collapsed lungs
Trauma-related
Internal Hemorrhage
Heart abnormalities
Suspect heart failure



TIME / TOOLS / TALENT

WE ARE ALL STARS®

H145 FLEET CAMPAIGN CONTINUES

\$117M Helicopters only (\$13M per helicopter)
+ \$18M Associated costs
 * Intensive Pilot & mechanic training
 * Required Pool Pilot coverage
 * Specialized tools/ground control equipment

\$135M Fleet Campaign

- \$13M Saskatchewan Government (1)
- \$13M Alberta Government (1)
- \$65M Federal Government (5 helicopters)
- \$13M Corporate/Individual (pre-COVID)
- \$ 1M Municipal Fleet Gifts
- \$30M Funds Raised To-date
- \$15M Possible sale proceeds

\$15M Campaign Remaining



H145 FLEET CAMPAIGN

WE ARE ALL STARS®



Supporting STARS since 1991

Standing Motion
\$79,000.00/per year

Thank you, Rocky View County

YOU ARE OUR REASON FOR BEING.

WE ARE ALL STARS®