



COUNCIL MEETING AGENDA

Date: Tuesday, February 13, 2024
Time: 9:00 AM
Location: Council Chambers
262075 Rocky View Point
Rocky View County, AB T4A 0X2

Pages

A.	CALL MEETING TO ORDER	
B.	UPDATES/APPROVAL OF AGENDA	
C.	APPROVAL OF MINUTES	
1.	January 23, 2024 Council Meeting Minutes	4
2.	January 24, 2024 Special Council Meeting Minutes	16
D.	PUBLIC HEARINGS / APPOINTMENTS	
<p>The following public hearings were advertised on January 16, 2024, January 23, 2024, and January 30, 2024 on the Rocky View County website in accordance with the <i>Municipal Government Act</i> and <i>Public Notification Bylaw C-7860-2019</i>.</p>		
<p><u>MORNING PUBLIC HEARINGS / APPOINTMENTS 9:00 AM</u></p>		
1.	Division 6 - Bylaw C-8476-2023 and Bylaw C-8477-2023 - Local Plan and Redesignation Item: Industrial	21
	File: PL20200150 / PL20200151 (05306001 / 05306005)	
2.	Division 4 - Bylaw C-8492-2024 - Redesignation Item: Residential	108
	File: PL20230002 (08731001)	
<p><u>AFTERNOON PUBLIC HEARINGS / APPOINTMENTS 1:00 PM</u></p>		
3.	Division 2 - Bylaw C-8463-2024 - Direct Control Amendment Item: Residential/Business	251
	File: 1013-301 (Multiple Lands)	
4.	Division 5 - Bylaw C-8455-2023 - Local Plan and Direct Control Item: Institutional	310
	File: PL20200068 / PL20190177 (06507009)	

E. CLOSED SESSION

1. RVC2024-07 - Council Code of Conduct Matter

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

- Section 17 – Disclosure harmful to personal privacy
- Section 23 – Local public body confidences
- Section 24 – Advice from officials

Note: supporting materials for this item will be confidentially distributed to Council prior to the closed session under separate cover

2. RVC2024-02 - Prairie Gateway Update

THAT Council move into closed session to consider the confidential item "Prairie Gateway Update" 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

Note: supporting materials for this item will be confidentially distributed to Council during the closed session

F. GENERAL BUSINESS

1. All Divisions - 2023 Year-End Audit Service Plan	453
File: N/A	
2. All Divisions - 2024 Tax Recovery Sale Properties – Tax Sale Conditions	486
File: N/A	
3. Division 6 - Late Tax Payment Penalty Cancellation Request 04218008	488
File: 04218008	
4. All Divisions - Economic Development Grant Initiative Funding Request	491
File: N/A	
5. Division 6 - Development Permit Item: Outside Storage	509
File: PRDP20232206 (03329055)	
6. Division 1 - Bragg Creek Area Structure Plan Amendments: Terms of Reference	544
File: N/A	
7. Division 2 - Springbank Recycle Depot Relocation	566
File: 4076-750	

G. BYLAWS

H. SUBDIVISION APPLICATIONS

I. UNFINISHED BUSINESS

J. NOTICES OF MOTION

1. Reeve Kissel and Councillor Schule - Freedom to Read Week Proclamation

574

This Notice of Motion will be read into the record at this meeting and will be debated at the February 27, 2024 Council meeting.

K. ADJOURN THE MEETING



ROCKY VIEW
COUNTY

COUNCIL MEETING MINUTES

Tuesday, January 23, 2024

9:02 AM

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

-
- Present: Reeve C. Kissel
Deputy Reeve D. Kochan
Councillor K. Hanson
Councillor S. Samra (arrived 9:04 a.m.)
Councillor A. Schule
Councillor S. Wright
- Absent: Councillor G. Boehlke
- Also Present: R. McDonald, Interim Chief Administrative Officer
M. Boscariol, Executive Director, Community Services
B. Riemann, Executive Director, Operations
K. Robinson, Executive Director, Corporate Services
G. van den Burg, Municipal Clerk, Legislative and Intergovernmental Services
S. Hulsman, Manager, Asset Management
D. Lang, Manager, Recreation, Parks and Community Support
J. Lee, Manager, Capital and Engineering Services
C. Morrice, Manager, Legal Services
L. Cox, Supervisor, Planning
B. Mulrooney, Supervisor, Capital and Engineering Services
J. Targett, Senior Development Officer, Planning
C. Berger, Planner, Planning
A. Cairns, Community Project Coordinator, Recreation, Parks and Community Support
B. Leyeza, Planner, Planning
C. Shelton, Planner, Planning
S. Braak, Legislative Officer, Legislative and Intergovernmental Services
K. Tuff, Legislative Officer, Legislative and Intergovernmental Services

A Call Meeting to Order

The Chair called the meeting to order at 9:02 a.m. with all members present, with the exception of Councillor Samra and Councillor Boehlke. Councillor Samra arrived at 9:04 a.m. and Councillor Boehlke did not attend the meeting.

B Updates/Approval of Agenda



MOVED by Deputy Reeve Kochan that the January 23, 2024 Council meeting be amended as follows:

- Add emergent closed session item E-1 "Chestermere Regional Community Association (CRCA) Litigation Update";

AND THAT the January 23, 2024 Council meeting agenda be approved as amended.

Carried

C-1 January 9, 2024 Council Meeting Minutes

MOVED by Councillor Wright that the January 9, 2024 Council meeting minutes be approved as presented.

Carried

E-1 RVC2024-06 – Chestermere Regional Community Association Litigation Update

MOVED by Deputy Reeve Kochan that Council move into closed session at 9:06 a.m. to consider item E-1 "Chestermere Regional Community Association (CRCA) Litigation Update" pursuant to the following sections of the *Freedom of Information and Protection of Privacy Act*:

- Section 24 – Advice from officials

Carried

Council held the closed session for confidential item E-1 with the following additional people in attendance:

Rocky View County: R. McDonald, Interim Chief Administrative Officer
M. Boscariol, Executive Director, Community Services
B. Riemann, Executive Director, Operations
K. Robinson, Executive Director, Corporate Services
G. van den Burg, Municipal Clerk, Legislative and Intergovernmental Services
S. Hulsman, Manager, Asset Management
C. Morrice, Manager, Legal Services

Councillor Samra did not return from closed session.

MOVED by Councillor Wright that Council move into open session at 9:42 a.m.

Carried

Absent: Councillor Samra

Councillor Samra returned to the meeting at 9:43 a.m.

MOVED by Councillor Hanson that Council direct Administration to proceed with Mandate #1 as discussed in confidential report RVC-2024-06.

Carried



F-4 Division 6 - Development Permit: Condition Expiry Time Extension Agreement Request

File: PRDP202226218 (03314001/2 & 03311001/2/3/6)

The Chair called for a recess at 9:55 a.m. and called the meeting back to order at 10:01 a.m. with all previously mentioned members present, with the exception of Councillor Wright.

Councillor Wright returned to the meeting at 10:02 a.m.

MOVED by Deputy Reeve Kochan that application PRDP20226218 be referred to the April 9, 2024 Council meeting for Administration to bring back a report to summarize the outcomes of the provincial update on the moratorium of the Alberta Utilities Commission, including possible impacts on this application.

Carried

F-5 Division 4 - Road Plan Closure Application: Closure by Resolution

File: PL20220184 (08831001)

MOVED by Councillor Wright that the Applicant be permitted to address Council on Item F-5 for 5 minutes in accordance with section 116 of the *Procedure Bylaw*.

Carried

Presenter: John and Joanne Fenton, the Applicant

MOVED by Councillor Wright that Council approve application PL20220184.

Carried

MOVED by Councillor Wright that the resolution included as Attachment 'F' be approved;

AND THAT Administration be directed to forward the resolution included as Attachment 'F' to the Minister of Transportation and Economic Corridors for approval.

Carried

MOVED by Councillor Wright that the ± 1.85 hectare (± 4.57 acre) of land be transferred to John Charles Fenton and Hendrina Joanne Fenton subject to:

- a) The sales agreement being signed at the appraised value of \$27,000.00.
- b) The terms of the land sales agreement be completed within one year following the approval from the Minister of Transportation and Economic Corridors.

Carried

H-1 Division 3 - Subdivision Item: Residential

File: PL20220054 (06826038)

Deputy Reeve Kochan left the meeting at 10:34 a.m. as he is Chair of the Subdivision and Development Appeal Board and wished to be able to participate in an appeal hearing if either subdivision application considered under items H-1 and H-2 is appealed.



MOVED by Councillor Wright that the Applicant be permitted to address Council on item H-1 for 5 minutes in accordance with section 116 of the *Procedure Bylaw*.

Carried
Absent: Deputy Reeve Kochan

Presenter: Greg Barsi, the Applicant

The Chair called for a recess at 10:54 a.m. and called the meeting back to order 11:01 a.m. with all previously mentioned members present, with the exception of Deputy Reeve Kochan.

Main motion

MOVED by Reeve Kissel that the conditions for application PL20220054, as noted in Attachment F, be amended as follows:

- Remove conditions 3 and 4; and
- Renumber the remaining conditions accordingly.

AND THAT the Tentative Plan be updated to reflect the condition set.

Motion to withdraw the main motion

MOVED by Reeve Kissel that the main motion be withdrawn.

Defeated
Absent: Deputy Reeve Kochan

The Chair called for a recess at 11:08 a.m. and called the meeting back to order at 11:15 a.m. with all previously mentioned members present, with the exception of Deputy Reeve Kochan.

Motion to amend the main motion

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

THAT the conditions for application PL20220054, as noted in Attachment F, be amended as follows:

- Remove conditions 3 and 4; and
- Renumber the remaining conditions accordingly; and
- Part A of Attachment F be amended to increase the parcel size of proposed and remainder lots to be greater than or equal to 0.80 hectares (1.98 acres).

AND THAT the Tentative Plan be updated to reflect the condition set.

Carried
Absent: Deputy Reeve Kochan

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

MOVED by Reeve Kissel that the conditions for application PL20220054, as noted in Attachment F, be amended as follows:

- Remove conditions 3 and 4; and
- Renumber the remaining conditions accordingly; and



- Part A of Attachment F be amended to increase the parcel size of proposed and remainder lots to be greater than or equal to 0.80 hectares (1.98 acres).

AND THAT the Tentative Plan be updated to reflect the condition set.

Carried
Absent: Deputy Reeve Kochan

MOVED by Reeve Kissel that application PL20220054 be approved subject to conditions noted in Attachment F, as amended:

- A. THAT the application to create a \pm 0.80 hectare (\pm 1.98 acre) parcel with a \pm 0.81 hectare (\pm 2.00 acre) remainder from Lot 4, Block 23, Plan 0812064 within SW-26-26-04-W05M, having been evaluated in terms of Section 654 of the *Municipal Government Act* and Sections 9, 18, and 19 of the *Matters Related to Subdivision and Development Regulation*, and the Municipal Development Plan (County Plan), and having considered adjacent landowner submissions, is approved as per the Tentative Plan for the reasons listed below:
 1. The application is consistent with the Statutory Policy;
 2. The subject lands hold the appropriate land use designation;
 3. The technical aspects of the subdivision proposal have been considered and are further addressed through the conditional approval requirements.
- B. The Applicant/Owner is required, at their expense, to complete all conditions attached to and forming part of this conditional subdivision approval prior to Rocky View County (the County) authorizing final subdivision endorsement. This requires submitting all documentation required to demonstrate each specific condition has been met, or agreements (and necessary securities) have been provided to ensure the conditions will be met, in accordance with all County Policies, Standards, and Procedures, to the satisfaction of the County, and any other additional party named within a specific condition. Technical reports required to be submitted as part of the conditions must be prepared by a qualified professional, licensed to practice in the province of Alberta within the appropriate field of practice. The conditions of this subdivision approval do not absolve an Applicant/Owner from ensuring all permits, licenses, or approvals required by Federal, Provincial, or other jurisdictions are obtained.
- C. In accordance with Section 20(1) of the *Matters Related to Subdivision and Development Regulation*, the Subdivision Authority, with authorization from Alberta Transportation and Economic Development on behalf of the Minister of Transportation, varies the requirements of Sections 18 with regards to subdivision approvals within the prescribed distance from a highway right of way.
- D. In accordance with Section 654(2) the Subdivision Authority is of the opinion that the proposed subdivision would not unduly interfere with the amenities of the neighbourhood, or materially interfere with or affect the use, enjoyment, or value of neighbouring parcel of land; and the proposed subdivision conforms with the use prescribed for that land in the land use bylaw.
- E. Further, in accordance with Section 654 and 655 of the *Municipal Government Act*, the application shall be approved subject to the following conditions of approval:



Survey Plans

- 1) Subdivision is to be effected by a Plan of Survey, pursuant to Section 657 of the *Municipal Government Act*, or such other means satisfactory to the Registrar of the South Alberta Land Titles District.
 - a) A Plan of Survey, including the Application number (PL20220054) and Roll number (06826038) of the parcel;
 - b) A Surveyor's Affidavit; and
 - c) Landowner's Consent to Register Plan of Survey.

Transportation

- 2) The Owner shall construct a new paved approach on Camden Drive, in accordance with the County Servicing Standards, in order to provide access to Lot 2.
 - a) Contact County Road Operations for a pre-construction and a post-construction inspection for final acceptance.

OR

The Owner shall update the existing Access Easement Agreement to include Lot 2.

Servicing

- 3) Water is to be supplied by an individual well on Lot 2. The subdivision shall not be endorsed until
 - a) An Aquifer Testing (Phase II) Report is provided, which is to include aquifer testing and the locations of the new well on the new Lot 2, in accordance with the County's Servicing Standards and requirements of the Water Act;
 - b) A Well Driller's Report confirming a minimum pump rate of 1.0 IGPM for the new well is provided.
- 4) The Owner is to enter into a Development Agreement (Site Improvements/Services Agreement) with the County for the proposed new lot and shall include the following:
 - a) Accordance with the Level 4 PSTS Assessment, prepared by Almore Testing Services Ltd. (November 28, 2023).
 - b) The installation of a Packaged Sewage Treatment System (or any other specialized PSTS) complying with NSF 40 and/or BNQ standards and any other recommendations.
- 5) The Owner is to enter into a Deferred Services Agreement with the County to be registered on title the proposed Lots 1 and 2, indicating:
 - a) Each future Lot Owner is required to connect to County piped water, wastewater, and stormwater systems at their cost when such services become available;
 - b) Requirements for the decommissioning and reclamation of the onsite water, wastewater and stormwater systems once County servicing becomes available.



- 6) The Owner shall provide a site-specific stormwater implementation plan, in accordance with the Cochrane North Master Drainage Plan and County Servicing Standards. Implementation of the Stormwater Management Plan shall include the following:
 - a) If the recommendations of the Stormwater Management Plan require improvements, then the Owner shall enter into a Development Agreement with the County;
 - b) Registration of any required easements and / or utility rights-of-way;
 - c) Necessary approvals and compensation provided to Alberta Environment for wetland loss and mitigation, and
 - d) Any necessary Alberta Environment licensing documentation for the stormwater infrastructure system.

Payments

- 7) The Owner shall pay the County Subdivision Endorsement fee, in accordance with the Master Rates Bylaw, for the creation of 1 new lot.

Taxes

- 8) All taxes owing up to and including the year in which subdivision is to be registered are to be paid to Rocky View County prior to signing the final documents pursuant to Section 654(1) of the *Municipal Government Act*.

F. SUBDIVISION AUTHORITY DIRECTION:

- 1) Prior to final endorsement of the subdivision, the Planning Department is directed to present the Applicant/Owners with a Voluntary Recreation Contribution Form and ask them if they will contribute to the Fund in accordance with the contributions prescribed in the Master Rates Bylaw.

Carried
Absent: Deputy Reeve Kochan

H-2 Division 4 - Subdivision Item: Residential

File: PL20230094 (08916006)

MOVED by Councillor Wright that the Applicant be permitted to address the Subdivision Authority on item H-2 for 5 minutes in accordance with section 116 of the *Procedure Bylaw*.

Carried
Absent: Deputy Reeve Kochan

Presenter: Patty Fraser, the Applicant

MOVED by Councillor Wright that Part A of Attachment F for application PL20230094 be amended to approve the minimum parcel size of proposed and remainder lots be greater than or equal to 8.1 hectares (20.01 acres);

AND THAT Part C be removed;

AND THAT Part D and E be renumbered accordingly.

Carried
Absent: Deputy Reeve Kochan



MOVED by Councillor Wright that application PL20230094 be approved with the conditions noted in Attachment F, as amended:

- A. THAT the application to create a greater than or equal to ± 8.1 hectare (± 20.01 acre) parcel with a greater than or equal to ± 8.1 hectare (± 20.01 acre) remainder from Block 2, Plan 9111177 within SE-16-28-05-W05M, having been evaluated in terms of Section 654 of the *Municipal Government Act*, Section 9 of the *Matters Related to Subdivision and Development Regulation*, and the Municipal Development Plan (County Plan); and, having considered adjacent landowner submissions, is approved as per the Tentative Plan for the reasons listed below:
1. The application is consistent with the Statutory Policy;
 2. The subject lands hold the appropriate land use designation;
 3. The technical aspects of the subdivision proposal have been considered and are further addressed through the conditional approval requirements.
- B. The Applicant/Owner is required, at their expense, to complete all conditions attached to and forming part of this conditional subdivision approval prior to Rocky View County (the County) authorizing final subdivision endorsement. This requires submitting all documentation required to demonstrate each specific condition has been met, or agreements (and necessary securities) have been provided to ensure the conditions will be met, in accordance with all County Policies, Standards, and Procedures, to the satisfaction of the County, and any other additional party named within a specific condition. Technical reports required to be submitted as part of the conditions must be prepared by a qualified professional, licensed to practice in the province of Alberta within the appropriate field of practice. The conditions of this subdivision approval do not absolve an Applicant/Owner from ensuring all permits, licenses, or approvals required by Federal, Provincial, or other jurisdictions are obtained.
- C. Further, in accordance with Section 654 and 655 of the *Municipal Government Act*, the application shall be approved subject to the following conditions of approval:

Survey Plans

- 1) Subdivision is to be effected by a Plan of Survey, pursuant to Section 657 of the *Municipal Government Act*, or such other means satisfactory to the Registrar of the South Alberta Land Titles District.
 - a) A Plan of Survey, including the Application number (PL20230094) and Roll number (08916006) of the parcel;
 - b) A Surveyor's Affidavit; and
 - c) Landowner's Consent to Register Plan of Survey.
 - d) As per the RVC Servicing Standards, a road approach providing access to a panhandle shall be centered within the minimum allowable panhandle width of 12.5 m.



Site Plan

- 2) The Owner is to provide a Site Plan, prepared by an Alberta Land Surveyor, which illustrates the following in relation to the new property lines:
 - a) All existing buildings and structures are to conform to the setback requirements in relation to the new property line, as described in the Agricultural, Small Parcel (A-SML p8.1) Land Use District, as per the Land Use Bylaw C-8000-2020, as amended.
 - b) The Site Plan is to confirm that all existing private sewage treatment systems are located within the boundaries of Lot 1, in accordance with the The Alberta Private Sewage Systems Standard of Practice 2021;
 - c) The Site Plan is to confirm that all water wells are located within the boundaries of Lot 1;

Transportation

- 3) The Owner shall construct a new gravel approach on Township Road 282, in accordance with the County Servicing Standards, in order to provide access to Lot 2.
 - a) Contact County Road Operations for a pre-construction and a post-construction inspection for final acceptance.

Site Servicing

- 4) The Owner is to provide a Level 2 Private Sewage Treatment System Assessment in accordance with the Model Process Reference Document for Lot 2;
 - a) If the recommendations of the Model Process Assessment require improvements, then a Site Improvements / Services Agreement shall be required to be entered into.
- 5) Water is to be supplied by an individual well on Lot 2. The subdivision shall not be endorsed until:
 - a) An Aquifer Testing (Phase II) Report is provided, which is to include aquifer testing and the locations of the new well on the new Lot 2, in accordance with the County's Servicing Standards and requirements of the Water Act;
 - b) A Well Driller's Report confirming a minimum pump rate of 1.0 IGPM for the new well is provided.

Site Developability

- 6) The applicant/owner shall provide a Wetland Impact Assessment memo for the County identified wetland on panhandle of proposed lot 2 to check whether it is actually a wetland or not. If WIA memo confirms it to be a wetland, the memo will provide recommendations for wetland impact mitigation and applicant/owner will be required to obtain approval from Alberta EPA under the Water Act for the disturbance of onsite wetland prior to construction of future driveways.

Municipal Reserve

- 7) The provision of Reserve, in the amount of 10% of Lot(s) 1 and 2, is to be deferred by caveat, pursuant to Section 669(2) of the Municipal Government Act;



a) Deferred reserve caveat to be registered on each lot.

Payments and Levies

8) The Applicant/Owner shall pay the County subdivision endorsement fee, in accordance with the Master Rates Bylaw, for the creation of one (1) new lot.

Taxes

9) All taxes owing up to and including the year in which subdivision is to be registered are to be paid to Rocky View County prior to signing the final documents pursuant to Section 654(1) of the *Municipal Government Act*.

D. SUBDIVISION AUTHORITY DIRECTION:

1) Prior to final endorsement of the subdivision, the Planning Department is directed to present the Applicant/Owners with a Voluntary Recreation Contribution Form and ask them if they will contribute to the Fund in accordance with the contributions prescribed in the Master Rates Bylaw.

Carried
Absent: Deputy Reeve Kochan

The Chair called for a recess at 11:42 a.m. and called the meeting back to order at 11:45 a.m. with all previously mentioned members present, including Deputy Reeve Kochan.

F-1 Division 3 - Cochrane Lake Improvement Plan

File: 5000-650

MOVED by Reeve Kissel that Council approves the Terms of Reference as per Attachment A.

Carried

MOVED by Reeve Kissel that Council directs Administration to sign the Cost-sharing Agreement between the County and Macdonald Communities Limited, as per Attachment B.

Carried

MOVED by Reeve Kissel that Council approves the budget adjustment of \$90,000 to complete the Cochrane Lake Improvement Plan as per Attachment C.

Carried

The Chair called for a recess at 12:11 p.m. and called the meeting back to order at 1:03 p.m. with all previously mentioned members present.

F-2 Division 6 - Cambridge Parking Lot Assessment

File: N/A

MOVED by Councillor Samra that Council receives the report for information.

Carried



MOVED by Councillor Samra that Council directs Administration to incorporate the parking lot at Cambridge Park initiative and associated costing in the future development of the Connecting Conrich initiative to be discussed at the February 27, 2024 Regular Meeting of Council.

Carried

F-3 All Divisions - Policy C-329: Recreation and Community Infrastructure Naming

File: N/A

MOVED by Councillor Hanson that Council approve the amendments to Council Policy 329: Recreation and Community Infrastructure Naming, as per Attachment A.

Carried

The Chair called for a recess at 1:38 p.m. and called the meeting back to order at 1:43 p.m. with all previously mentioned members present.

F-6 Division 7 - Langdon Ball Diamonds Maintenance and Operational Models

MOVED by Councillor Schule that Council approve a new license of occupation that accommodates the maintenance and operations of the six ball diamonds in Langdon for a one-year period;

AND THAT Council direct Administration to present the 2025 operating model report by Q4 2024.

Defeated

MOVED by Councillor Wright that Council approve Model #1, as presented in this report, to accommodate a one-year pilot for the maintenance and operational requirements of the six ball diamonds in Langdon for the 2024 season;

AND THAT Council direct Administration to bring back a report highlighting the successes and challenges of the one-year pilot no later than Q4 2024.

Carried

The Chair called for a recess at 2:02 p.m. and called the meeting back to order at 2:05 p.m. with all previously mentioned members present.

G-1 Division 2 - Road Plan Closure Application: Bylaw Amendment

File: PL20230026 (04826001)

MOVED by Deputy Reeve Kochan that Bylaw C-8496-2024 be given first reading.

Carried

MOVED by Deputy Reeve Kochan that Bylaw C-8496-2024 be given second reading.

Carried

MOVED by Deputy Reeve Kochan that Bylaw C-8496-2024 be considered for third reading.

Carried



ROCKY VIEW
COUNTY

MOVED by Deputy Reeve Kochan that Bylaw C-8496-2024 be given be given third and final reading.

Carried

MOVED by Deputy Reeve Kochan that the sales agreement shall be signed at an amended value of \$11,725.00 in accordance with the updated size of the portion of road allowance closure being 1.90 hectares (4.69 acres).

Carried

K Adjourn the Meeting

MOVED by Councillor Samra that the January 23, 2024 Council meeting be adjourned at 2:10 p.m.

Carried

Reeve or Deputy Reeve

Chief Administrative Officer or designate



ROCKY VIEW COUNTY

SPECIAL COUNCIL MEETING MINUTES

Wednesday, January 24, 2024
9:00 AM

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

Present: Reeve C. Kissel
Deputy Reeve D. Kochan
Councillor G. Boehlke (participated electronically on January 24, 2024)
Councillor K. Hanson
Councillor S. Samra
Councillor A. Schule (participated electronically on February 1, 2024)
Councillor S. Wright

Also Present: R. McDonald, Interim Chief Administrative Officer (absent on February 1, 2024)
M. Boscariol, Executive Director, Community Services (absent on February 1, 2024)
B. Riemann, Executive Director, Operations
K. Robinson, Executive Director, Corporate Services (absent on February 1, 2024)
G. van den Burg, Municipal Clerk, Legislative and Intergovernmental Services
B. Beach, Manager, Building Services (present on February 1, 2024)
S. Altena, Planning Policy Supervisor, Planning
K. Luster, Planner, Planning
S. Braak, Legislative Officer, Legislative and Intergovernmental Services
K. Tuff, Legislative Officer, Legislative and Intergovernmental Services

A Call Meeting to Order

The Chair called the meeting to order at 9:02 a.m. with all members present.

B Updates/Approval of Agenda

MOVED by Deputy Reeve Kochan that the January 24, 2024 Special Council meeting agenda be approved as presented.

Carried

E-1 Division 3 – Bylaw C-8460-2024 – Redesignation Item: Residential and Commercial

File: PL20220181 (05619004, 05619006, 05619054)

Reeve Kissel vacated the Chair as the public hearing for Bylaw C-8460-2024 is in the Reeve's division. Deputy Reeve Kochan assumed the Chair.



MOVED by Reeve Kissel that the public hearing for item E-1 be opened at 9:08 a.m.

Carried

The Chair called for a recess at 9:24 a.m. and called the meeting back to order at 9:43 a.m. with all previously mentioned members present.

Person(s) who presented:

- Kathy Oberg, the Applicant
- Kayla McCarthy, the Applicant
- Jason Dunn, representing the Applicant
- Chris Delanoy, representing the Applicant
- Jacob Weber, representing the Applicant
- Phil Nottveit, representing the Applicant
- Dennis Inglis, representing the Landowner

Councillor Boehlke left the meeting at 10:47 a.m. and returned to the meeting at 10:48 a.m.

The Chair called for a recess at 10:52 a.m. and called the meeting back to order at 11:03 a.m., with all previously mentioned members present.

MOVED by Reeve Kissel that Council receive the late submissions for item E-1 pursuant to section 185 of the *Procedure Bylaw*.

Carried

The Chair called for recess at 12:06 p.m. and called the meeting back to order at 1:03 p.m. with all previously mentioned members present, with the exception of Councillor Boehlke.

Councillor Boehlke returned to the meeting at 1:08 p.m.

Person(s) who presented in support:

- Bruce Hanson, on behalf of the Bearspaw Community Association

Councillor Boehlke left the meeting at 1:12 p.m. and returned to the meeting at 1:17 p.m.

Person(s) who presented in opposition:

- Brendan Kooy on behalf of his family, Alyna Johnson, the Cook family, and the Bosman family
- Janet Ballantyne, on behalf of Rocky View Forward,
- Kim Magnuson, Pam Jansen, and Graham Bruce
- Pat Ryan
- Don Rumpel
- Greg Hickaway
- Steve Lilly, on behalf of his family and the Long family
- Tina Fermaniuk, on behalf of Protecting Bearspaw Committee
- David Chantler

The Chair called for a recess 2:34 p.m. and called the meeting back to order at 2:45 p.m., with all previously mentioned members present.



ROCKY VIEW COUNTY

Person(s) who presented in opposition: Bill Chambers
Karin Ryan
Stacy Johnson
Albert Zhang
Craig Skauge, on behalf of his family, the Stock family, the Nguyen family, and the Zuo family
Rita Urban
Chioma Ufodike
Bob Pelzer
Leah Elenko
Lynette Zapp
Denise Hughes
Allan Fertig
Keith Jones
Andrew Nugyen
Brenda Jeffrey
Rabee Alwan

The Chair called for a recess at 4:02 p.m. and called the meeting back to order at 4:08 p.m., with all previously mentioned members present.

Person(s) who submitted pre-recorded audio/ video presentations in support: None

Person(s) who submitted pre-recorded audio/ video presentations in opposition: Hans Hirschmanner, on behalf of his family and the Legere family
Riyaz Husain
Tom and Barb Millar

The Chair called for a recess at 4:29 p.m. and announced the meeting would reconvene at 10:00 a.m. on February 1, 2024.

On February 1, 2024, the Chair reconvened the meeting at 10:04 a.m., with all previously mentioned members present.

Person(s) who submitted pre-recorded audio/ video presentations in opposition: Regina Nenniger
Eveline Koliijn
Dave Collyer
Silvia Raschke
Nachelle Brick
Allen Vanderputten
Jamie Powell
Bill Murchison
Jamie Murchison

Councillor Schule left the meeting at 10:37 a.m. and returned to the meeting at 10:39 a.m.



Max Murchison
Mike King
Dennis Prince
Sara Hughes
Sean Ryan
Mercy Akinsipe
Lloyd Herrick
Alina Ryan
Abdul Rahman
Akin Akinsipe
Ryan Stewart
Maria LaPlante
Sue Van Aalst
Kristin Davies
Tanya Lavinskas
Dapo Akinsipe
Maria Downey

The Chair called for a recess at 11:24 a.m. and called the meeting back to order at 1:01 p.m., with all previously mentioned members present, with the exception of Councillor Hanson who returned to the meeting at 1:02 p.m.

Person(s) who submitted pre-recorded audio/ video presentations in opposition: Tina Fermaniuk

Councillor Schule left the meeting at 1:03 p.m. and returned to the meeting at 1:07 p.m.

Person(s) who presented rebuttal: Kathy Oberg, the Applicant
Kayla McCarthy, the Applicant
Daniel Salamandyk, representing the Applicant
Chris Delanoy, representing the Applicant

Councillor Schule left the meeting at 2:05 p.m. and returned to the meeting at 2:08 p.m.

MOVED by Reeve Kissel that the public hearing for E-1 be closed at 2:18 p.m.

Carried

The Chair called for a recess at 2:19 p.m. and called the meeting back to order at 2:32 p.m., with all previously mentioned members present, with the exception of Councillor Schule.

Councillor Schule returned to the meeting at 2:33 p.m.

MOVED by Reeve Kissel that application PL20220181 be refused.

Carried



ROCKY VIEW
COUNTY

L Adjourn the Meeting

MOVED by Reeve Kissel that the January 24, 2024 Council meeting be adjourned at 2:50 p.m. on February 1, 2024.

Carried

Reeve or Deputy Reeve

Chief Administrative Officer or designate



COUNCIL REPORT

Local Plan & Redesignation Item: Industrial

Electoral Division: 6

File: PL20200150-PL20200151 / 05306001/5

Date:	February 13, 2024		
Presenter:	Xin Deng, Senior Planner		
Department:	Planning		
Approved by:	<input checked="" type="checkbox"/> Executive Director / Director	and/or	<input checked="" type="checkbox"/> Chief Administrative Officer

REPORT SUMMARY

The purpose of this report is to assess two Conceptual Scheme and Redesignation applications that facilitate industrial development within SE-06-25-28-W04M, located within the Conrich Area Structure Plan (ASP):

- PL20200150 – To adopt the “Bridge Industrial Park Conceptual Scheme”, which provides a policy framework to guide future industrial development on the subject lands.
- PL20200151 – To redesignate the subject lands from Agricultural, General District (A-GEN) and Agricultural, Small Parcel District (A-SML p8.1) to Industrial, Light District (I-LHT), Special, Public Service District (S-PUB), Special, Natural Open Space District (S-NOS), and Special, Parks and Recreation District (S-PRK) to facilitate the development of a full-service industrial park.

The subject lands are identified for industrial uses within the Conrich ASP. The property would gain access through the proposed industrial roads, with two access points along Range Road 285. Potable water and wastewater would be provided via the County’s Conrich Water System and the East Rocky View Wastewater Transmission System. Stormwater management would be managed via a centralized stormwater pond on site. An existing wetland on the northern boundary of the lands would be protected and dedicated as an Environmental Reserve. Municipal Reserve would be provided though the combination of linear pathways and payment of cash in-lieu of land.

The proposals align with the City of Calgary / Rocky View County Intermunicipal Development Plan (IDP), the Municipal Development Plan (County Plan), the Conrich ASP, and the *Land Use Bylaw*.

ADMINISTRATION’S RECOMMENDATION

PL20200150:

- THAT Bylaw C-8476-2024 be given first reading.
- THAT Bylaw C-8476-2024 be given second reading.
- THAT Bylaw C-8476-2024 be considered for third reading.
- THAT Bylaw C-8476-2024 be given third and final reading.

PL20200151:

- THAT Bylaw C-8477-2024 be given first reading.
- THAT Bylaw C-8477-2024 be given second reading.
- THAT Bylaw C-8477-2024 be considered for third reading.
- THAT Bylaw C-8477-2024 be given third and final reading.



Local Plan & Redesignation Item: Industrial

BACKGROUND

Location (Attachment A)

Located within the Conrich ASP, approximately 1.6 kilometres (1.0 mile) east of the city of Calgary, northwest of the junction of Township Road 250 and Range Road 285.



Site History (Attachment B)

The Conrich ASP was adopted in 2015 to support a range of development from hamlet residential to highway business and industrial development.

Intermunicipal and Agency Circulation (Attachment C)

This application was circulated to The City of Calgary in accordance with The City of Calgary / Rocky View County Intermunicipal Development Plan (IDP); The City has no comments or concerns on the applications.

Landowner Circulation (Attachment D)

This application was circulated to 11 landowners on November 5, 2020; no responses were received. The final version of the Conceptual Scheme was received on December 7, 2023, and Administration re-circulated the application to 57 landowners within the 1.6 kilometre (1 mile) radius, to comply with the most recent version of the Circulation and Notification Standards Policy C-327. Three (3) letters in opposition were received from two properties, together with a letter from the Applicant responding to points of opposition, are included in Attachment D.

ANALYSIS

Conceptual Scheme Overview

The proposed Bridge Industrial Park Conceptual Scheme is envisioned to be a full-service industrial park. The proposed industrial lots would gain access through the proposed internal roads with two access points along Range Road 285. The proposed internal road network has considered the requirements for secondary access and potential future access to 84th Street. Potable water and wastewater would be provided via the County's Conrich Water System and East Rocky View Wastewater Transmission System. The design of the water system would accommodate fire

Local Plan & Redesignation Item: Industrial

suppression. Stormwater management would be managed via a centralized stormwater pond on site. The Plan indicated that prior to the completion of a Cooperative Stormwater Management Initiative (CSMI), as a temporary solution, the drainage from the proposed development would use overland and underground stormwater conveyance to two proposed stormwater ponds (Lot 19 and Lot 18). Once the regional stormwater system is in place, Lot 19 would remain as a public utility lot for the stormwater pond, while Lot 18 would be converted to an industrial use.

The significant wetland situated towards the boundary of the site would be dedicated as Environment Reserve, while other wetlands would be filled, subject to Provincial approval. A Lot Owners' Association (LOA) would be established to provide regular maintenance for the development.

Policy Review (Attachment E)

The application was principally reviewed against Section 14.0 (Business Development) of the County Plan. Policies 14.2, 14.3, and 14.4 direct business development to locate in the identified business areas in accordance with the approved area structure plan, encourage the infilling and intensification of existing business areas to complement other business, maximize the use of existing infrastructure, and minimize land use conflict and the amount of traffic being drawn to rural areas. The proposed development is located within the Conrich ASP; in an area where industrial development is supported.

The subject lands are identified for industrial uses within the Conrich ASP. The proposed industrial development is consistent with the industrial uses identified in the Conrich ASP. The proposed Bridge Industrial Park Conceptual Scheme has addressed the local plan requirements listed in the Conrich ASP, including:

- The proposal would follow the County's Commercial, Office, and Industrial Design Guidelines;
- Landscaping and building design requirements are set out to ensure high quality development; and
- Dark sky requirements would be met through the implementation of architectural controls.

The proposed Industrial, Light District (I-LHT) would accommodate a combination of office and industrial activity. It is compatible with adjacent industrial and business development. The proposed public utility lot would be redesignated to Special, Public Service District (S-PUB) to manage stormwater on-site. The linear pathway would be considered as Municipal Reserve with the designation of Special, Parks and Recreation District (S-PRK). The valued wetland would be redesignated to Special, Natural Open Space District (S-NOS) and dedicated as Environmental Reserve at the time of future subdivision.

COMMUNICATIONS / ENGAGEMENT

Consultation was conducted in accordance with statutory requirements and County Policy C-327.

In addition, the Applicant completed public engagement on November 28, 2019, and invited adjacent landowners and local stakeholders to learn about the proposed development. Approximately five (5) landowners expressed general support.

Since the initial open house was held about four years ago, the final Bridge Industrial Conceptual Scheme was received on December 7, 2023, and Administration re-circulated the application to update adjacent landowners about the changes on the proposal.

IMPLICATIONS

Financial

No financial implications have been identified at this time.

Local Plan & Redesignation Item: Industrial

STRATEGIC ALIGNMENT

This report is a statutory obligation under the *Municipal Government Act*.

ALTERNATE DIRECTION

No alternative options have been identified for Council's consideration.

ATTACHMENTS

Attachment A: Map Set

Attachment B: Application Information

Attachment C: Application Referral Responses

Attachment D: Public Submissions and Applicant Response Letter

Attachment E: Policy Review

Attachment F: Draft Bylaw C-8476-2024 (Proposed Bridge Industrial Park Conceptual Scheme)

Attachment G: Draft Bylaw C-8477-2024

Location & Context

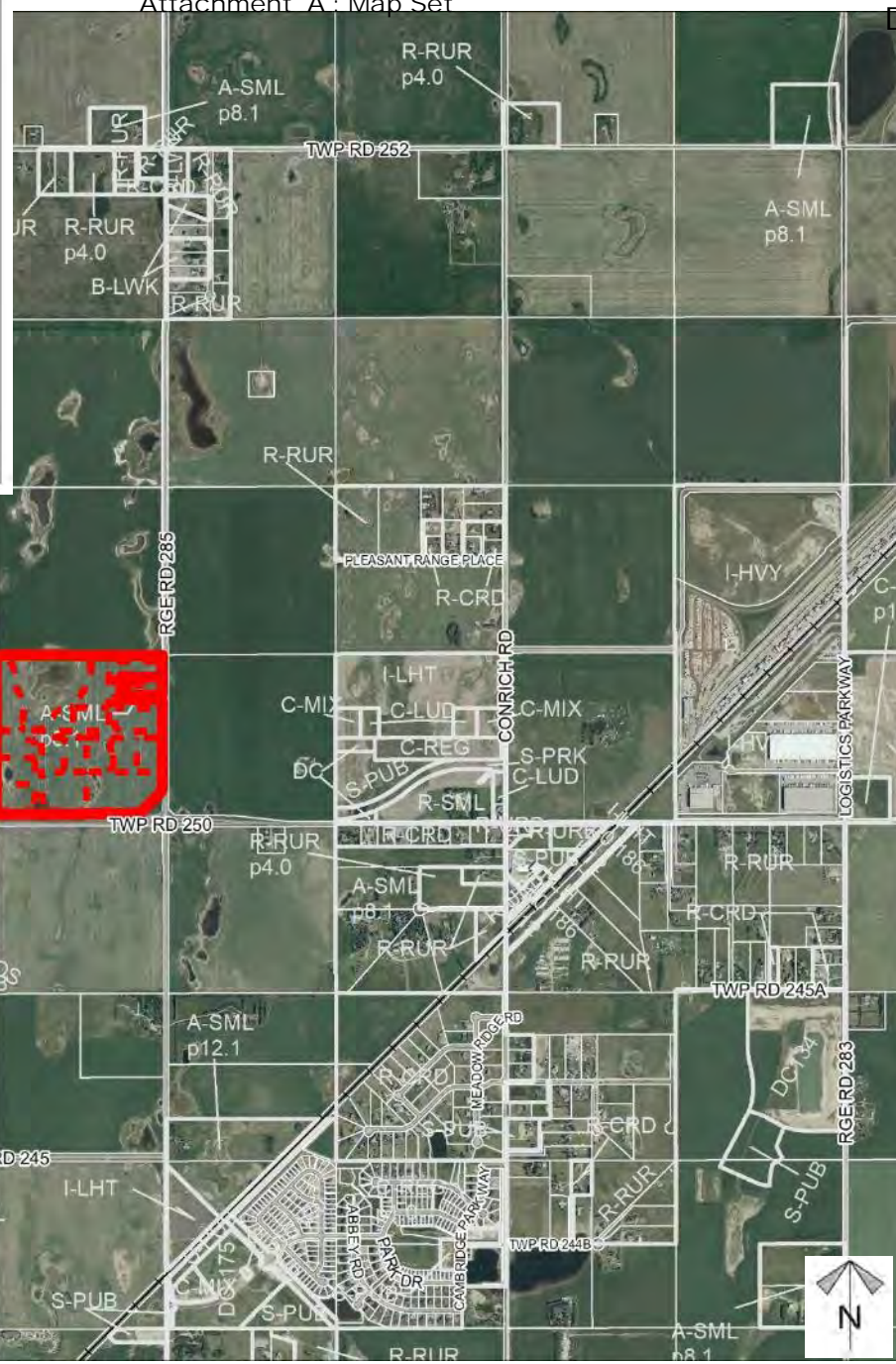
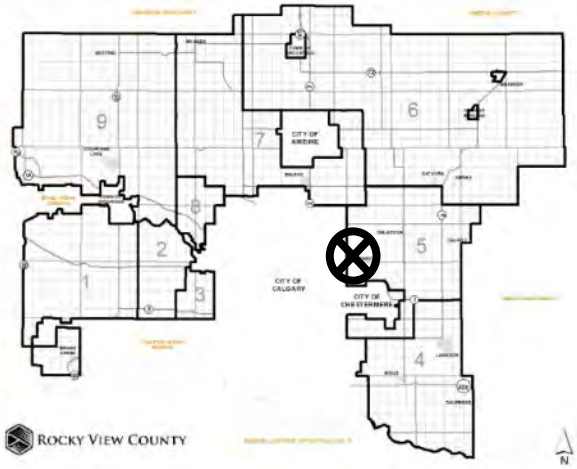
Conceptual Scheme Proposal

PL20200150 - To adopt the "Bridge Industrial Park Conceptual Scheme" that provides a policy framework to guide future industrial development within SE-06-25-28-W04M

Redesignation Proposal

PL20200151 - To redesignate the subject land from Agricultural, General District (A-GEN) and Agricultural, Small Parcel District (A-SMLp8.1) to Industrial, Light District (I-LHT), Special, Public Service District (S-PUB), Special, Natural Open Space District (S-NOS), Special, Parks and Recreation District (S-PRK), in order to facilitate the development of a full-served industrial park.

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Roll: 05306005/6001
File: PL20200150 / PL20200151
Printed: November 14, 2023
Legal Description: SE-06-25-28-W04M



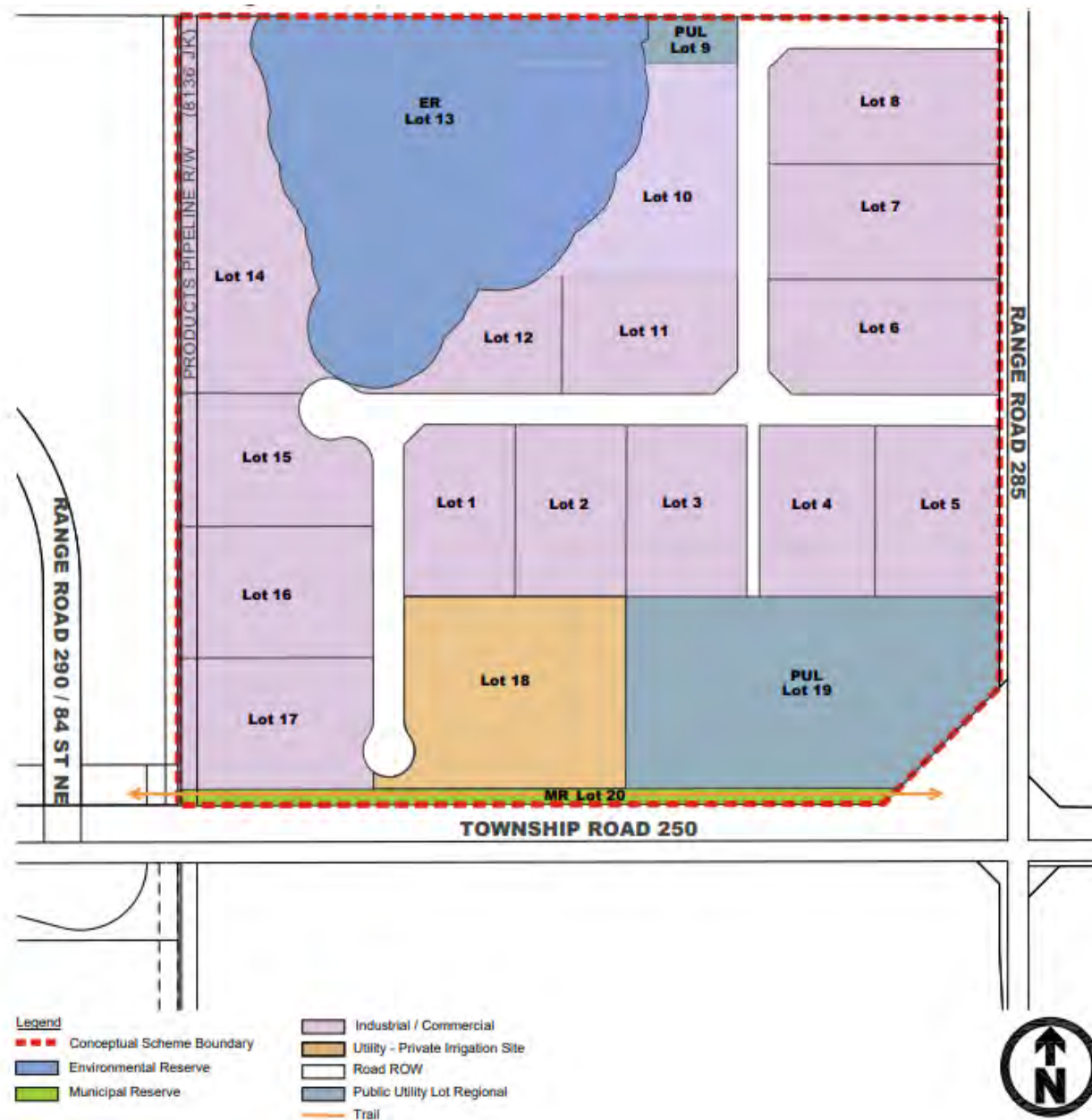
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- Legend**
- - - Conceptual Scheme Boundary
 - Environmental Reserve
 - Municipal Reserve
 - Industrial / Commercial
 - Utility - Private Irrigation Site
 - Road ROW
 - Public Utility Lot Regional
 - Trail



Development Proposal

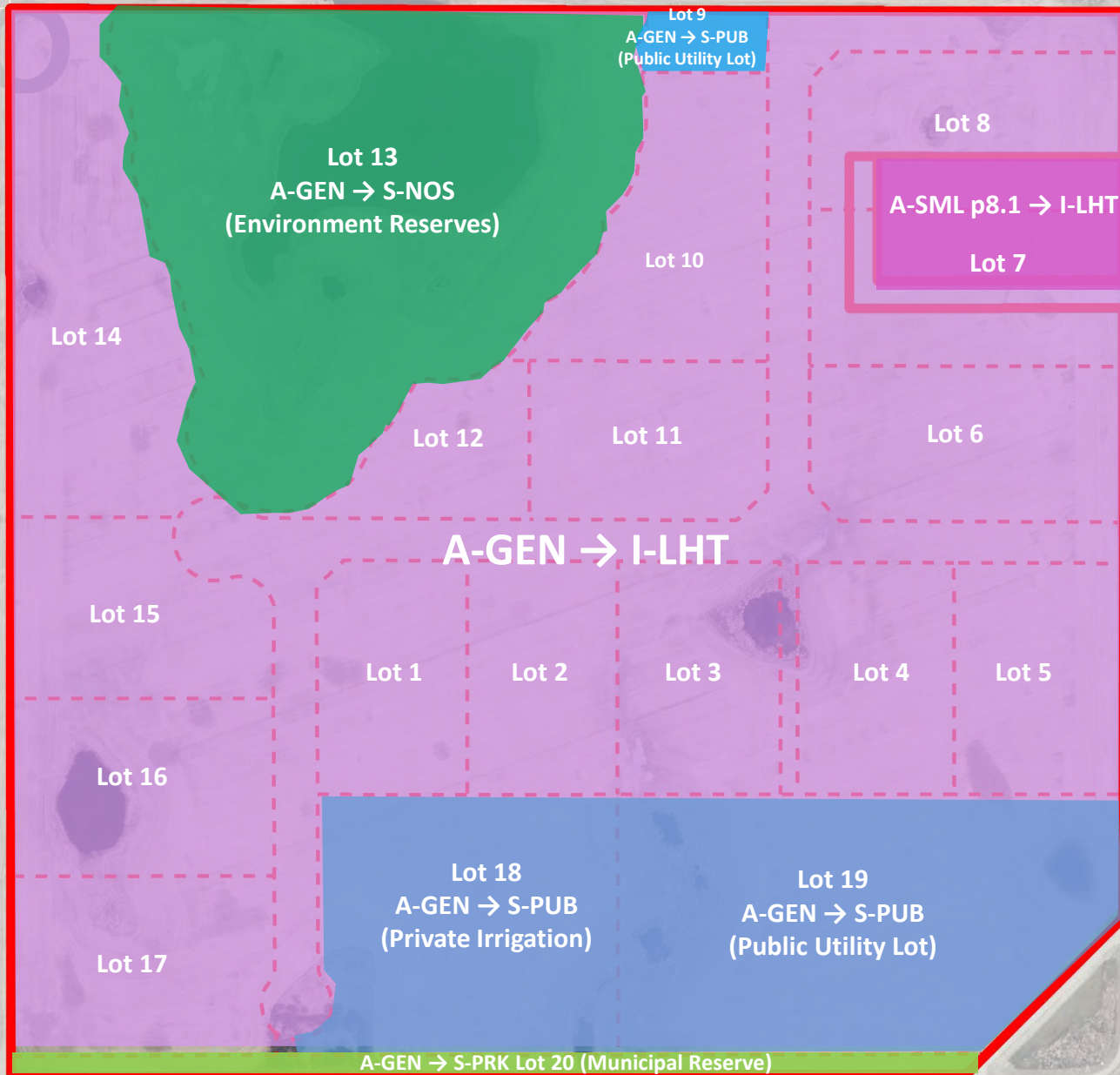
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Environmental

Conceptual Scheme Proposal

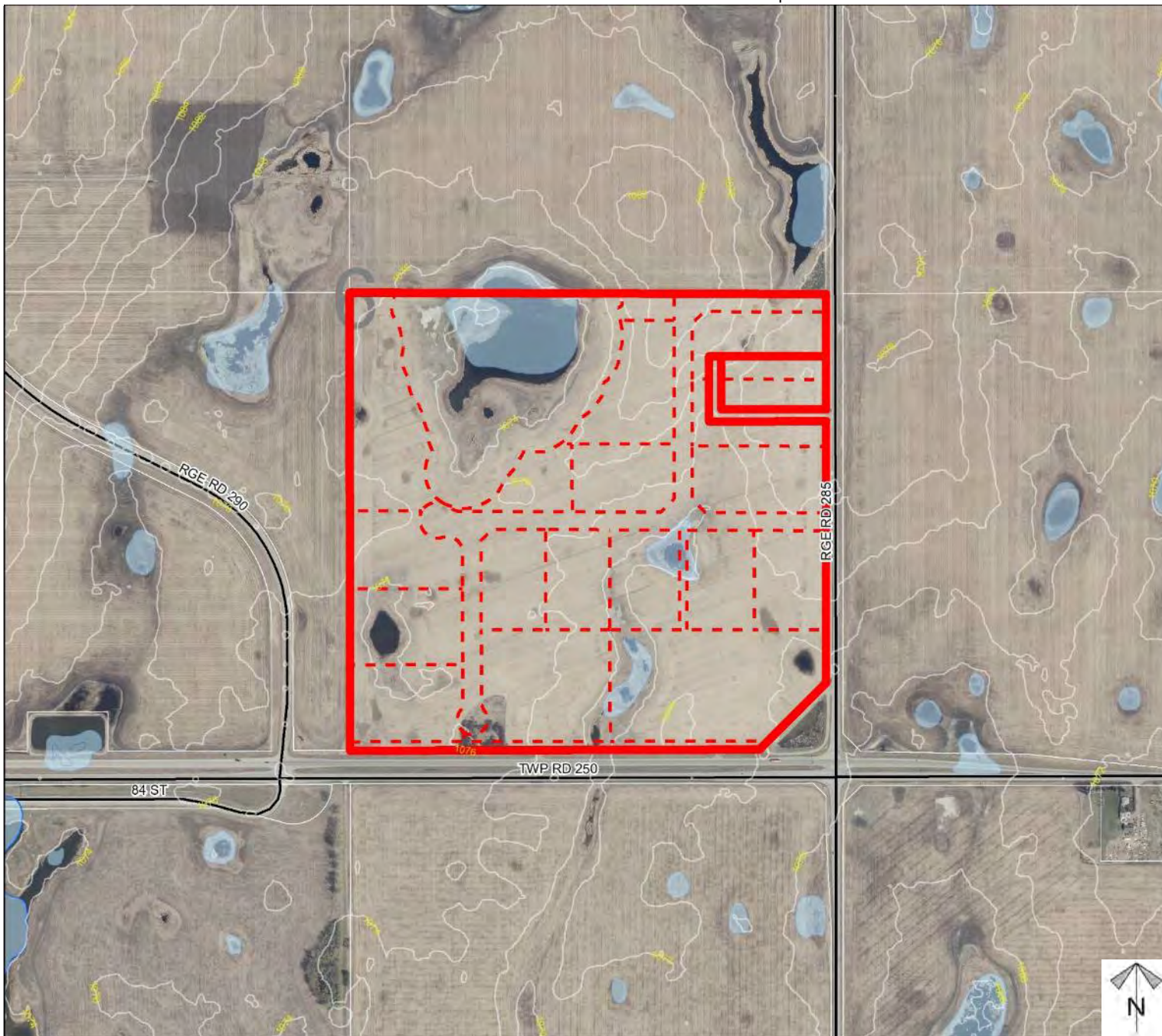
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-  Subject Lands
-  Contour - 2 meters
-  Riparian Setbacks
-  Alberta Wetland Inventory
-  Surface Water

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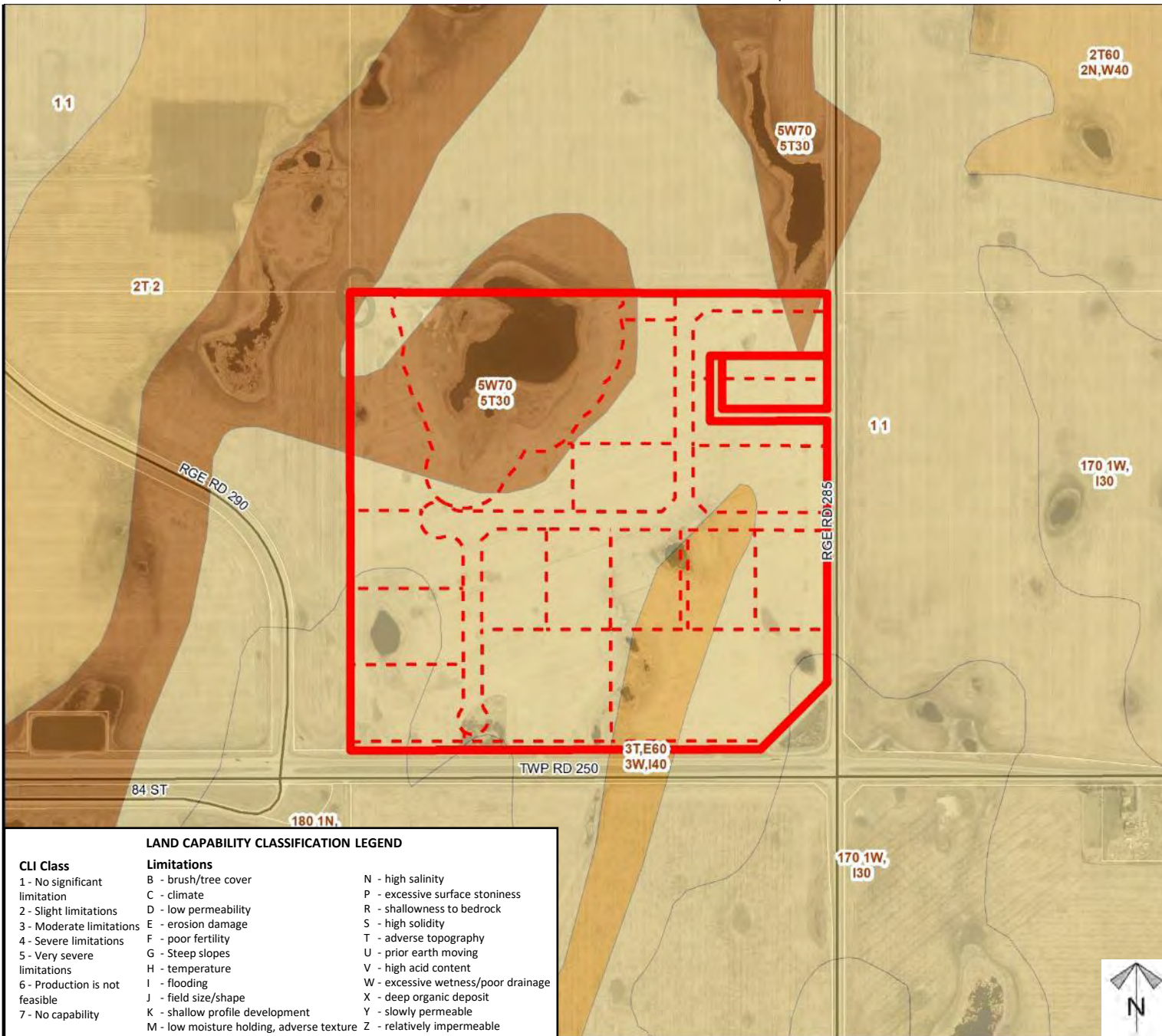
Soil Classifications

Conceptual Scheme Proposal

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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

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Landowner Circulation Area



Conceptual Scheme Proposal

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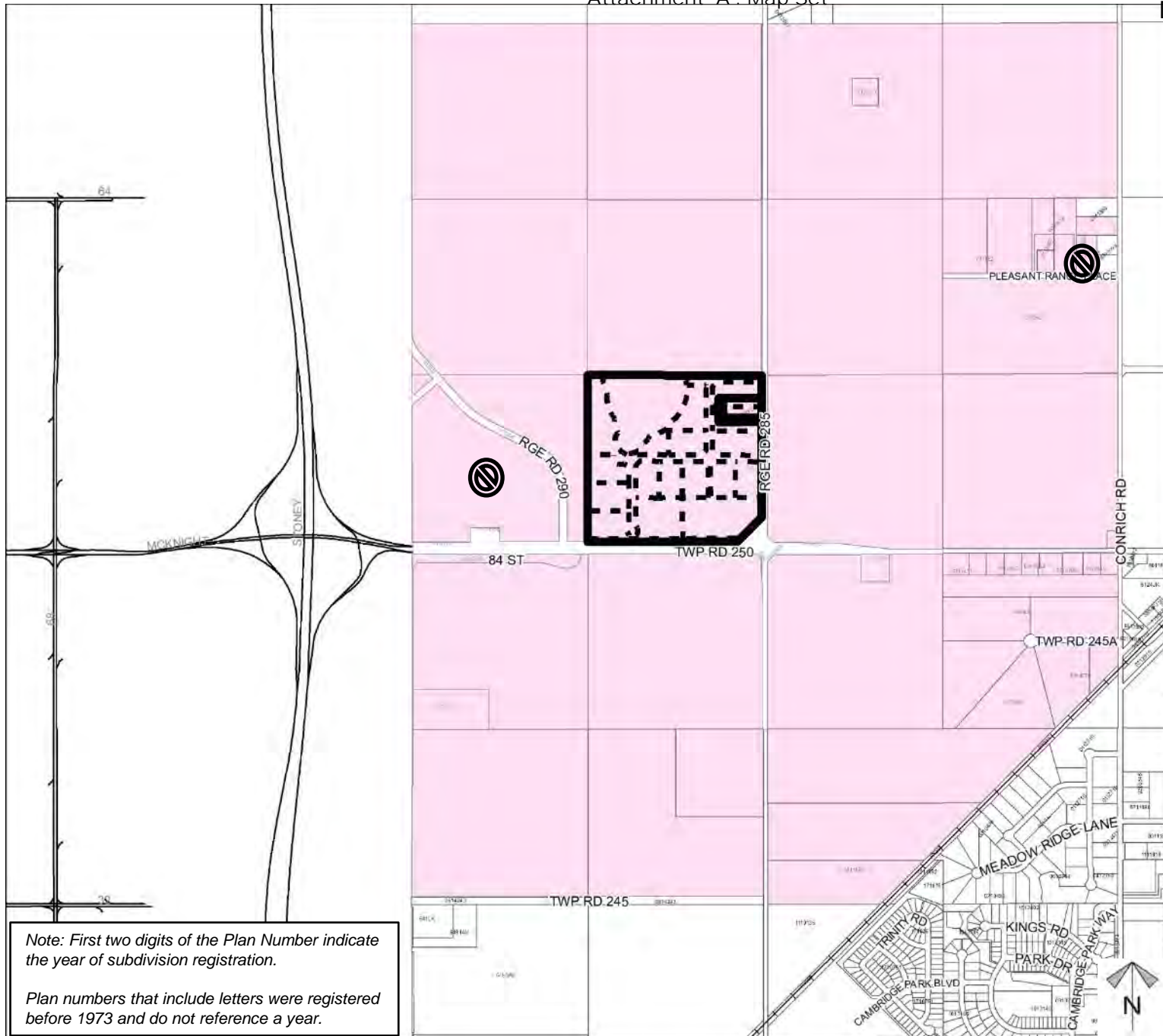
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Legend

- Support 
- Opposition (2) 

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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.

ATTACHMENT B: APPLICATION INFORMATION

<p>APPLICANT/OWNERS: Previous Applicant: Terradigm Development Consultants (Oct 2020 – May 2023) Current Applicant: N. Darrell Grant (May 2023 - Present) Owners: 1091758 Alberta Ltd. & Petra Construction Ltd.</p>	<p>DATE APPLICATION RECEIVED: October 26, 2020 December 7, 2023 (Final Conceptual Scheme is received. Application considered complete)</p>
<p>GROSS AREA: ± 60.64 hectares (± 149.84 acres)</p>	<p>LEGAL DESCRIPTION: Lot 3-6, Block D, Plan 1020 AV, SE-06-25-28-W04M & SE-06-25-28-W04M</p>
<p>Pre-Application Meeting Held: <input type="checkbox"/></p>	<p>Meeting Date: N/A</p>
<p>SOILS (C.L.I. from A.R.C.): Class 1 1 – Majority of the land contain soil with no significant limitation for crop production. Class 3TE60, 3W, I40 – A strip of the land in the southeast portion contains moderate limitation for crop production due to adverse topography, erosion damage, excessive wetness/poor drainage, and flooding. Class 5W70, 5T30 – The northwestern portion of the land contains very severe limitations for crop production due to excessive wetness/poor drainage and adverse topography.</p>	
<p>HISTORY: June 17, 1913: Subdivision Plan 1020 AV was registered to create an isolated parcel with an associated road allowance situated in the northeast corner of the site.</p>	
<p>TECHNICAL REPORTS SUBMITTED:</p> <ul style="list-style-type: none"> • Traffic Impact Assessment (McElhanney, July 2019) • Biophysical Impact Assessment (McElhanney, November 2019) • Stormwater Management Plan (McElhanney, January 2020) • The Bridge Water and Wastewater Servicing (McElhanney, December 2021) • Updated The Bridge Water and Wastewater Servicing (McElhanney, March 2022) 	

ATTACHMENT C: APPLICATION REFERRAL RESPONSES

AGENCY **COMMENTS**

School Authority

Calgary Catholic
School District No objection.

Province of Alberta

Alberta Culture and
Community Spirit
(Historical Resources) No objection to the redesignation, but there are outstanding Historical Resources Act requirements for this project (Our File 4835-19-0045-001, 015745652). Consequently the applicant should be informed that Historical Resources Act approval must be obtained prior to proceeding with any land surface disturbance associated with subdivision development by submitting a Historic Resources Application through Alberta Culture, Multiculturalism and Status of Women's Online Permitting and Clearance (OPaC) system – www.opac.alberta.ca

Lands Division,
Forestry, Parks and
Tourism No response.

Alberta Health
Services No response.

Public Utility

ATCO Gas No response.

ATCO Pipelines No objection.

FortisAlberta No response.

TELUS
Communications No objection.

***Adjacent
Municipality***

The City of Calgary No comment.

The City of
Chestermere No concerns.

***Rocky View County
Boards and
Committees***

ASB Farm Members No response.

AGENCY	COMMENTS
<i>Internal Departments</i>	
Recreation, Parks, and Community Support	Recommends that the MR dedication on the south side of the conceptual scheme be wide enough to accommodate regional pathway connectivity.
GIS Services	The Applicant needs to apply for road naming application at future subdivision stage.
Building Services	No response.
Fire Services & Emergency Management	<p>Having reviewed the circulation, the Fire Service has the following comments:</p> <ol style="list-style-type: none"> 1. Please ensure that water supplies and hydrants are sufficient for firefighting purposes. Please contact the Fire Service to propose a design for a private hydrant systems if it is required. 2. Dependent on the occupancies, the Fire Service recommends that the buildings be sprinklered, if applicable, as per the National Building Code. 3. Please ensure that access routes are compliant to the designs specified in the National Building Code and the Rocky View County Servicing Standards. Please ensure that the two access routes are maintained. 4. Please ensure that there is adequate access throughout all phases of development and that the access complies with the requirements of the National Building Code & NFPA 1141.
Capital and Engineering Services	<p><u>General:</u></p> <ul style="list-style-type: none"> • As a condition of future subdivision, the Owner is required to enter into a development agreement pursuant to Section 655 of the Municipal Government Act respecting provision of the following. <ul style="list-style-type: none"> ○ Construction of a public internal road system in accordance with the County Servicing Standards complete with cul-de-sacs and any necessary easement agreements, including complete approaches to each lot, as shown on the Tentative Plan. ○ Construction of the necessary off-site improvements as identified in the final approved TIA to the satisfaction of the County. ○ Extending the County's sanitary and potable water services to the proposed development including construction of the pressurized central fire suppression system to the satisfaction of the County. ○ Construction of stormwater management facilities in accordance with the recommendations of the approved stormwater management plan and the registration of any overland drainage easements and/or restrictive covenants as determined by the stormwater management plan. ○ Mailbox in consultation with Canada Post to the satisfaction of the County. ○ Installation of Street Lighting (Dark Sky). ○ Installation of shallow utilities. ○ Obtain all necessary approvals from AEP. ○ Implementation of the recommendations of the approved construction management plan including ESC plan.

AGENCY	COMMENTS
	<ul style="list-style-type: none"> • As a condition of future subdivision, the applicant will be required to submit a construction management plan in accordance with County's servicing standards. • As a condition of future subdivision, the applicant will be required to submit updated reports as detailed below as the current reports on file are several years old. <p><u>Geotechnical:</u></p> <ul style="list-style-type: none"> • No geotechnical studies were submitted as part of the CS application. • As a condition of future subdivision, the applicant will be required to conduct an onsite geotechnical investigation, conducted by a qualified geotechnical professional, to determine the site's suitability to support the proposed development in accordance with County's servicing standards. <p><u>Transportation:</u></p> <ul style="list-style-type: none"> • The subject site will be accessed from Range Road 285. Two access points are proposed off Range Road 285. • At time of future subdivision for the next applicable phase, the applicant will be required to submit an updated TIA taking into consideration existing background traffic, traffic to be generated from the proposed subdivision and any other traffic from other approved developments in proximity to the proposed development. The TIA is to provide recommendations for off-site improvements that are required to be implemented with the applicable phase of subdivision development. If offsite improvements are required to be implemented to support the applicable phase, the applicant will be required to enter into a Development Agreement with the County for the implementation of the necessary upgrades and be eligible to receive cost recoveries for any oversizing allowed in the infrastructure. • The applicant submitted a Transportation Impact Assessment prepared by McElhanney Consulting Services LTD. dated July 2019. The TIA provides the impact of the proposed development on the adjacent road network and explored the following improvements: <ul style="list-style-type: none"> ○ Stoney Trail interchange/Township Road 250: Widening of Township Road 250 to two lanes in the EB direction and three lanes in the WB through the Stoney Trail/McKnight Interchange and construction of an exclusive left turn lane for the SBL turns on the west intersection of the Stoney Trail and McKnight interchange. ○ 84th Street and Township Road 250: Signalization of the 84th Street and Township Road 250 intersection. Construction dual EBL lanes with 150m of storage. Construction of exclusive NBL and SBL turn lanes. Construction of a free flow SBR turn lane. ○ Range Road 285 and Township Road 250: Construction of dual EBL turn lanes with 300m of storage. Construction of a free flow SBR turning lane. ○ Widening of Township Road 250 to three lanes in both the EB and WB directions through the Range Road 285 and 84 Street intersection.

AGENCY	COMMENTS
	<ul style="list-style-type: none"> ○ As per the TIA, no improvements will be required at the two newly constructed site accesses at the developments opening day. By 2040, the north access may require signalization by 2040. This will be addressed in the updated TIA as condition of future subdivision. ○ By 2030, the ultimate configuration of the Stoney Trail and McKnight Trail interchange will need to be constructed due to background traffic. ○ The TIA determined that even with the above improvements the road network in the vicinity of the development will still have a failing level of service due to background traffic. ● As a condition of future subdivision, the applicant will be required to enter into a Development Agreement with the County for the construction of the internal road network including all related infrastructure and all other offsite improvements identified in the updated TIA in accordance with the requirements of the County's Servicing Standards. As the applicant has proposed a multi-phased development, the onsite and offsite infrastructure requirements shall be determined at the subdivision stage in relation to the phase proposed at that time. ● Township road 250 and Range Road 285 are both identified as six lane roads in the Long-Range Transportation study requiring 50m of ROW. Township Road 250 has a ROW of 55m thus no ROW will be required by plan of survey. Range Road 285 has approximately 30m ROW currently. As a condition of future subdivision, a land dedication of 5 m by plan of survey and an additional 5 m by caveat will be required along the east boundary of the quarter section as per the applicable TOL bylaw. ● As a condition of future subdivision, the applicant will be required to provide a cost recovery payment for the upgrade of Township Road 250 from a two lane to four lane divided road in accordance with the active Cost Recovery Agreement with Canadian National Railway Company. ● This development has the ability to impact both City of Calgary and Alberta Transportation infrastructure. As a result, the application will be circulated to both the City of Calgary and Alberta Transportation. The applicant will be required to meet all conditions implemented by the City or Province. ● As a condition of future subdivision, the applicant will be required to provide payment of the Transportation Offsite Levy in accordance with the applicable by-law at time of approval. <p><u>Sanitary/Waste Water:</u></p> <ul style="list-style-type: none"> ● The applicant provided a Technical Memo for the Bridge Water and Wastewater Servicing, prepared by McElhanney, dated March 6, 2022. <ul style="list-style-type: none"> ○ As per the memo, the average daily flow generated from the proposed development will be 313 m³/day with servicing connection to the East Rocky View Water and Wastewater System ○ Servicing will require that LS-1 be constructed along with the 450mm gravity servicing trunk line to provide wastewater servicing. The 525mm force main to the existing 600mm force main will also need to be constructed.

AGENCY	COMMENTS
	<ul style="list-style-type: none"> ○ The site-specific servicing will be completed through 200mm diameter gravity pipes, leading to a future connection to a regional wastewater main through a future lift station to the Southeast of the site. ● At the time of future subdivision, the applicant will be required to provide an updated and detailed Wastewater Servicing Study with each phase to determine all technical requirements and considerations (pressure at tie-in location, actual flows, impacts to the overall system, etc.) when tying into the regional wastewater infrastructure. The applicant will be required to provide engineering drawings, prepared by a qualified professional, and enter into a Development Agreement with the County for the required wastewater infrastructure improvements to support the proposed development. ● As a condition of subdivision, the applicant will be required to enter into a development agreement for the construction of wastewater infrastructure within the subject lands along with any offsite improvements as required. ● As a condition of future subdivision, the applicant will be required to enter into a capacity allocation agreement with the county and provide payment of the Wastewater Offsite Levy in accordance with the applicable by-law at time of approval. ● It is to be noted that the applicant shall be responsible for any ROW acquisitions and easements required to service the proposed development. As a condition of future subdivision, the applicant will be required to secure all necessary easements and ROWs for all proposed wastewater infrastructure. <p><u>Water Supply:</u></p> <ul style="list-style-type: none"> ● As per the above mentioned technical memo, the required ADD for the proposed development will be approximately 314 m3/day connecting to the East Rocky View Water and Wastewater System. ● The site-specific servicing for The Bridge will be completed through 150mm and 200mm diameter servicing mains, leading to a future potable water pump station and potable water reservoir at the north of the site referenced as lot PUL 9. Servicing will connect to a future feeder main in the East. ● At the time of future subdivision, the applicant will be required to provide a detailed Water Servicing Study with each phase to determine all technical requirements and considerations (pressure at tie-in location, actual flows, impacts to the overall system, etc.) when tying into the regional water infrastructure. The applicant shall also provide an assessment of the existing Conrich Pump Station and Reservoir to understand whether the capacity exists or not. Should any improvements be required, the applicant will be required to provide engineering drawings, prepared by a qualified professional, and enter into a Development Agreement with the County for the required all the water infrastructure improvements as per the Conrich Potable Water Network Plan to support the proposed development. ● As a condition of future subdivision, the applicant will be required to enter into a development agreement for the extension of feeder main to the subject lands and construction of water infrastructure within the subject lands.

AGENCY	COMMENTS
	<ul style="list-style-type: none"> • As a condition of future subdivision, the applicant will be required to enter into a capacity allocation agreement with the county and provide payment of the Wastewater Offsite Levy in accordance with the applicable by-law at time of approval. • It is to be noted that the applicant shall be responsible for any ROW acquisitions and easements required to service the proposed development. As a condition of future subdivision, the applicant will be required to secure all necessary easements and ROWs for all proposed wastewater infrastructure. <p><u>Storm Water Management / Environmental:</u></p> <ul style="list-style-type: none"> • The applicant provided a Stormwater Management Report, prepared by McElhaney, dated January 13, 2020. • As a condition of future subdivision, the applicant will be required provide a detailed stormwater management plan (SWMP) and design drawings for each phase of development in accordance with the requirements of the CSMI, the County's Servicing Standards, Alberta Environment regulations and best practices. As a condition of future subdivision, the applicant will be required enter into a Development Agreement with the County for the construction of the proposed stormwater system and all related infrastructure with the applicable phase of the development. • As per the existing stormwater management report, a wet pond will be constructed to capture stormwater runoff. A dual drainage stormwater management method will be applied onsite as required by Rocky View County. Lot and road drainage will enter the minor system through manholes/catch basins sized which will flow down to the piped system and into stormwater ponds. <ul style="list-style-type: none"> ○ The report proposes the interim stormwater management system, which will consist of a normal wet pond located on the SE portion of the site and a private landscaped irrigation area adjacent to the pond to maintain pond's water level. Since the CSMI system is not anticipated to be in operation during the time frame for Phase 1 and Phase 2 development, there is no discharge outlet for this pond in the interim scenario. In the ultimate stormwater management system, the pond will discharge with unit area release rate in accordance with Conrich Master Drainage Plan. In this case, the irrigation area will then be redeveloped with business industrial development. • As condition of future subdivision, the applicant will be required to pay the Stormwater Offsite Levy in accordance with applicable Stormwater off-site bylaw at that time. • As a condition of future subdivision, the applicant will be required to provide verification of AEP approvals and registration (EPEA) for the stormwater system. • As a condition of future subdivision, the applicant will be required to prepare an erosion and sediment control (ESC) plan, prepared by a qualified professional, identifying ESC measures to be taken during the construction. The drawings and plans shall be in accordance with the requirements of the County's Servicing Standards and best management practices. • It is to be noted that the applicant shall be responsible for any ROW acquisitions and drainage easements required to service the proposed

AGENCY	COMMENTS
	<p>development (ex. overland drainage courses). As a condition of future subdivision, the applicant will be required to secure all necessary easements and ROWs for all proposed stormwater ponds, escape routes and all other related infrastructure.</p> <p><u>Environmental</u></p> <ul style="list-style-type: none"> • The applicant provided a Biophysical Impact Assessment, prepared by McElhanney, dated November 2019. As a condition of future subdivision, the applicant shall provide an updated report to ensure accuracy. <ul style="list-style-type: none"> ○ Based on the proposed development of the Project Site, impacts on the valued ecosystem components have been identified. To help reduce or eliminate residual and cumulative impacts, mitigation measures have been determined for each valued ecosystem component (soils, surface water, wetlands, vegetation, wildlife, ESAs and Historic and Archaeological Resources) within the Project Site prior to, during and post construction. • The applicant shall follow the recommendation of updated Biophysical Impact Assessment in perpetuity and obtain required permits/approvals for the proposed development related to all applicable municipal, provincial, and federal legislation, regulations, and policies.
Agriculture & Environment Services	No agricultural concerns as the parcels fall within the Conrich Area Structure Plan. The application of the Agricultural Boundary Design Guidelines referenced in the Bridge Industrial Park Conceptual Scheme will help to mitigate areas of concern including, trespass, litter, pets, noise and concern over fertilizers, dust & normal agricultural practices.

1st Circulation Period: December 9, 2020, to January 4, 2021.

2nd Circulation Period: December 21, 2023, to January 22, 2024.



Stantec Consulting Ltd.
200-325 25 Street SE
Calgary AB T2A 7H8

January 22, 2024

Public Hearing Submission

Xin Deng / Legislative & Intergovernmental Services

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

Dear Xin,

**Reference: Bylaw C-8476-2023 & C-8477-2023
PL20200150 & PL20200151 (05306001/05306005)**

On behalf of Farm Air Properties Inc., Stantec Consulting Ltd ('Stantec') provides the following written submission for consideration of the proposed bylaws at the Public Hearing on February 13, 2024. Farm Air Properties Inc. own several quarter sections of land immediately west of the abovementioned Conceptual Scheme proposal, including:

- SW7-25-28-W4M
- SE7-25-28-W4M
- NW6-25-28-W4M
- NE6-25-28-W4M
- NW5-25-28-W4M
- SW6-25-28-W4M
- SW5-25-28-W4M

As an adjacent landowner with land similarly identified in the Conrich Area Structure Plan (ASP), Farm Air Properties have tracked the progress of the Bridge Industrial Park Conceptual Scheme and connected with both Rocky View County ('the County') and the Applicant. As a significant landowner within the Conrich ASP (~1,100 acres), Farm Air is supportive of development that is consistent with the requirements of the wider ASP area, facilitates integrated planning and servicing infrastructure outcomes, and does not generate conditions that would adversely impact and/or place constraints on the development of the adjacent lands owned by Farm Air. As presented, the Bridge Industrial Park Conceptual will place constraints on the development of Farm Air lands due to updates to the transportation network not being incorporated within the wider ASP. We are therefore requesting the County table or modify the proposed bylaws to explore the necessary adjustments. An outline of the inconsistency is outlined below. In supporting robust planning outcomes and growth for Conrich, Farm Air is available to work with the County and the Applicant on these adjustments.

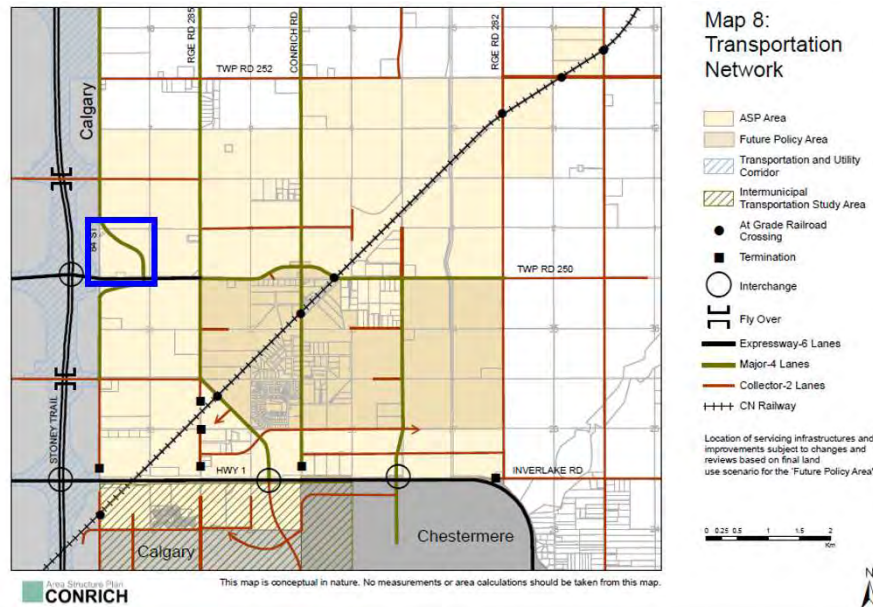
As illustrated in an extract of the Conrich ASP on the following page (Map 8: Transportation Network), growth and development of the northwest areas of Conrich rely on the implementation of a functional and supportive transportation network. As part of original preparation and approval of the Conrich ASP in 2015, this functional transportation network included a 'Major – 4 Lanes' roadway aligning with the current 84th Street alignment that traverses through Farm Air's land and providing direct access to Township Road 250 (this segment is outlined in blue on the extract on the following page). The provision of direct access from Township Road 250 also supported identification of Highway Business/Commercial Uses on Farm Air's land. Since approval of the Conrich ASP, however, the provision of direct access in the form of an all-

January 22, 2024
 Xin Deng / Legislative & Intergovernmental Services
 Page 2 of 3

Reference: Bylaw C-8359-2023 PL20220133 (05307005)

directional intersection at Township 250 and 84th Street has been ultimately removed by Alberta Transportation (AT), noting only a right-in-right-out may be possible. This outcome was confirmed by AT as part of the assessment and approval of the Westcon Business Park Conceptual Scheme, as well as Farm Air’s own discussions with AT. Not only does the ultimate removal of all-directional access impact and sterilize land use outcomes in this area of Conrich, but it also requires the County to identify and implement an alternative alignment of the ‘Major – 4 Lanes’ roadway to protect and ensure the functionality of the Transportation Network.

Conrich ASP Extract: Map 8 – Transportation Network



The practical alternative alignment that should be implemented by the County to ensure the functionality of the Transportation Network is for the ‘Major – 4 Lanes’ roadway to be realigned through the Bridge Industrial Park Conceptual Scheme and connect with Range Road 285, which represents the nearest segment of the major roadway network and the primary and first access point from Township 250 to areas north.

As presented, the Bridge Industrial Park Conceptual Scheme has not been assessed with these wider ASP requirements in mind. Upon obtaining notice of the Public Hearing we have raised these concerns with the Applicant and Administration and request the County table or modify the proposed bylaws to ensure these concerns are addressed and a functional outcome for the Transportation Network is implemented to avoid piecemeal planning outcomes and conditions that will adversely impact and/or place constraints on the development of the adjacent lands owned by Farm Air.

We reiterate our willingness to collaborate with the County and the Applicant on the satisfactory resolution of the above concerns. Should you have any questions, or require any further information, please contact the undersigned for any questions or concerns.

January 22, 2024
Xin Deng / Legislative & Intergovernmental Services
Page 3 of 3

Reference: Bylaw C-8359-2023 PL20220133 (05307005)

Regards,

STANTEC CONSULTING LTD.



David Symes PMP RPP MCIP
Practice Lead, Community Development
Phone: (403) 716-1477
Mobile: (403) 830-2277
David.Symes@stantec.com

Melvin and Andrea Dyck
22 Pleasant Range Place
Rocky View County, AB
T1Z 0H2

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

Attention: Planning Services Department,
Rocky View County

RE: Application Number: PL20200150/PL20200151
Bridge Industrial Park Conceptual Scheme

In the proposed Municipal Development Plan (MDP), the following question was asked of Rocky View residents: **What do you love about the County?**

Their response was:

- Rural lifestyle
- Peace and quiet
- Natural landscape

As I read the MDP further, I see the section called “Distinct Residential and Business Areas”. This is when it becomes apparent to me that not all communities in Rocky View County are treated equally.

In the MDP, Conrich is described as a “well-planned, healthy community with diverse rural neighbourhoods existing alongside a thriving industrial hub”. An oxymoron if I ever heard one!!!

Rural neighbourhoods in Conrich are seeing their natural landscape and peaceful rural lifestyle taken away and replaced with ugly industrial developments that don't even attempt to blend in to the neighbourhood. Warehouses running 24/7, truck storage yards, bringing with them truck traffic, constant noise and unsightly properties. And to make matters worse, these developments are interspersed between residential developments. Residential and Industrial DO NOT MIX!!

If there must be industrial parks in the Conrich area, try to keep them to a centralized location. Don't approve one offs all over the area. If you approve this latest master-planned business park, keep future developments in the same area.

Whatever happened to the Conrich Station development that was introduced in 2014? The property has been cleared but sits empty, ten years later. This proposed development included over 700 acres of land and was to be a master-planned business park.

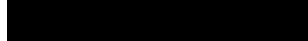
Why would Council now entertain the idea of another master-planned business park being built just a few kilometers down the road?

How many master-planned business parks do you need in the Conrich area?

The vision for Rocky View County should be shared and enjoyed by ALL communities and residents. Minimize the impact of Industrial districts on rural residential properties. Keep industrial development separate from residential neighbourhoods.

Thank you for your consideration.

Andrea Dyck
22 Pleasant Range Place



Melvin and Andrea Dyck
22 Pleasant Range Place
Rocky View County, AB
T1Z 0H2

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

Attention: Legislative & Intergovernmental Services,
Rocky View County

RE: Bylaw C-8476-2023 & Bylaw C-8477-2023 – PL20200150, 151
Bridge Industrial Park Conceptual Scheme

Here are four policy direction statements copied directly from the Future Policies Document for the Conrich area.

1. Support the continuation of existing agricultural operations until development of those lands to another use is deemed desirable.
2. Protect existing and future residential areas with appropriate land use transition and design measures.
3. Arrange land uses that take advantage of commercial and industrial growth opportunities, while minimizing the impact on residential development.
4. Identify transportation corridors and provide the planning to ensure increased traffic volumes, access, and costs are accounted for and impacts are minimized to the greatest extent possible.

You are failing on all accounts by proceeding with the Bridge Industrial Park Development.

Support the continuation of existing agricultural operations until development of those lands to another use is deemed desirable.

You should not allow more agricultural land to be lost when you have 700 acres at what was to be “Conrich Station”, sitting undeveloped and turning into a weed patch. See Appendix A for more details.

Don't approve more developments until previously approved developments are built out.

Arrange land uses that take advantage of commercial and industrial growth opportunities, while minimizing the impact on residential development.

You are letting the developers dictate where the developments are located. You need to have a plan that will minimize the impact to existing and future residential areas.

Don't allow industrial developments to pop up all over the area. Keep this in a common area separate from residential.

Also, I'd like to bring attention to the definition of Industrial Light as per the Rocky View Land Use Bylaw:

“Industrial (Light)” means those developments where activities and uses are primarily carried on within an enclosed building and no significant nuisance factor is created or apparent outside an enclosed building. Any development, even though fully enclosed, where, in the opinion of a Development Authority, there is significant risk of interfering with the amenity of adjacent sites because of the nature of the site, materials or processes, shall not be considered Industrial (Light). Typical uses include laboratories, general contractors and landscaping services, construction firms, self storage facilities and warehouse sales of furniture, floor coverings etc.

PURPOSE: To accommodate a combination of office and industrial activity, including storage and support businesses, where nuisance factors are confined to the site area. Development shall address issues of compatibility and transition with respect to adjacent uses.

Once properties have been redesignated Industrial (Light), Discretionary uses such as Industrial (Heavy), Industrial (Medium), Industrial (Logistics), Outdoor Storage etc can be approved and built. These uses are in direct conflict with the purpose of the Industrial Light District.

To prevent this, the redesignation should be for the district that is the most intrusive and where all other designations are allowable uses within the district. For example, Industrial (Heavy) includes Industrial (Medium), Industrial (Logistics), Industrial (Light) as allowable uses.

Protect existing and future residential areas with appropriate land use transition and design measures.

The existing residential/non-residential interface is not adequate. If the industrial area was in a central area and separate from residential areas, an appropriate interface could be built around the area to minimize impact to residential homes.

Require developments to have more municipal and environmental reserves that are open for public use. CN Logistics has a municipal reserve on their private land and it can't be accessed by Conrich residents.

The Bridge Industrial Park plan shows an environmental reserve at the far corner of the property. There will be no public access. The municipal reserve shown is probably the mandatory 50 m wide interface and is no good for public use. Why is there no residential/non-residential interface shown for the property along Range Road 285?

Identify transportation corridors and provide the planning to ensure increased traffic volumes, access, and costs are accounted for and impacts are minimized to the greatest extent possible.

Range Road 285 has been identified as a main trucking route. Why are you allowing so many access

points onto Range Road 285?

If the Bridge Industrial Park is built, you will need either lights or a 4-way to control the flow of traffic. Then a little further down the road you have an access from Cambridge Park, and Grace Trucking storage lot, then further down before Township Road 252, you have nine properties at Sunshine Road accessing Range Road 285.

The road will be so slow to drive, truckers will look for alternate routes such as Range Road 284 (Conrich Road). Trucks already use this route to get to Country Hills.

Mel and Andrea Dyck
22 Pleasant Range Place
[REDACTED]

APPENDIX A

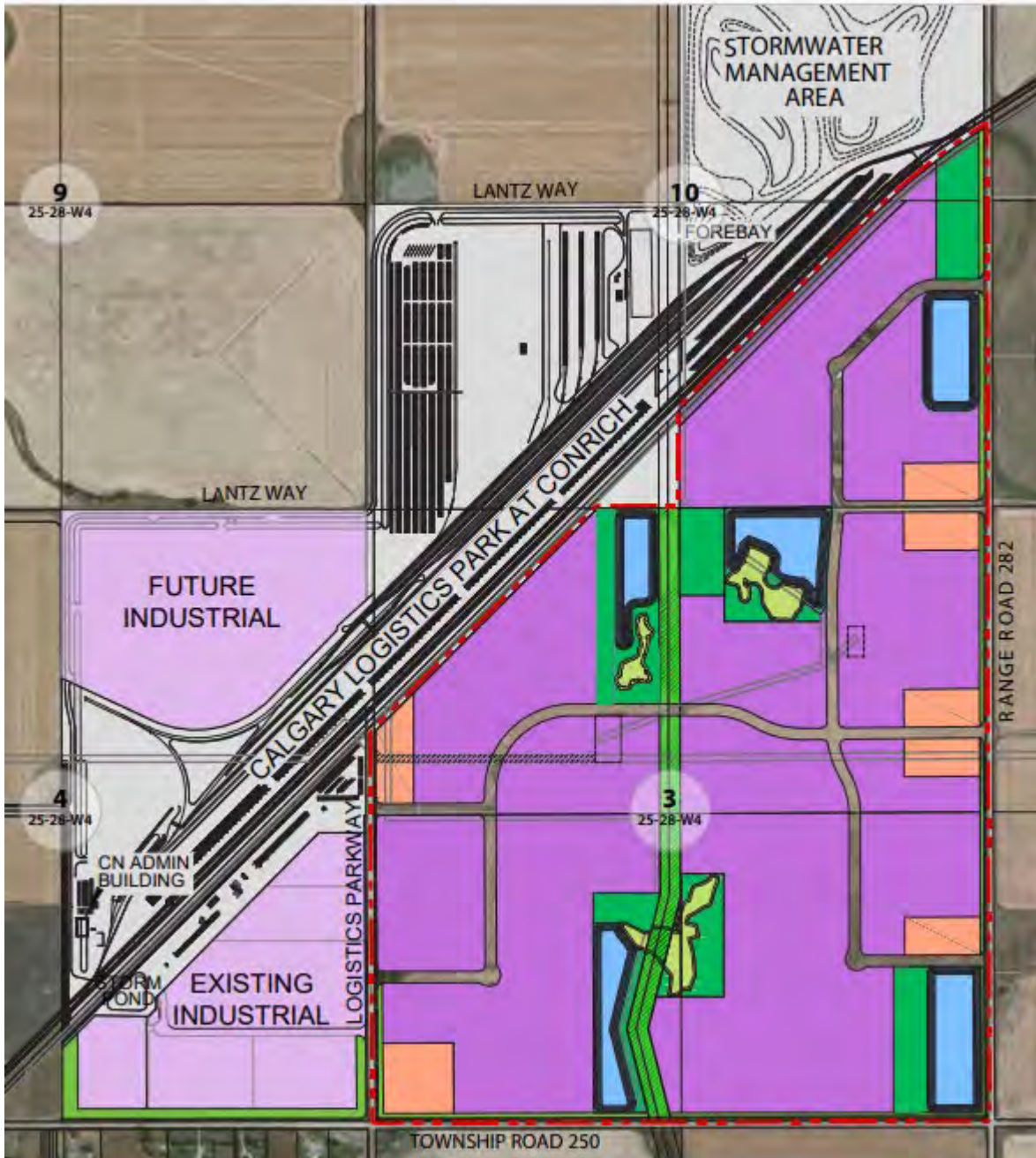


Figure 1: Conrich Station Development Concept





Figure 2: Photos of Conrich Station Today

23 January 2024

Xin Deng / Legislative & Intergovernmental Services
Rocky View County
262075 Rocky View Point
Rocky View County, AB T4A 0X2

Dear Ms. Deng,

**RE: BYLAW C-8476-2023 & C-8477-2023
PL20200150 & PL20200151 (05306001/05306005)**

On behalf of the landowners of the Bridge Industrial Conceptual Scheme, I wish to respond to the letter prepared on behalf of Farm Air Properties Inc, dated 22 January 2023.

First and foremost, it is my clients' wish to work collaboratively with any landowner directly affected by their application. I recognize that while landowners' applications are rarely submitted at the same time, there needs to be cohesion through the municipality and its policies to aid in providing appropriate planning direction.

This application was in abeyance for a period and was revisited last year. A few items needed review and one of those was the Transportation Impact Assessment (TIA), considering any new parameters related to external components. Last fall, Terms of Reference were established with Rocky View County and the work was completed satisfactorily. Throughout this time, no change was made to a policy in the Conceptual Scheme that provided the opportunity to further investigate an east-west access through the Conceptual Scheme to accommodate an alternative access for Farm Air Properties to Range Road 285: Policy 3.3.4.1 (page 25) states:

Future access to 84th Street NE from the Plan area will be accommodated via a Future Road Acquisition Agreement affecting Lot 15 as generally illustrated on Figure 8: Transportation.

This policy is further reinforced through Figure 8 (page 22) of the Conceptual Scheme, attached for your reference.

For the above explanation, we respectfully request that Council not table these applications as it is felt, per the above verbiage, that there is opportunity to address Farm Air's concerns through Policy 3.3.4.1 in the Conceptual Scheme and that this can be addressed successfully through the subdivision process.

Thank you.

Respectfully,

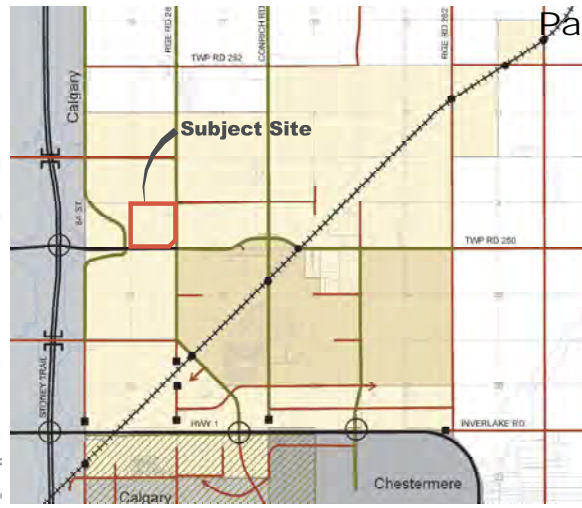


N. Darrell Grant

Community Planner/Designer

Map 8:
 Transportation
 Network

- ASP Area
 - Future Policy Area
 - Transportation and Utility Corridor
 - Intermunicipal Transportation Study Area
 - At Grade Railroad Crossing
 - Termination
 - Interchange
 - Fly Over
 - Expressway-6 Lanes
 - Major-4 Lanes
 - Collector-2 Lanes
 - CN Railway
- Location of servicing infrastructures and improvements subject to changes and reviews based on final land use scenario for the Future Policy Area



Nov 25, 2019 - 4:51pm W:\P1910-16 The Bridge_A Hybrid Logistics Park 2019\02\215_0 Technical\5.1 Technical Production\5.1.1 AutoCAD\IP1910-16 Figures_Nov 22, 2019.dwg

Legend

- Conceptual Scheme Boundary
- Industrial Standard Road (±30mROW)
- Secondary Emergency Access (± 12.5m ROW)
- Future Road Acquisition Agreement Area
- Regional Trail
- Potential Secondary / Emergency Access



The Bridge Industrial Park
 SE6 -Twp25-Rge28-W4M

Figure 8
Transportation

ATTACHMENT E: POLICY REVIEW

Rocky View County / City of Calgary Intermunicipal Development Plan (IDP)	
Plan Implementation	
15.1.1	<i>The following that occur partially or wholly within the Plan Area (Map 1) shall be circulated to both municipalities: (a) Statutory and non-statutory plans within the Plan Area and proposed amendments to such plans; (b) Applications for land use redesignation and subdivision;</i>
Complies	The application was referred to The City of Calgary. The City has no comments.

Municipal Development Plan (County Plan)	
Business Development	
14.2	<i>Direct business development to locate in identified business areas as identified on Map 1.</i>
Complies	The proposal is located within the identified regional business centre in Conrich.
14.3	<i>Encourage the infilling or intensification of existing business areas and hamlet main streets in order to complement other businesses, maximize the use of existing infrastructure, minimize land use conflicts with agriculture uses, and minimize the amount of traffic being drawn into rural areas.</i>
Complies	The proposed development would utilize the existing infrastructure and is compatible with adjacent business uses.
14.4	<i>A business area shall have an adopted area structure plan in place prior to development, with the exception of lands in business areas that already have the appropriate land use designation allowing business development.</i>
Complies	The Conrich ASP was adopted in 2015 to guide business development in certain areas.

Conrich Area Structure Plan (ASP)	
Industrial	
11.1	<i>All industrial development shall be located in the areas identified on Map 5.</i>
Complies	The proposed industrial development is located in the area where industrial development is anticipated on Map 5.
11.2	<i>Development of industrial uses should proceed in an orderly manner and be supported by cost effective and efficient changes to the County's existing infrastructure and transportation networks.</i>
Complies	The proposal is located within Phase 1 area of Map 13 Phasing. The development would proceed as infrastructure and servicing become available.
11.3	<i>Industrial uses such as distribution logistics, warehousing, transportation, industrial services, construction, manufacturing, services (business, petroleum, professional, scientific, and technical), and industrial storage that do not have significant offsite nuisance factors are appropriate within the industrial area.</i>
Complies	The proposed future development would comply within the policy.
11.6	<i>A local plan shall be required to support applications for industrial development. The local plan shall:</i>

	<p><i>a. ensure that the type of uses for the industrial area are consistent with those identified in Policies 11.3 to 11.5;</i></p> <p><i>b. where necessary, provide a strategy to mitigate offsite impacts; including noise reduction due to operations;</i></p> <p><i>c. address the policies of this plan regarding non-residential/residential interface areas, where required;</i></p> <p><i>d. address the County's Commercial, Office, and Industrial Design Guidelines and document how the local plan meets those guidelines; and</i></p> <p><i>e. provide landscaping, lot, and building design requirements that provide for high quality development.</i></p>
Complies	The proposed Bridge Industrial Park Conceptual Scheme has addressed the requirements above and meet the policy.
11.7	<i>All private lighting, including security and parking area lighting, shall be designed according to the County's 'dark sky' Land Use bylaw requirements, conserve energy, reduce glare, and minimize light trespass onto surrounding properties.</i>
Complies	The proposed development would address the dark sky requirements at the future development stage.

Land Use Bylaw (LUB)	
Industrial, Light District (I-LHT)	
438 Purpose	<i>To accommodate a combination of office and industrial activity, including storage and support businesses, where nuisance factors are confined to the site area. Development shall address issues of compatibility and transition with respect to adjacent uses.</i>
Complies	The proposed use would support future business development and would be compatible with adjacent development.
Special, Public Service District (S-PUB)	
452 Purpose	<i>To provide for the development of Institutional, Educational and Recreational uses</i>
Complies	The proposed public utility lot would be redesignated to Special, Public Service District (S-PUB) to manage stormwater on-site.
Special, Parks and Recreation District (S-PRK)	
470 Purpose	<i>To provide for the development of active and passive recreational areas at the local, neighborhood and regional levels.</i>
Complies	The proposed linear pathway would be redesignated to Special, Parks and Recreation District (S-PRK) and be considered as Municipal Reserve.
Special, Natural Open Space District (S-NOS)	
473 Purpose	<i>To create conservation areas or protect environmentally sensitive areas by restricting development and providing access to the public in a manner that programs and preserves the land.</i>
Complies	The existing wetland would be considered as Environmental Reserve and redesignated to Special, Natural Open Space District (S-NOS).



BYLAW C-8476-2024

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

The Council of Rocky View County enacts as follows:

Title

1 This Bylaw may be cited as *Bylaw C-8476-2024*.

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) “**Land Use Bylaw**” means Rocky View County Bylaw C-8000-2020, being the *Land Use Bylaw*, as amended or replaced from time to time;
- (3) “**Municipal Government Act**” means the *Municipal Government Act*, RSA 2000, c M-26, as amended or replaced from time to time; and
- (4) “**Rocky View County**” means Rocky View County as a municipal corporation and the geographical area within its jurisdictional boundaries, as the context requires.

Effect

3 THAT the “Bridge Industrial Park Conceptual Scheme”, affecting a portion of SE-06-25-28-W04M, be adopted as defined in Schedule ‘A’, which is attached to and forms part of this Bylaw.

Effective Date

4 *Bylaw C-8476-2024* 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 _____ day of _____, 2024

PUBLIC HEARING HELD this _____ day of _____, 2024

READ A SECOND TIME this _____ day of _____, 2024

READ A THIRD AND FINAL TIME this _____ day of _____, 2024

Reeve

Chief Administrative Officer or Designate

Date Bylaw Signed



SCHEDULE 'A'

FORMING PART OF BYLAW C-8476-2024

A Conceptual Scheme affecting a portion of SE-06-25-28-W04M, referred to as “Bridge Industrial Park Conceptual Scheme” is attached to and forms part of this Bylaw.

THE BRIDGE INDUSTRIAL PARK

A Conceptual Scheme to
guide the development of a
master planned industrial
business park in the Conrich
Area



McElhanney



B&A Planning Group

December 2023

ACKNOWLEDGEMENT PAGE

PREPARED FOR:

1091758 Alberta Ltd. and Petra Construction Ltd.

PROJECT CONSULTANT TEAM:



terradigm



McElhanney



B&A Planning Group

Darrell Grant *Planning Consultant*

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1.0 INTRODUCTION

1.1 Purpose of this Plan

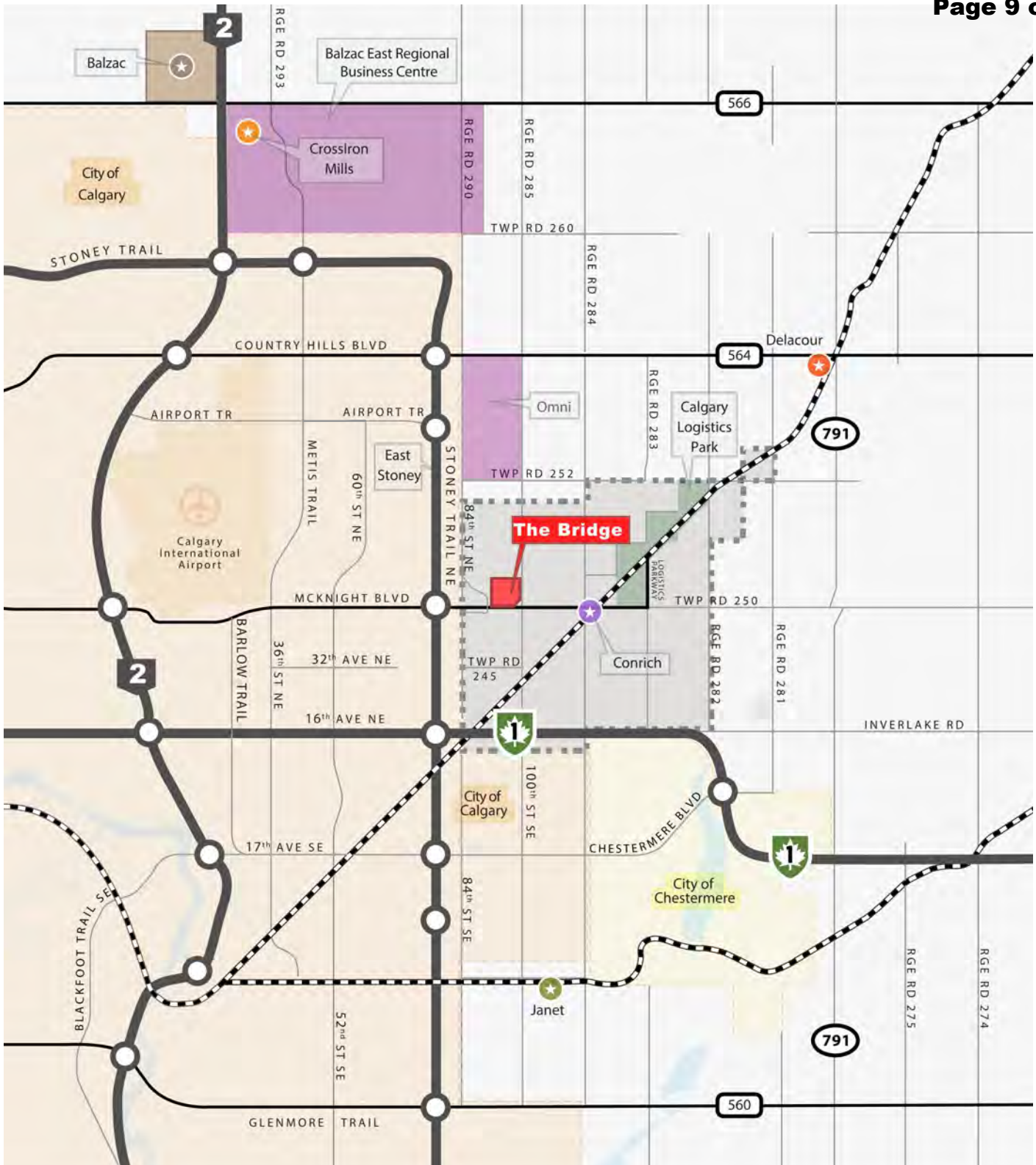
This Conceptual Scheme outlines the proposed implementation of **The Bridge Industrial Park**, a master-planned business development featuring fully-serviced industrial lands intended to accommodate large-format warehousing in addition to a variety of smaller-scale supportive services. The project is expected to leverage proximity to the Stoney Trail transportation corridor to attract business development opportunities that benefit from efficient access to the regional transportation network.

This Conceptual Scheme establishes expectations for future business development within the subject lands. The Plan's proposed land use and subdivision concept has been prepared in consideration of existing site development opportunities and constraints, relevant municipal policy requirements, and in accordance with the recommendations of supporting technical reports. The Plan preparation process was supported by a public consultation process designed to provide stakeholders with opportunity to receive information relative to the project and provide input accordingly.

1.2 Development Rationale

The Plan area comprises ± 60.13 ha (± 148.58 ac) located in Rocky View County along Twp Rd 250 at Rge Rd 285, approximately ± 1.2 km ($\pm \frac{3}{4}$ mile) east of the Stoney Trail NE, strategically located in proximity to existing regionally-significant air, rail and road infrastructure (*i.e. The Calgary International Airport, CN Calgary Logistics Park, and Stoney Trail*). As such, the Plan area is ideally-suited to accommodate business industrial development that supports the Calgary Metropolitan Region's evolving transportation logistics hub, as shown on **Figure 1: Regional Context**.

The development concept included within this Conceptual Scheme proposes the creation of **The Bridge Industrial Park**, a master-planned development purposefully designed to accommodate business opportunities that benefit from proximity to the regional transportation network as contemplated by the Conrich Area Structure Plan.



Legend

- Conceptual Scheme Boundary
- Conrich ASP Boundary



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1.3 Conceptual Scheme Objectives

The Bridge Industrial Park Conceptual Scheme is intended to:

- a) Summarize existing conditions within the Plan area by identifying development opportunities and constraints;
- b) Establish a future development concept with a land use framework designed to facilitate a master-planned industrial development in accordance with the policy provisions of the Conrich Area Structure Plan;
- c) Establish a strategy to implement appropriate transportation, utility service and stormwater management infrastructure as required to support the anticipated development and related uses in accordance with the County Servicing Standards;
- d) Establish expectations for implementation of architectural controls to ensure coordinated treatment of building design, landscaping and signage considerations;
- e) Establish an overall phasing strategy for development within the Plan area;
- f) Establish expectations for provision of fire, emergency response and community support services within the Plan area;
- g) Summarize the conclusions of a community consultation program implemented in support of the Plan's preparation process to inform & educate affected landowners and interested stakeholders.

2.0 PLAN AREA DESCRIPTION

2.1 Location

As shown on **Figure 2: Local Context**, the Plan area is bound to the south by Twp Rd 250, to the east by Rge Rd 285, and to the west and north by existing agricultural lands. Rolling topography, spectacular mountain views, proximity to regional transportation infrastructure and convenient access to services in Conrich and east Calgary make this an ideal location for business industrial development.

2.2 Legal Descriptions & Ownership

As shown on **Figure 3: Legal Descriptions**, the study area includes two (2) individually-titled parcel and an undeveloped road ROW with legal descriptions and current ownership described as follows:

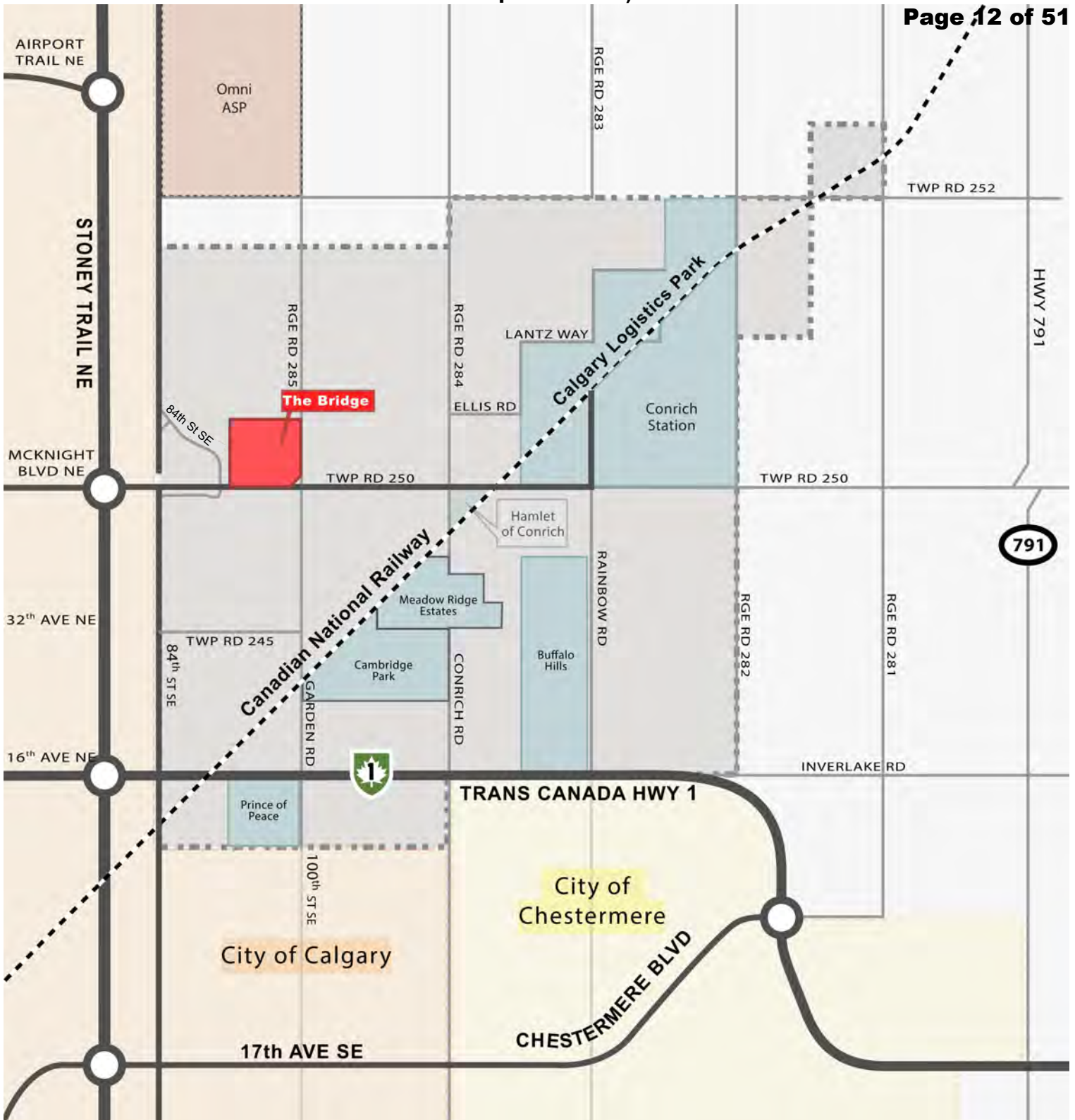
<i>Legal Description</i>	<i>ha (±)</i>	<i>ac (±)</i>	<i>Ownership</i>
SE 6-25-28-W4M	58.49	144.53	1091758 Alberta Ltd. & Petra Construction Ltd.
Lots 3 - 6, Block D, Plan 1020 AV	1.57	3.88	1091758 Alberta Ltd. & Petra Construction Ltd.
Undeveloped Road ROW	0.07	0.17	
TOTAL PLAN AREA	60.13	148.58	

2.3 Existing Land Use

As shown on **Figure 4: Existing Land Use**, lands within the Plan area are currently designated Agricultural, General District (A-GEN) and Agricultural, Small Parcel District (A-SML) in accordance with the County's Land Use Bylaw C-8000-2020. Surrounding parcels are generally Agricultural, General District (A-GEN) with more intensive residential development situated within the Hamlet of Conrich to the east.

2.4 Site Conditions

As shown on **Figure 5: Site Conditions**, the subject lands include an existing agricultural parcel that has, over time, been cultivated to produce a variety of cereal crops. The quarter section has been previously-subdivided to isolate a parcel and an associated road ROW situated in the northeast corner of the site, neither of which are developed. There are no surface improvements within the Plan area.



Legend

- Conceptual Scheme Boundary
- Conceptual Scheme Boundary
- Conrich ASP Boundary



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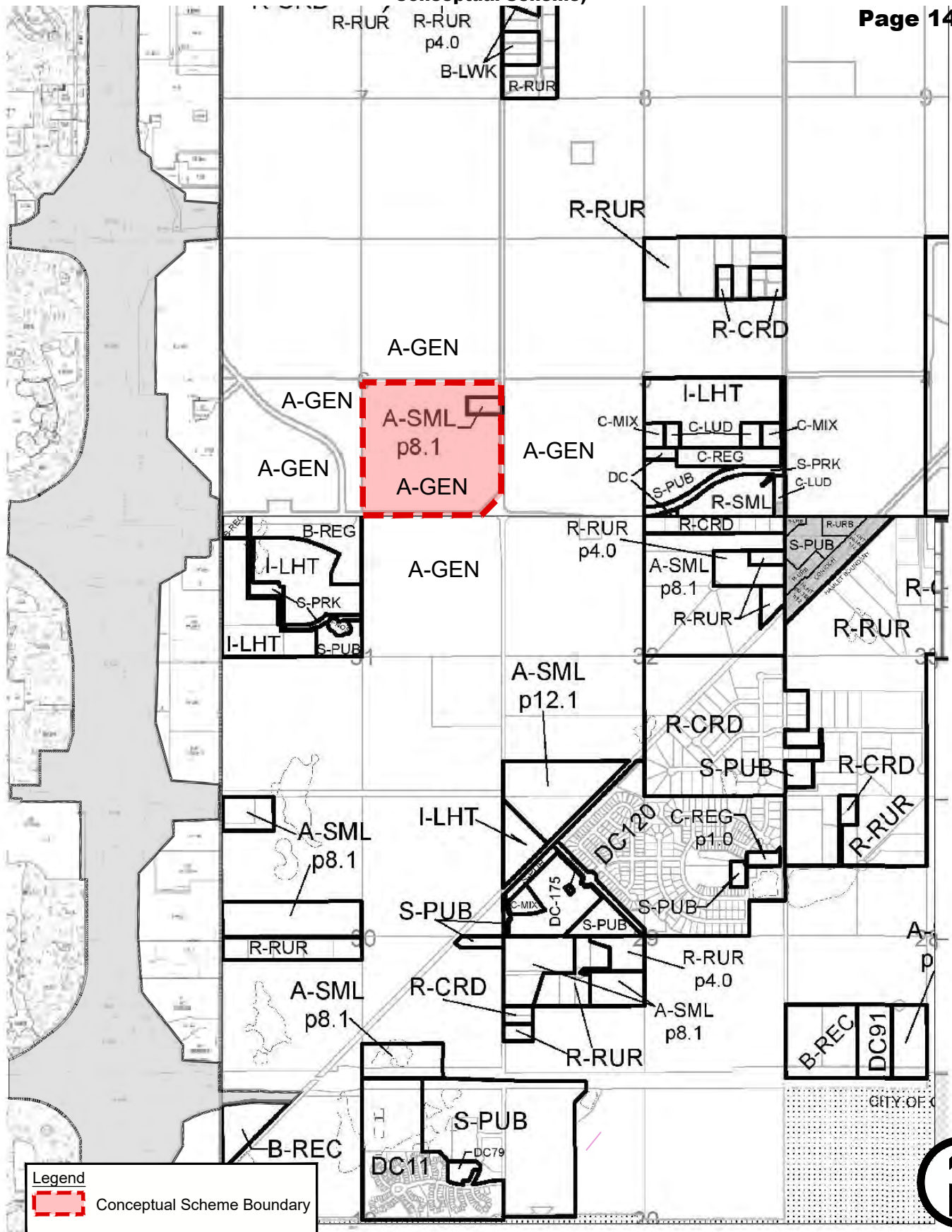
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--- Conceptual Scheme Boundary

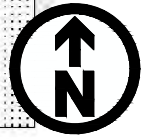


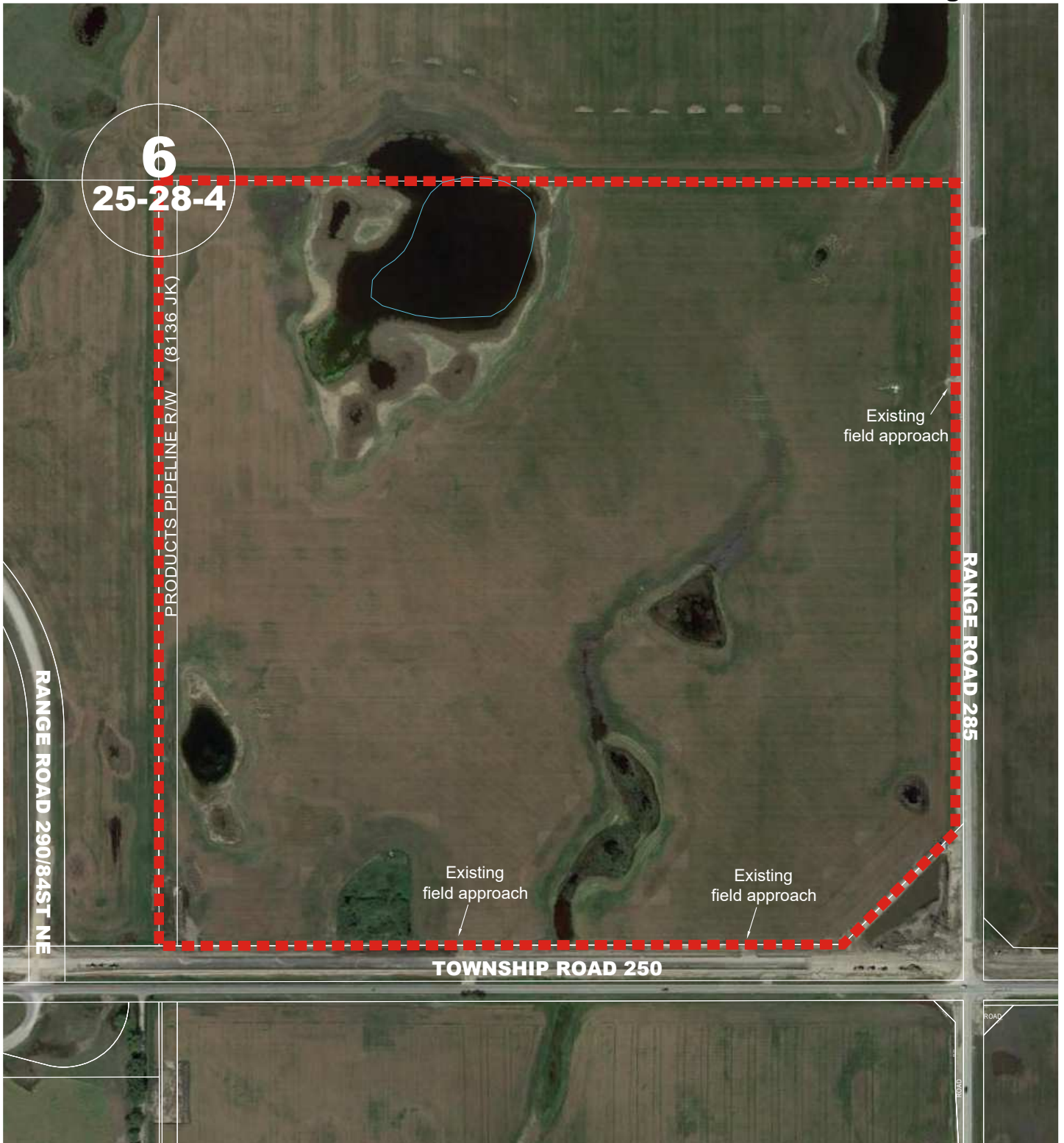
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Legend
 Conceptual Scheme Boundary





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--- Conceptual Scheme Boundary



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2.4.1 Existing Site Access & Surrounding Roadways

The subject land is bounded to the east and south by existing developed municipal roads which provide access to the site via three (3) existing field approach.

- **Twp Rd 250:** A paved roadway under the jurisdiction of the County aligned east to west and extending from NE Calgary to connect with several regional provincial highways (*i.e.* Hwy 791 & Hwy 9). The portion of Twp Rd 250 situated directly south of the Plan area includes a four-lane divided cross-section with a posted speed limit that transitions from 80 km/h to 50 km/hr traversing to the east.
- **Rge Rd 285:** A paved roadway under the jurisdiction of the County aligned south to north and extending from Highway 560 (*Glenmore Trail*) in the south to Highway 566 in the north. The portion of Rge Rd 285 directly east of the Plan area includes a two-lane undivided cross section with a posted speed limit of 80 km/h within the study area.
- **The portion of 84 Street NE:** Situated directly west of the Plan area is a gravel roadway under the jurisdiction of the County. The oblique alignment of 84th St NE at this location accommodates intersection spacing onto Twp Rd 250 east of Stoney Trail NE. The majority of 84th St NE extending from the Shepard Area in SE Calgary to Highway 566 in the north is a paved road with a two-lane undivided cross section under the jurisdiction of the City of Calgary.
- **The Twp Rd 250 / Rge Rd 285 intersection:** Situated directly southeast of the Plan area, is signalized with dedicated left-turn bays for all movements, as well as right-turn lanes for the eastbound and southbound movements.
- **The Twp Rd 250 / 84 St NE intersection:** Situated to the west of the Plan area, is currently un-signalized with stop-controls for the northbound and southbound movements, while eastbound and westbound movements operate as free flow. In accordance with the 84th St NE Study of Alignment, ROW, Classification and Access Management Report, May 2018, this intersection is planned to be upgraded to an ultimate 6-lane divided (*E-W*) and a 4-lane undivided (*N-S*) cross section with dual left turns in each direction.
- **The Stoney Trail NE interchange:** Situated to the west of the Plan area, has two (2) signalized intersections and ramps to accommodate turning movements between Stoney Trail NE and Twp Rd 250. The signalized intersections and Twp Rd 250 (*extending east/west*) are elevated over Stoney Trail NE, which is oriented north to south.

2.4.2 Topography & Surface Drainage

Topography within the Plan Area is undulating with very slight grades sloping surface drainage generally from southwest to northeast. As illustrated on **Figure 5: Site Conditions**, the subject land includes an existing drainage course traversing the central portion of the Plan area.

2.4.3 Biophysical Considerations

A Biophysical Impact Assessment (*BIA*) was prepared in support of the Conceptual Scheme. As illustrated on **Figure 6: Wetlands**, the Plan area contains seven (7) identified wetlands with key considerations summarized as follows:

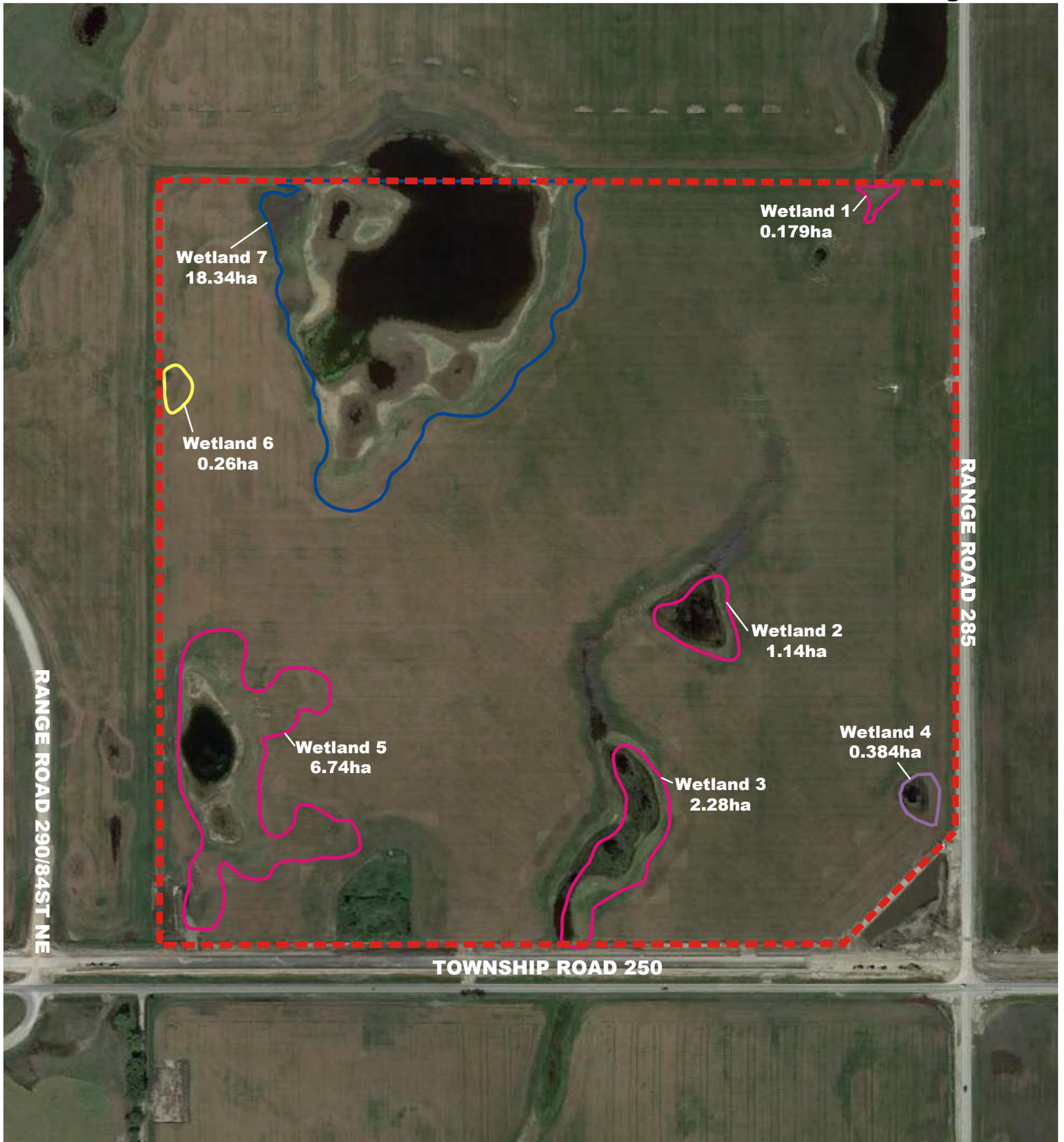
Wetland ID	AWCS	± ha
#1	Semi-permanent, graminoid, marsh (M-G-IV)	0.179
#2	Seasonal, graminoid, marsh (M-G-III)	1.14
#3	Seasonal, graminoid, marsh (M-G-III)	2.28
#4	Semi-permanent, graminoid, marsh (M-G-IV)	0.384
#5	Seasonal, graminoid, marsh (M-G-III)	6.74
#6	Temporary, graminoid, marsh (M-G-II)	0.260
#7	Semi-permanent, shallow open water with aquatic vegetation (W-A-IV)	18.34
Total Area		29.32

Most of the wetlands within the Plan area will be removed to accommodate the proposed development. However, it is acknowledged that wetland disturbances must proceed in accordance with the procedural, technical and compensation requirements established by Alberta Provincial Wetland Policy to the satisfaction of Alberta Environment & Parks (*AEP*). The relatively large 'semi-permanent' wetland (*referred to in the BIA as #7*) is expected to be claimed by the Province and therefore proposed to be dedicated within an Environmental Reserve (*ER*) at the subdivision stage.

Policy 2.4.3.1 Wetland disturbances must proceed in accordance with the procedural, technical and compensation requirements established by Alberta Provincial Wetland Policy to the satisfaction of Alberta Environment & Parks (*AEP*).

Policy 2.4.3.2 The Developer shall prepare a Wetland Assessment Impact Report (*WAIR*) at the subdivision stage to confirm the specific wetlands to be disturbed and establish required compensation to the satisfaction of Alberta Environment and Parks (*AEP*), Alberta Public Lands, and Rocky View County.

- Policy 2.4.3.3 As referred to in the Biophysical Impact Assessment, Wetland #7 is expected to be dedicated as Environmental Reserve (ER) at the subdivision stage.
- Policy 2.4.3.4 The boundary of the Environmental Reserve (ER) is expected to include the existing bed & shore of wetland #7 in addition to a \pm 30 m riparian setback, to be established at the subdivision stage to the satisfaction of the County, and if required, Alberta Public Lands and Alberta Environment & Parks (AEP).



Legend

- - - Conceptual Scheme Boundary
- Temporary, graminoid, marsh (M-G-II)
- Seasonal, graminoid, marsh (M-G-III)
- Semi-permanent, graminoid, marsh (M-G-II)
- Semi-permanent, Shallow open water with aquatic vegetation (W-A-IV)



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2.4.4 Geotechnical Considerations

Although a geotechnical investigation has not been prepared in support of this Conceptual Scheme, it is expected that the geotechnical conditions in the Conrich ASP area are considered favourable for this proposed development. It is acknowledged that a geotechnical investigation will be completed by the developer within the Plan area at the subdivision stage, and any site-specific issues identified by this study are expected to be addressed through the detailed engineering design process and implementation of construction best management practices.

Policy 2.4.4.1 The Developer shall submit a geotechnical analysis at the subdivision stage, to be prepared by a qualified Geotechnical Engineer, to confirm the suitability of subsurface conditions in accordance with the requirements of the County Servicing Standards.

2.4.5 Archaeological & Historical Resources Considerations

Alberta's Listing of Historical Resources identifies the Plan area as HRV 5 - which indicated the site may contain provincially-significant historic resources. Pursuant to the requirements of the Historical Resources Act, a Historical Resource Application (*HRA*) was submitted to the Province of Alberta via the Online Permitting & Clearance (*OPaC*) system. Accordingly, the Province has subsequently determined that a Historic Resources Impact Assessment (*HRIA*) for archaeological resources is to be conducted by a qualified archaeologist prior to any development proceeding within the Plan area. The HRIA will identify any areas of high archaeological potential and the results must be reported to the Province prior to development proceeding within the site. If historic resources are encountered within the Plan area, the developer will be required to undertake appropriate mitigation measures in accordance with applicable regulations and requirements.

Policy 2.4.5.1 The Developer shall obtain a Historical Resources Clearance prior to any subdivision application.

2.4.6 Low Pressure Pipeline ROW

As illustrated on **Figure 3: Legal Descriptions**, the Plan area includes a ± 15 m ROW (*Plan 8136JK*) situated along the western boundary of the site containing a ± 273 mm ($\pm 10 \frac{3}{4}$ inch) un-coated, low-pressure pipeline which does not require setbacks other than the extent of the existing ROW. As such this existing pipeline is not expected to constrain future development within the Plan area and will be incorporated into the project's overall subdivision design.

3.0 DEVELOPMENT CONCEPT

3.1 The Bridge Industrial Park

The Bridge Industrial Park will accommodate a master-planned industrial business park intended to leverage development opportunities that benefit from proximity to Stoney Trail, the Calgary International Airport and the evolving warehouse distribution centre surrounding the CN Calgary Logistics Park at Conrich.

As illustrated on **Figure 7: Development Concept**, the design of The Bridge Industrial Park anticipates fourteen (14) light industrial parcels, a centralized stormwater management facility to be established within a public utility lot (PUL), dedication of an additional public utility lot (PUL) to accommodate a water booster station and reservoir, dedication of environmental reserve (ER) to preserve the significant wetland within the northwest portion of the site, and dedication of municipal reserve (MR) along the southern boundary of the Plan area to provide for a landscaped buffer and a regional trail.

Intended uses for the light industrial parcels in the Bridge Industrial Park will be associated with warehouse and office forms, either stand-alone or as a combination: office in the front and warehouse in the rear. Businesses that will support the CN Logistics Park will be encouraged to locate here. Supportive commercial uses, to support the local businesses, will form part of the overall uses.

The Plan area will be accessed via a paved industrial subdivision road to be constructed by the developer with two (2) intersections onto Rge Rd 285. The design of the internal subdivision road network will consider requirements for

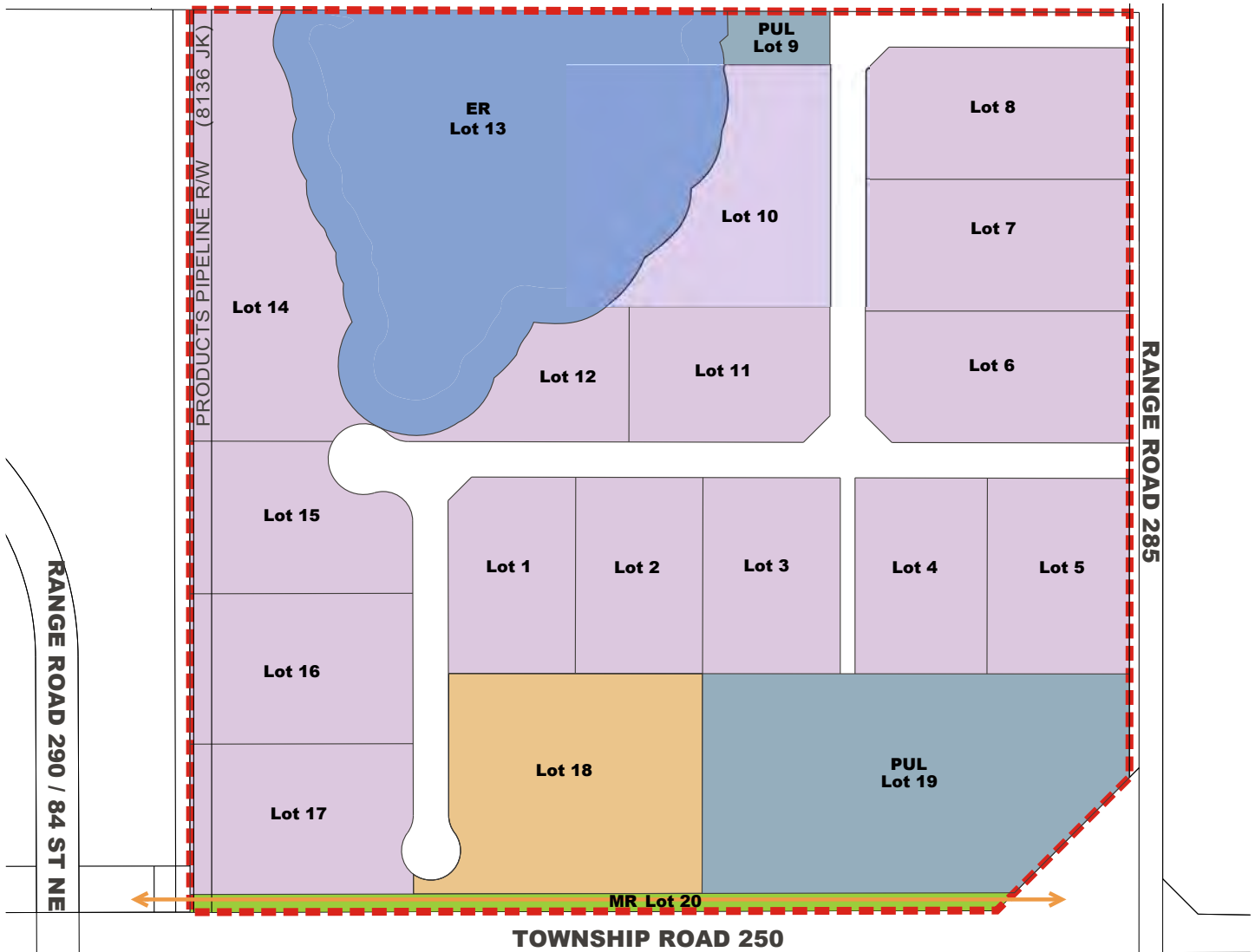
secondary/emergency access and potential future access to 84th St NE.

Potable water and wastewater services will be provided via the County's Conrich Water System and the East Rocky View Wastewater Transmission Line. The developer will construct an internal network of piped water distribution and wastewater collection infrastructure in accordance with the County Servicing Standards. The design of the water system will accommodate fire suppression, including pressurized hydrants.

Stormwater management will be provided via a centralized stormwater facility to be constructed by the developer within a public utility lot (PUL) designed to retain surface drainage generated from each lot and the road rights-of-way. Pending a downstream connection with the Cooperative Stormwater Management Initiative (CSMI), a privately-owned irrigation area will be developed directly adjacent to the PUL to facilitate seasonal drawdown of the stormwater retention pond. At such time that the Plan area is connected

to a regional stormwater system, the privately-owned irrigation area is expected to be redeveloped with business industrial uses.

Architectural controls will be established by the developer at the subdivision stage to ensure the exterior facades of all buildings maintain a unified style, colour, finish and design in keeping with the 'gateway' provisions of the Conrich Area Structure Plan.



- Legend**
- - - Conceptual Scheme Boundary
 - Environmental Reserve
 - Municipal Reserve
 - Industrial / Commercial
 - Utility - Private Irrigation Site
 - Road ROW
 - Public Utility Lot Regional
 - Trail



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Fee simple ownership is anticipated for each business lot. A Business Lot Owner's Association will be established at the subdivision stage to manage various services within the project such as waste removal/recycling and the project's architectural controls.

The Bridge Industrial Park is anticipated to be developed in multiple phases likely spanning a 10 – 15 year time horizon in response to the availability of infrastructure and market demand.

Policy 3.1.1 Future subdivision & development within the Plan area is expected to proceed as generally illustrated on Figure 7: Development Concept.

3.2 Development Statistics

The assignment of land uses and approximate areas within the Plan area is anticipated as follows:

Development Type	± ac	± ha	%
Business Industrial Use	82.31	33.31	55.4%
Internal Subdivision Roads (ROW)	13.19	5.34	8.9%
Stormwater Management Facility (PUL) Lot 19	15.44	6.25	10.4%
Pump Station & Reservoir (PUL) Lot 9	1.00	0.40	0.7%
Environmental Reserve (ER)	24.14	9.77	16.3%
Municipal Reserve (MR)	2.57	1.04	1.7%
Private Irrigation Area Lot 18	9.93	4.02	6.7
Total¹	148.58	60.13	100%

¹ Any discrepancy between the area described on the Certificates of Title and calculations completed in support of this Conceptual Scheme will be resolved at the Plan of Survey stage.

3.3 Transportation

Access to the Plan area will be as generally illustrated on **Figure 8: Transportation**. The industrial park will be accessed from Rge Rd 285, a paved public municipal road maintained by the County in good condition.

3.3.1 The Traffic Impact Assessment

A Transportation Impact Assessment (TIA) was prepared in 2019 in support of this Conceptual Scheme to evaluate the impacts of the proposed development on the surrounding municipal and regional transportation network. In 2023, a Technical Memo was issued, to provide updated data to the 2019 TIA.

The Technical Memo indicates that each of the two (2) proposed intersections with Rge Rd 285 are expected to operate within acceptable levels of service during the 'opening day' development horizon (2026). A Type II intersection will be required at Access A, a Type I intersection at Access B, and signalization improvements at the interchange is needed to support the development. Refer to **Figure 9: Trip Distribution** for these locations.

The TIA concludes that traffic at each of the two (2) intersections onto Rge Rd 285 are expected to experience significant delays in the PM peak hour within the long-term development horizon (to 2040) – due to background traffic volumes forecasts along Rge Rd 285. The TIA advises that the County should continually monitor and evaluate the volume of background traffic. This ongoing assessment is essential to address the cumulative effects of all current and future developments that might affect the road network. The goal is to ensure that these traffic volumes are accurately modeled and associated impacts are mitigated.

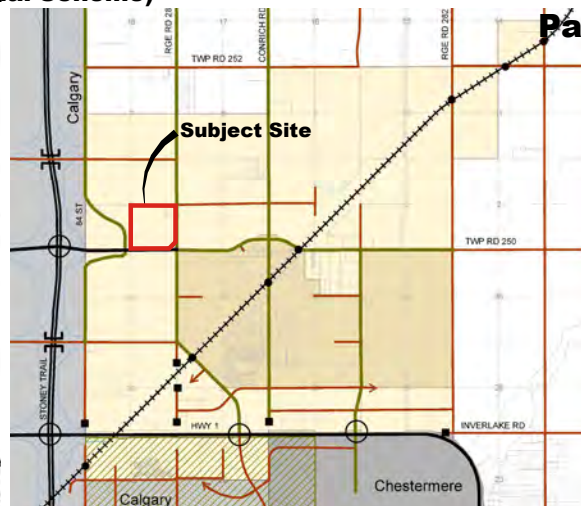
It is acknowledged that the developer will contribute levies at the subdivision stage in accordance with the County's Transportation Off-Site Levy Bylaw. It is expected that levies collected by the County will be proportionally-directed, over time, to fund future transportation improvements to the municipal and regional road network surrounding the Plan area.

Policy 3.3.1.1 The developer shall be required to provide applicable Transportation Off-Site Levies at the subdivision stage.

Policy 3.3.1.2 An updated TIA shall be provided at the subdivision stage.

Map 8:
Transportation
Network

- ASP Area
 - Future Policy Area
 - Transportation and Utility Corridor
 - Intermunicipal Transportation Study Area
 - At Grade Railroad Crossing
 - Termination
 - Interchange
 - Fly Over
 - Expressway-6 Lanes
 - Major-4 Lanes
 - Collector-2 Lanes
 - CN Railway
- Location of servicing infrastructures and improvements subject to changes and reviews based on final land use scenario for the Future Policy Area



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- Legend**
- Conceptual Scheme Boundary
 - Industrial Standard Road (±30mROW)
 - Secondary Emergency Access (± 12.5m ROW)
 - Future Road Acquisition Agreement Area
 - Regional Trail
 - Potential Secondary / Emergency Access

The Bridge Industrial Park
SE6 -Twp25-Rge28-W4M
Figure 8
Transportation
November 2019

Policy 3.3.1.3 The developer shall be responsible for all infrastructure upgrades as contemplated in the Traffic Impact Assessment.



3.3.2 Internal Subdivision Roads

The locations of the two (2) proposed intersections with Rge Rd 285 are illustrated on **Figure 8: Transportation**. The design and capacity of each intersection will be confirmed at the detailed subdivision design stage.

It is anticipated that all internal subdivision roads within the Plan area are expected to include paved industrial / commercial standard road surfaces to be developed within a ± 30 m road ROW designed in accordance with the County Servicing Standards.

The southern intersection alignment will be spaced ± 400 m north of Twp Rd 250 while the northern intersection alignment will be spaced ± 780 m north of Twp Rd 250. The northern intersection is expected to align with the northern access to the CN Calgary Logistics Park (*Ellis Rd*) via adjacent lands situated directly east of the Plan area.

Given the industrial nature of the proposed development within the Plan area, the accommodation of active modes infrastructure (*i.e. sidewalks*) is not expected within the internal subdivision road network. All on-site parking areas are expected to be contained within each lot's subdivision boundary without impacts to the external road network.

Policy 3.3.2.1 The design of the internal subdivision road network, including intersections with the surrounding municipal road network, shall be established at the subdivision stage in accordance with the County Servicing Standards.

3.3.3 Road ROW Widening

Road ROW widening has previously been taken from the Plan area along the Rge Rd 285 frontage via Plan 061 4217 and along the Twp Rd 250 frontage via Plan 141 0550. As such, it is not anticipated that additional road ROW widening will be required from the subject lands.

3.3.4 Future Connection to 84th St SE

Rocky View County and the City of Calgary have jointly prepared a transportation study referred to as *84 Street NE: Study of Alignment, Right-of-way, Classifications and Access Management*. As illustrated in the February 7, 2018 DRAFT report obtained from the County's website, future access to/from the Conceptual Scheme area is anticipated from 84th St NE. The 84 Street NE Alignment Study contemplates significant upgrades to the existing 84th St NE / Twp Rd 250 intersection alongside widening/surface improvements to 84th St NE.

The timing for implementation of this intersection and roadway improvement program is not known, and as such, the construction of a connection to 84th Street from the Plan area is not contemplated by this Conceptual Scheme.

However, the developer acknowledges that, if required by the County, a 'Future Road Acquisition Agreement' will be registered against the certificate of title for Lot 15 in order to accommodate a future \pm 30 m road ROW dedication to facilitate future extension of the internal subdivision road network (*by others*) to the western boundary of the Plan area.

Policy 3.3.4.1 Future access to 84th Street NE from the Plan area will be accommodated via a Future Road Acquisition Agreement affecting Lot 15 as generally illustrated on Figure 8: Transportation.

3.3.5 Access to PUL/Stormwater Facility

Access to Lot 19 PUL shall be provided from the internal subdivision road by a \pm 12.5 m ROW to be constructed by the developer in accordance with the secondary/emergency access requirements of the County Servicing Standards, as illustrated on **Figure 8: Transportation**.

3.3.6 Access to Private Irrigation Area

Access to the private irrigation area (*Lot 18*) shall be initially be provided via the PUL and ultimately via the western-most segment of the internal subdivision road, subject to the phasing provisions described in Section 4.4 of this Plan.

3.3.7 Secondary Access

In accordance with the County Servicing Standards, an urban development that creates an internal subdivision road greater than 90 m must accommodate a secondary/emergency access to a developed municipal road. As illustrated on **Figure 8: Transportation**, access to most of the Plan area will be provided by the internal subdivision road with two (2) intersections onto Rge Rd 285. However, provision of secondary/emergency access within the western portion of the Plan area may be constrained due to the uncertainty of the future access to 84th St NE. As such, the developer will explore the provision of secondary/emergency access at the subdivision stage, either by a 'right-out' access onto Twp Rd 250 or a linkage to the ROW situated between Lots 3 & 4 in accordance with the requirements of the County Servicing Standards.

Policy 3.3.7.1 Secondary/emergency access shall be provided within the Plan area as generally illustrated on Figure 8: Transportation in accordance with the County Servicing Standards.

3.4 Utility Servicing

3.4.1 Potable Water Service

The Plan area will be serviced with potable water via connection with the Conrich water system as generally illustrated on **Figure 10: Potable Water Servicing**

Policy 3.4.1.1 Potable water service shall be provided within the Plan area by the County's Conrich water system as generally illustrated by **Figure 9: Potable Water Servicing**.

3.4.2 Internal Water Distribution Network

The developer will provide a tie-in to a future potable water feeder main to be situated within the Rge Rd 285 road ROW. The developer will be required to construct an internal water distribution network to provide service within the Plan area at the subdivision stage. The design of the internal water system will accommodate fire suppression, including appropriately-spaced pressurized hydrants, in accordance with applicable regulations and requirements governing same and the County Servicing Standards. It is acknowledged that the Plan area is situated near the 'upper reach' of the water distribution system as contemplated by the ASP, and as such, downstream infrastructure must be completed by other developments in order to accommodate water service within the Plan area.

Policy 3.4.2.1 The internal water distribution network shall be constructed by the developer at the subdivision stage in accordance with the County Servicing Standards.

Policy 3.4.2.2 The internal water distribution network shall be owned and maintained by the County.

Policy 3.4.2.3 The design of the internal water distribution network shall accommodate fire suppression in accordance with the County Servicing Standards.

Policy 3.4.2.4 The Developer shall engage a qualified professional at the subdivision stage to prepare a detailed estimation of water demand expected within the subdivision area.

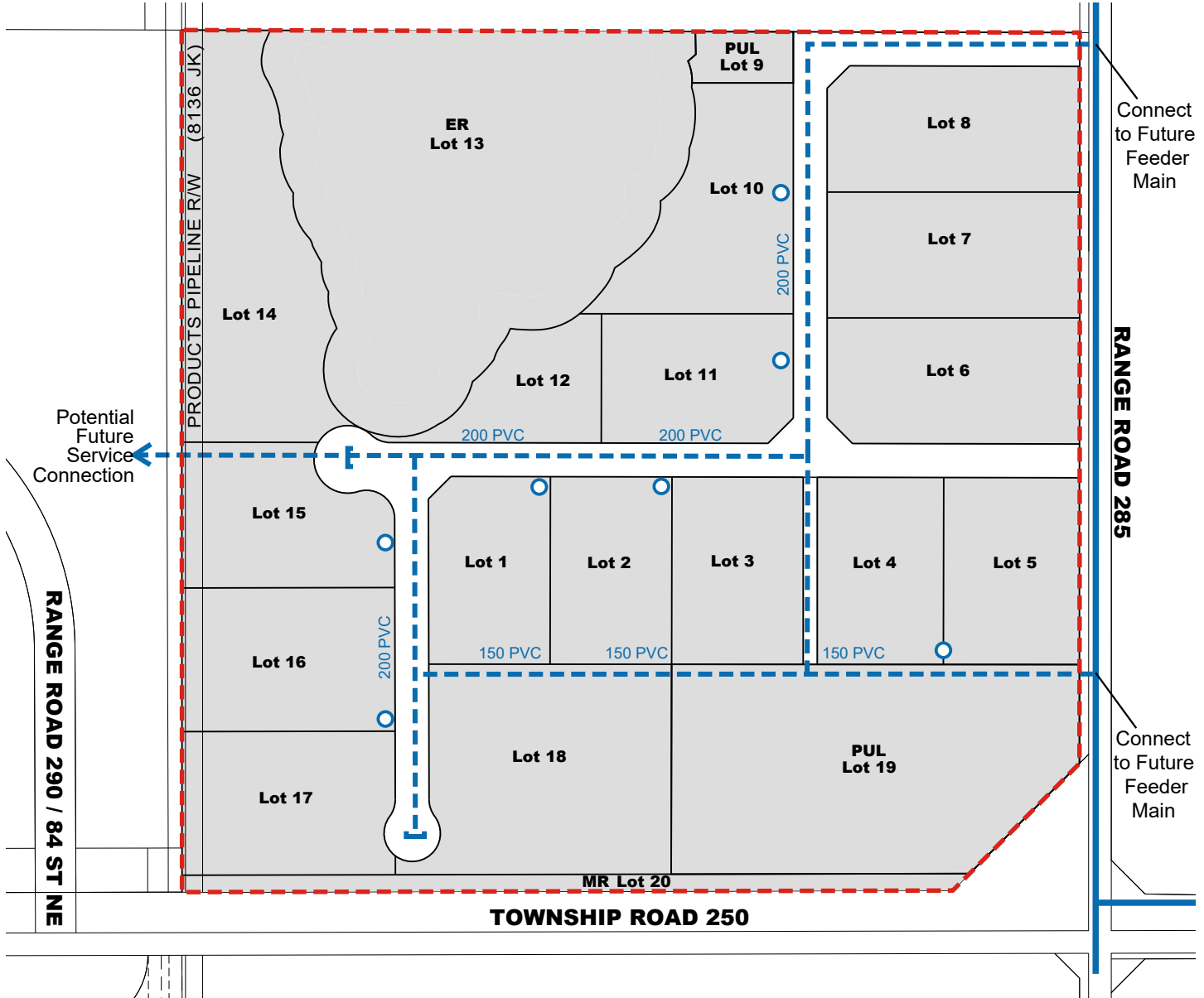
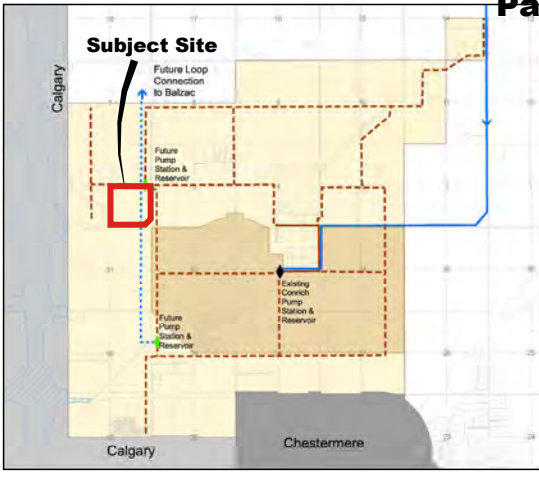
Policy 3.4.2.5 The Developer shall provide payment for required water infrastructure upgrades at the subdivision stage in accordance with the County's Water & Wastewater Off-Site Levy Bylaw.

Policy 3.4.2.6 The Developer shall be responsible for funding all infrastructure that is required as a result of the development. If infrastructure is completed prior to this development proceeding then the Developer shall contribute to an appropriate cost contribution agreement for that infrastructure.

Map 9:
Water

- ASP Area
- Future Policy Area
- Pump Station & Reservoir
 - Existing
 - Future
- Transmission Main
 - Existing
 - Future
- Feeder Main
 - Existing
 - Future

Location of servicing infrastructures and improvements subject to changes and reviews based on final land use scenarios for the "Future Policy Area"



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- Legend**
- - - Conceptual Scheme Boundary
 - Future County Feeder Main
 - - - Future Distribution Line
 - Future Hydrants

The Bridge Industrial Park
SE6 -Twp25-Rge28-W4M
Figure 10
Potable Water Servicing

Policy 3.4.2.7 Should the developer choose to advance a potable water pipeline to its subdivision, cost recovery shall be addressed, with the County as adjudicator, for prospective developments that would have the ability to connect to this infrastructure.

Policy 3.4.2.8 As illustrated by the Conrich ASP's Figure 10: Potable Water, a future pump station & reservoir is anticipated to be developed within the Plan area. The developer is open to dedicating a Public Utility Lot (PUL) at the subdivision stage to accommodate this future regional utility infrastructure improvement. It is anticipated that this required PUL site will be purchased by the County.

3.4.3 Wastewater Service

The Plan area will be serviced with wastewater via connection with the County's East Rocky View Wastewater Transmission Line as generally illustrated on Figure 10: Wastewater Servicing.

Policy 3.4.3.1 Wastewater shall be provided within the Plan area by the County's East Rocky View Wastewater Transmission Line as generally illustrated by Figure 11: Wastewater Servicing.

3.4.4 Internal Wastewater Collection Network

The developer will provide a gravity sanitary sewer collection system within the Plan area designed in accordance with the County Servicing Standards. In accordance with the servicing strategy described within the Conrich ASP, the Plan area's internal wastewater network is expected to be serviced by a regional sanitary lift station to be constructed directly west of the CN Calgary Logistics Park's north customer warehouse area. It is acknowledged that the Plan area is situated at the 'upper reach' of the wastewater collection system as contemplated by the ASP, and as such, downstream infrastructure must be completed by other developments in order to accommodate wastewater service within the Plan area.

Policy 3.4.4.1 The internal wastewater collection network shall be constructed by the developer at the subdivision stage in accordance with the County Servicing Standards.

Policy 3.4.4.2 The internal wastewater collection network shall be owned and maintained by the County.

Policy 3.4.4.3 The Developer shall engage a qualified professional at the subdivision stage to prepare a detailed estimation of proposed wastewater generation expected within the subdivision area.

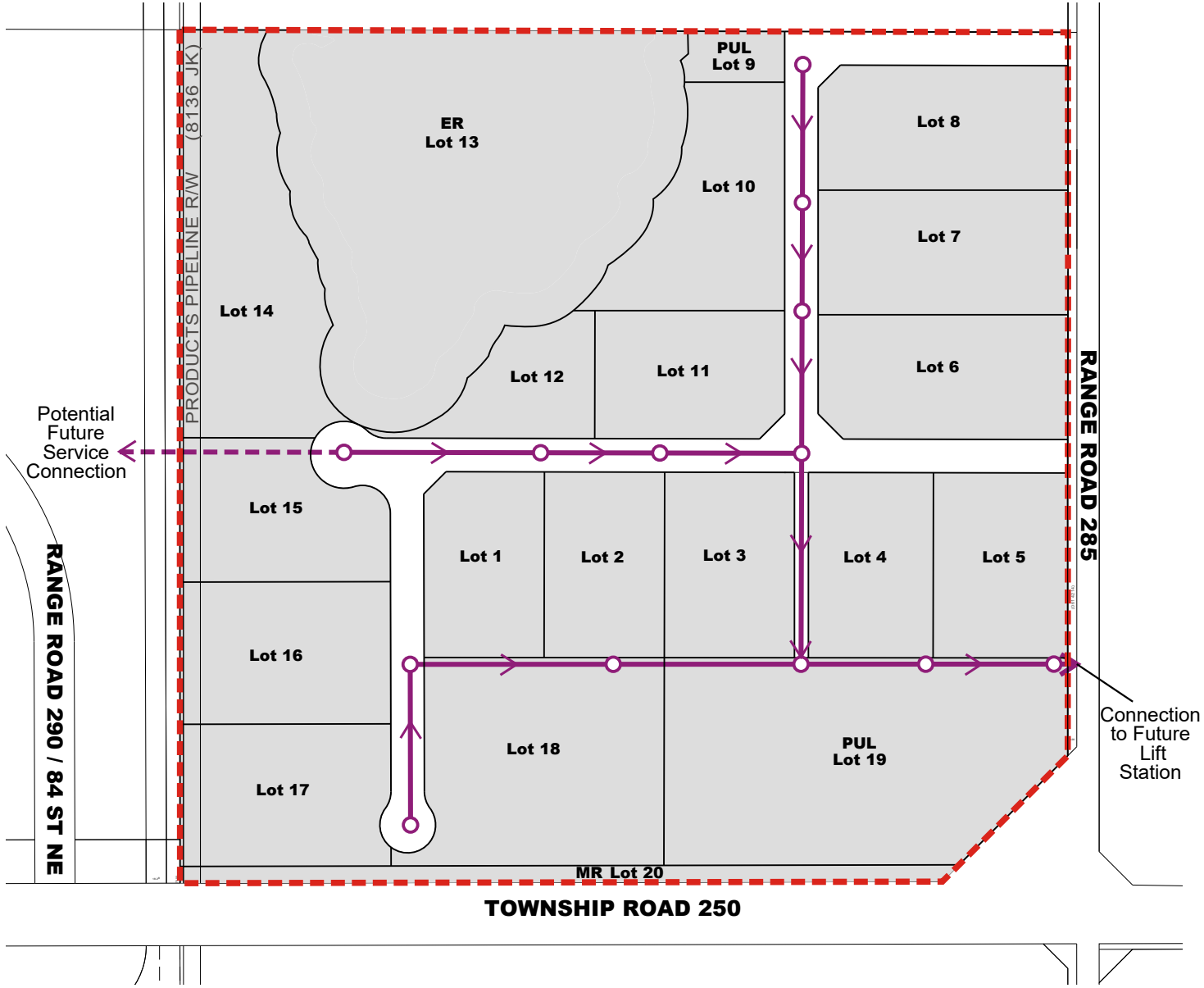
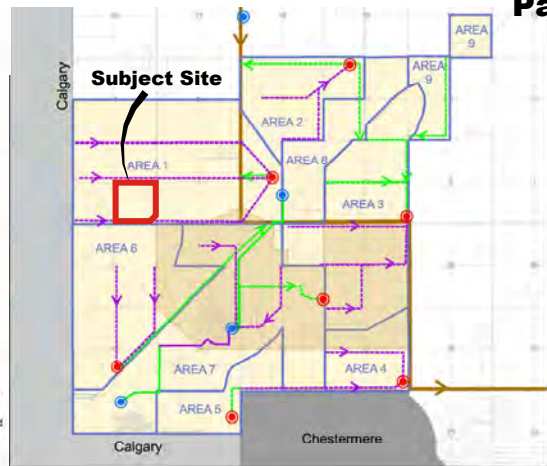
Policy 3.4.4.4 The Developer shall provide payment for required infrastructure upgrades at the subdivision stage in accordance with the County's Water & Wastewater Off-Site Levy Bylaw.

Conrich ASP

Map 10:

Wastewater

- ASP Area
 - Future Policy Area
 - Sanitary Catchment
 - Lift Station-Existing
 - Lift Station-Proposed
 - Transmission Main
 - Gravity Main
 - Existing
 - Proposed
 - Forcemain
 - Existing
 - Proposed
 - Transportation and Utility Corridor
- Location of servicing infrastructures and improvements subject to changes and reviews based on final land use scenario for the "Future Policy Area"



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- Legend**
- Conceptual Scheme Boundary
 - Collection System
 - Flow Direction
 - Man holes are approximate

The Bridge Industrial Park
SE6 -Twp25-Rge28-W4M
Figure 11
Wastewater Servicing

- Policy 3.4.4.5 The Developer shall be responsible for funding all infrastructure that is required as a result of the development. If infrastructure is completed prior to this development proceeding then the Developer shall contribute to an appropriate cost contribution agreement for that infrastructure.
- Policy 3.4.4.6 Should the developer choose to advance a wastewater pipeline to its subdivision, cost recovery shall be addressed, with the County as adjudicator, for prospective developments that would have the ability to connect to this infrastructure.

3.4.5 Shallow Franchise Utilities

Shallow franchise utilities (*i.e. electricity, telecommunication, natural gas, etc.*) will be provided within the Plan area by the developer at the subdivision stage in accordance with the requirements of the applicable shallow utility providers and the County Servicing Standards.

- Policy 3.4.5.1 Shallow franchise utilities shall be installed and/or financed by the developer at the subdivision stage in consultation with the applicable utility providers.
- Policy 3.4.5.2 The alignments for franchise utility installations shall be determined at the subdivision stage in accordance with the County Servicing Standards.

3.5 Stormwater Management

Generally, topographical relief within the Plan area is very slight and slopes generally from the southwest towards the northeast. As illustrated on **Figure 12: Stormwater Management**, the County is pursuing the Cooperative Stormwater Management Initiative (CSMI) which is intended to establish a regional stormwater conveyance and treatment system within the Conrich ASP involving the Western Irrigation District (WID) and multiple jurisdictional partners.

Policy 3.5.1 Stormwater management shall be provided within the Plan area as generally illustrated on **Figure 12: Stormwater Management**.

3.5.1 Conrich Master Drainage Plan

The *Conrich Master Drainage Plan* identifies the surface drainage characteristics of the entire drainage basin and establishes targets for unit area release rates and volumes retention control. All development within the Conrich ASP area, including the subject lands, must be designed to accommodate surface drainage in accordance with the Master Drainage Plan.

3.5.2 Stormwater Management Plan

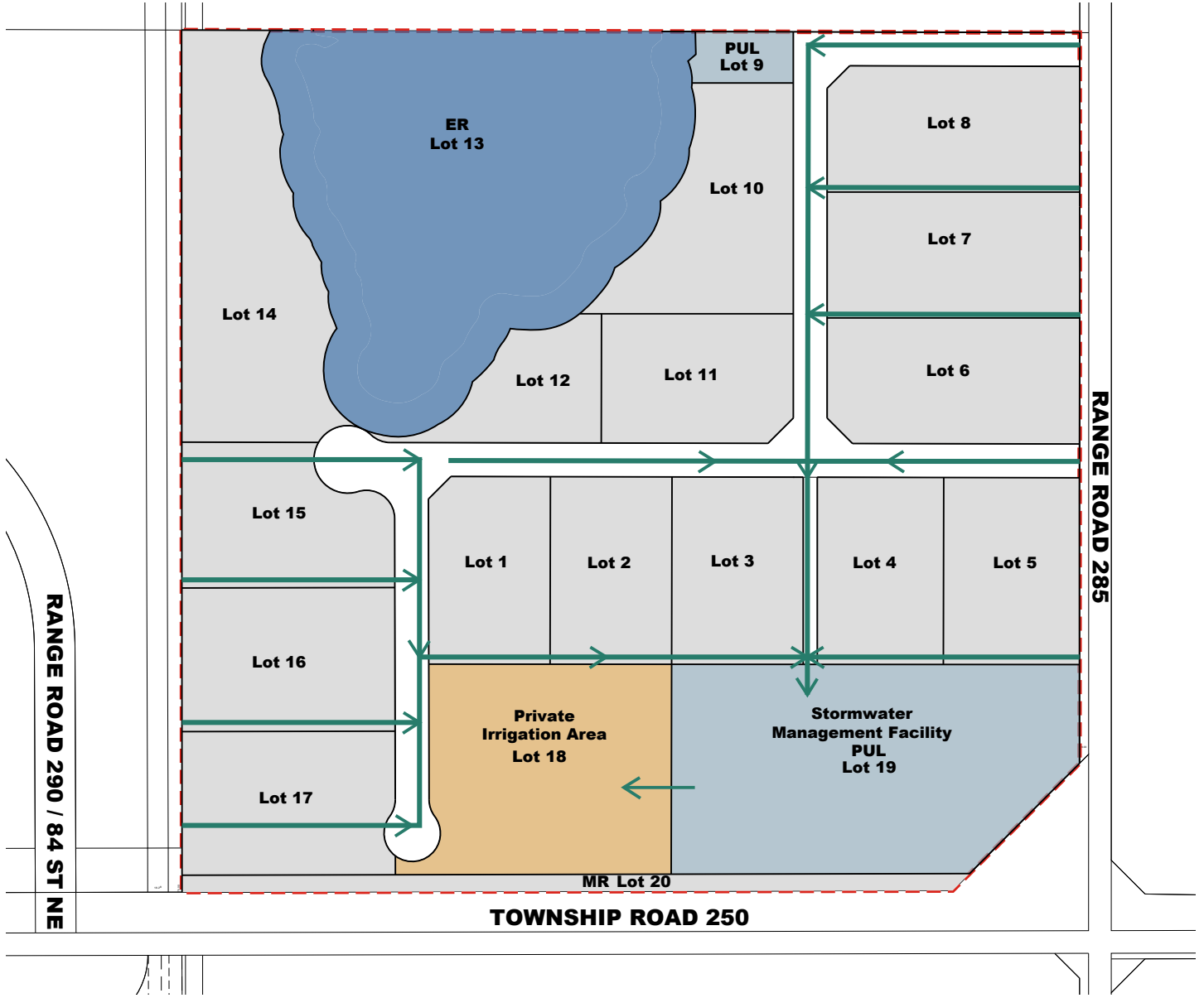
A Stormwater Management Report was prepared in support of the Conceptual Scheme which recommends an engineered stormwater management facility be constructed by the developer as generally illustrated on **Figure 12: Stormwater Management**. The facility is expected to include a detention pond designed in accordance with the requirements of the County Servicing Standards with capacity to retain surface drainage generated within the Plan area in accordance with the established volume retention control and maximum release rates established by the Conrich Master Drainage Plan. Captured runoff will be stored and treated within a Public Utility Lot (PUL) to be dedicated to the County at the subdivision stage.

Utilization of rural road cross sections with ditch conveyance system will support the proposed stormwater management system within the Plan area. The roadside ditches will include vegetation to filter sediment and accommodate uptake of suspended / dissolved pollutants. Surface drainage from each lot will be collected in the ditches and conveyed to the forebay upstream of the stormwater ponds. In no cases shall the roadside ditches be used to store surface drainage.

All public infrastructure associated with the stormwater management system shall be owned and maintained by the County.

Map 11:
 Stormwater

- ASP Area
 - Future Policy Area
 - Wetlands
 - Regional Conveyance System
 - Regional Storm Detention Storage
 - Transportation and Utility Corridor
 - CN Railway
 - CSMI- Cooperative Stormwater Management Initiative
 - Shepard-Shepard Regional Drainage System
- Location of servicing infrastructures and improvements subject to changes and reviews based on final land use scenarios for the "Future Policy Area"



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- Legend**
- Conceptual Scheme Boundary
 - Environmental Reserve
 - Public Utility / Storm Pond (PUL)
 - Private Irrigation Area
 - Drainage Direction

The Bridge Industrial Park
 SE6 -Twp25-Rge28-W4M
Figure 12
Stormwater Management

Pending eventual connection with the CSMI's regional downstream stormwater conveyance system, the developer must establish a 'private landscaped irrigation area' adjacent to the PUL stormwater management facility in order to accommodate maintenance of the pond's water level. The 'private landscaped irrigation area' will be designated *Special, Public Service District (S-PUB)* to establish criteria to utilize the site for irrigation purposes and accommodate opportunity for it to be redeveloped with business industrial development at such time a downstream stormwater conveyance connection is provided to the Plan area.

The developer shall register an overland drainage right-of-way plan in favour of the County in order to assign right for the municipality to gain access to this infrastructure in the event of emergency or to ensure required maintenance activities are completed.

It is acknowledged that the developer will provide payment of offsite levies at the subdivision stage in accordance with the County's current Stormwater Offsite Levy.

- Policy 3.5.2.1** The developer shall provide a site-specific Stormwater Management Plan at the subdivision stage to assess pre and post development surface drainage characteristics to ensure positive drainage conditions are maintained during and subsequent to the development's implementation.
- Policy 3.5.2.2** The design of the stormwater management system within the Plan area shall accommodate the unit area release rates and volume retention targets as per the Conrich Master Drainage Plan.
- Policy 3.5.2.3** The stormwater management facility shall be constructed by the developer at the subdivision stage in accordance with the County Servicing Standards.
- Policy 3.5.2.4** The stormwater management facility shall be dedicated within a Public Utility Lot (*PUL*) at the subdivision stage.
- Policy 3.5.2.5** The developer shall be required to establish a private irrigation area adjacent to the stormwater management facility in order to draw down pond levels pending connection with a regional stormwater conveyance system.
- Policy 3.5.2.6** With the exception of the private irrigation area, all stormwater management infrastructure within the Plan area will be owned and operated by the County.
- Policy 3.5.2.7** The developer shall register an overland drainage ROW within the Plan area to reserve the County rights to gain access to all

the stormwater management infrastructure, including the private irrigation area, in the event of emergency or to ensure required maintenance activities are completed.

Policy 3.5.2.8 The developer shall provide payment for required infrastructure upgrades at the subdivision stage in accordance with the County’s Stormwater Offsite Levy Bylaw.

Policy 3.5.2.9 **The Business Lot Owner’s Association shall manage the Private Irrigation Lot (Lot 18) until the development is eventual connected with the CSMI’s regional downstream stormwater conveyance system.**

3.6 Open Space

The open space system within the Plan area will include a combination of municipal reserve (MR), environmental reserve (ER) and public utility lot(s) (PUL) as generally illustrated on **Figure 13: Open Space**.

Policy 3.6.1 Open space within the Plan area shall be provided by the developer at the subdivision stage to include a combination of municipal reserve (MR), environmental reserve (ER), and public utility lot (PUL) as generally illustrated on **Figure 13: Open Space**.

3.6.1 Environmental Reserve (ER)

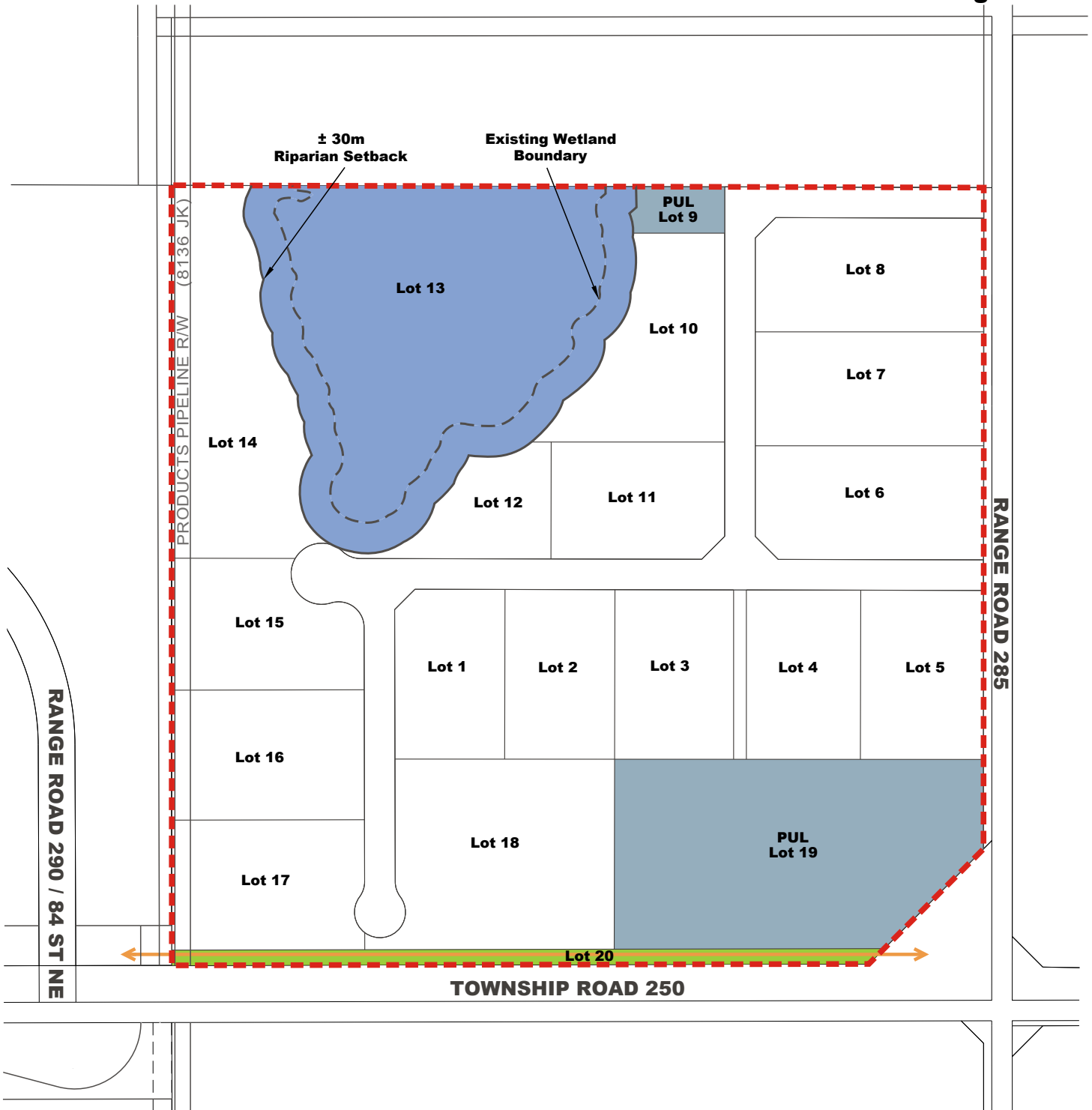
As recommended by the Biophysical Impact Assessment prepared in support of this Conceptual Scheme, the significant wetland situated within the north-central portion of the Plan is proposed to be dedicated as Environmental Reserve. The proposed boundaries of the ER as illustrated on **Figure 13: Open Space** includes the bed & shore of the existing wetland plus a ± 30 m riparian buffer. The exact boundary of the ER will be determined at the subdivision stage.

3.6.2 Municipal Reserve (MR)

Disposition of municipal reserve (MR) within the Plan area shall be provided by the developer at the subdivision stage via combination of land dedication and payment of cash-in-lieu of land in accordance with the requirements of the Municipal Government Act. The amount of municipal reserve outstanding within the Plan area and anticipated disposition is summarized as follows:

Proposed Municipal Reserve Disposition²		
	± ha	± ac
Gross Development Area	60.13	148.58
Proposed Environmental Reserve (ER)	9.77	24.14
Net Developable Area (NDA)	50.36	124.44
Amount of MR Outstanding (10% of NDA)	5.04	12.44
Proposed MR Dedication (Land)	1.04	2.56
Proposed MR Dedication (Cash-in-lieu of Land)	4.00	9.88

² Estimates only, actual amounts to be determined via Plan of Survey



- Legend**
- - - Conceptual Scheme Boundary
 - Environmental Reserve
 - Municipal Reserve
 - Public Utility Lot
 - Regional Trail



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As generally illustrated on **Figure 13: Open Space**, a \pm 15 m wide linear MR shall be dedicated along the southern boundary of the Plan area. The developer shall construct a landscaped berm to provide a visual buffer along the Twp Rd 250 roadway frontage. This linear MR shall also include a paved pathway to be constructed by the developer in accordance with the County Servicing Standards. A landscaping plan shall be provided by the developer at the subdivision stage to detail the specific type and configuration of pedestrian amenities and associated landscaping enhancements within the MR in accordance with the County Servicing Standards.

- Policy 3.6.2.1** The wetland situated within the north central portion of the Plan area shall be dedicated as Environmental Reserve (ER), as generally illustrated on **Figure 13: Open Space**.
- Policy 3.6.2.2** The specific boundary of the ER will be determined at the subdivision stage, to the satisfaction of the County, Alberta Environment and Public Lands.
- Policy 3.6.2.3** The developer shall provide a \pm 15 m linear MR dedication along the Twp Rd 250 public road frontage, as generally illustrated on **Figure 13: Open Space**.
- Policy 3.6.2.4** The developer shall prepare a Landscaping Plan at the subdivision stage, to be prepared by a qualified professional, to detail the proposed landscaping and configuration of recreation improvements, to include a paved regional pathway, in accordance with the County Servicing Standards.
- Policy 3.6.2.5** The County shall **take ownership** of the MR with ongoing maintenance of the MR will be the responsibility of the Lot Owners Association.
- Policy 3.6.2.6** Public utilities may be installed within the MR provided their alignments do not conflict with ongoing access and/or maintenance of landscaping improvements and pathway alignments. Private utilities are not permitted to be installed within the MR.
- Policy 3.6.2.7** Entry signage may be installed within the MR subject to the approval of the County. The maintenance of such signage shall be provided by the Business Lot Owners Association in accordance with the terms of a License of Occupation, to the satisfaction of the County.
- Policy 3.6.2.8** Outstanding Municipal Reserve (MR) owing after the proposed land dedication shall be provided by the developer at the subdivision stage via cash-in-lieu payment pursuant to the provisions of the Municipal Government Act.

3.7 Community Support Services

3.7.1 Fire Response

The Bridge Industrial Park, located at Twp Rd 250 and Range Rd 285 falls in the Rocky View County response area. Primary response would be from Balzac Station 107 and Langdon Station 111. Secondary response agreements are in place for both the City of Chestermere and City of Calgary (with no predetermined station) by request. Fire response in this area of the county presently falls outside of the 10-minute response times of Rocky View County Fire Services.

A Fire Station is identified in the Conrich Area Structure Plan to be located approximately 1.6 kilometres east of the Plan area. The timeline for this station is estimated to be 2027. The specific mechanism to provide fire response within the Plan area will be established at the subdivision stage.

3.7.2 Police Response

Police response will be provided by the RCMP Detachment in the City of Chestermere with support from the Rocky View County Community Peace Officers.

3.7.3 Emergency Response

Emergency response will be accommodated by the 911 system with dispatch of ambulance service from EMS facilities located within the City of Chestermere and/or the City of Calgary.

3.7.4 Solid Waste Management

The developer and/or a Business Lot Owner's Association will contract solid waste management as required by development within the Plan area to a qualified waste management service provider. The developer will consider the management and disposal of solid waste generated through all stages of construction including occupancy.

Policy 3.7.4.1 The developer shall prepare a Waste Management Plan at the subdivision stage, to the satisfaction of the County.

Policy 3.7.4.2 The Business Lot Owner's Association shall contract solid waste management services within the Plan area to a qualified waste management provider.

4.0 IMPLEMENTATION FRAMEWORK

4.1 Proposed Land Uses

Land uses within the Plan area are expected to be assigned by Council in accordance with the Rocky View County Land Use Bylaw (C-8000-2020) as generally illustrated on **Figure 14: Proposed Land Uses** and described as follows:

- The Public Utility Lots (PUL) 9 and 19, a Private Irrigation Lot 18, and a Religious Assembly Lot 10 will be designated Special, Public Service District (S-PUB);
- The ER Lot 13 will be designated Special, Natural Open Space District (S-NOS); and
- The MR Lot 20 will be designated Special, Parks and Recreation District (S-PRK).

Policy 4.1.1 Future land uses within the Plan Area are as generally illustrated on **Figure 14: Proposed Land Uses**.

4.2 Proposed Subdivision

Implementation of subdivision is expected to occur within the Plan area as generally illustrated on **Figure 15: Proposed Subdivision** and described as follows:

- Approximately fourteen (14) industrial lots ranging in size from ± 2.5 ac;
- Dedication of public road ROW, Municipal Reserve (MR), Environmental Reserve (ER) and a Private Irrigation Area; and
- Installation of all required infrastructure.

Policy 4.2.1 Subdivision within the Plan area is expected to proceed as generally illustrated on **Figure 15: Proposed Subdivision**.

4.3 Undeveloped Road ROW Closure

The existing subdivision already approved within the Plan area via Plan 1020 AV will be consolidated with the proposed industrial development. As illustrated on **Figure 15: Proposed Subdivision**, the existing undeveloped road ROW is expected to be closed for the purposes of consolidation in accordance with the requirements of the Municipal Government Act and the County's processes and procedures governing same.

Policy 4.3.1 A road allowance closure application shall be submitted to the county, and approval shall be received prior to subdivision of the affected lands.



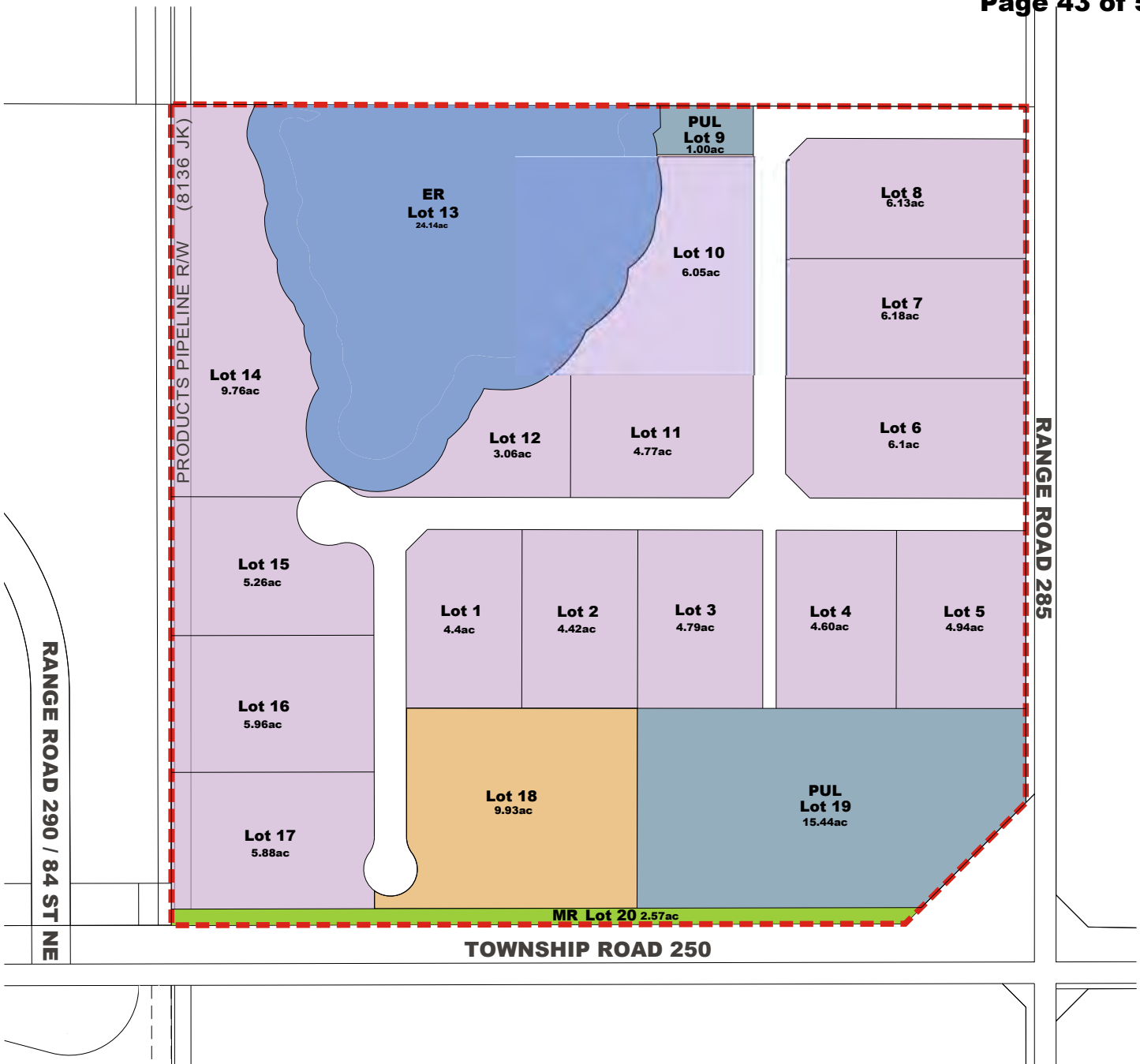
Legend

- Conceptual Scheme
- Industrial, Light Industrial (I-LHT)
(Lots 1-8, 10-12, 14-17)
- Special, Public Service District (S-PUB) (Lots 9, 18, 19)
- Special, Natural Open Space District (S-NOS) (Lot 13)
- Special, Parks & Recreation District (S-PRK) (Lot 20)



NTS

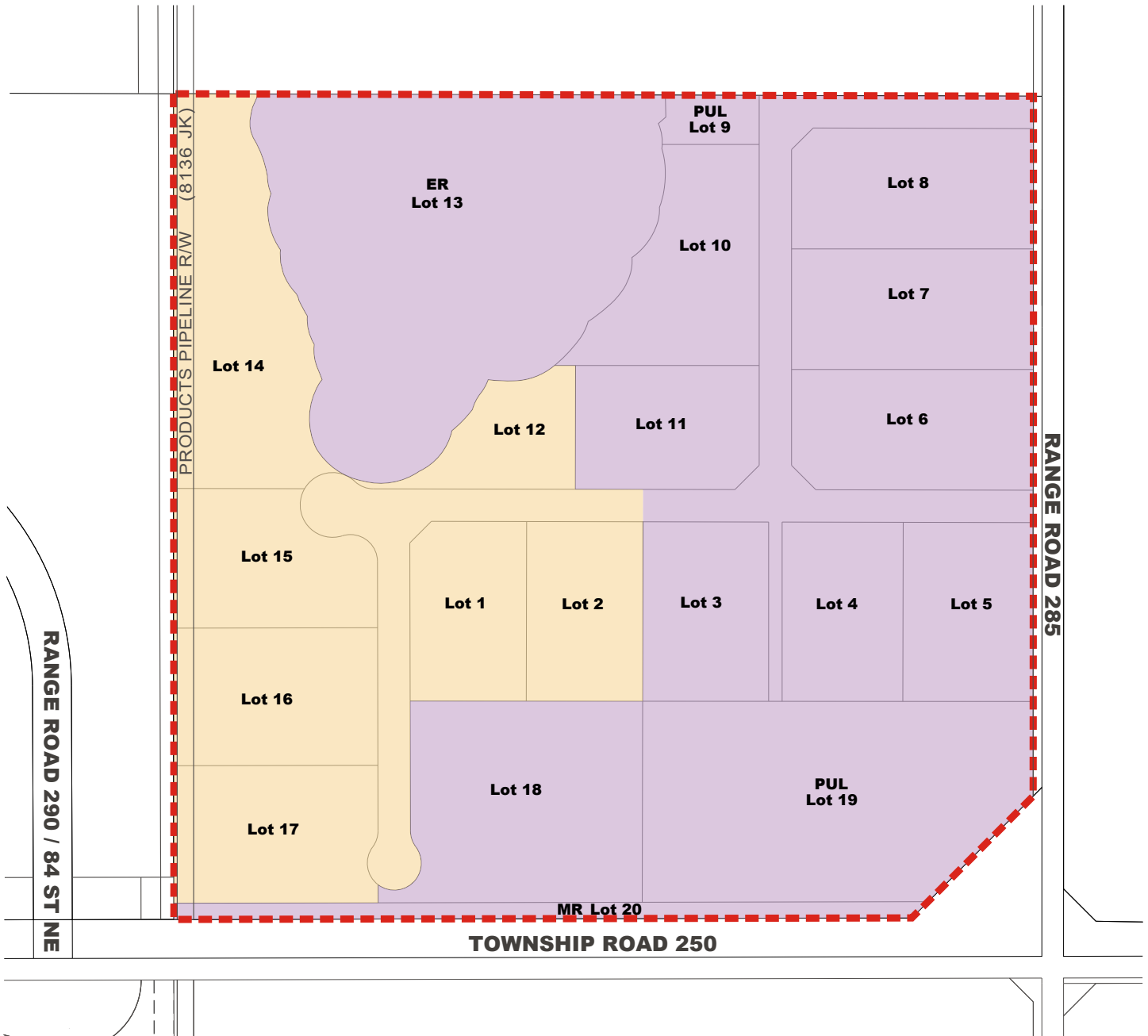
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Parcel	ha	ac
Lot 1	1.78	4.40
Lot 2	1.79	4.42
Lot 3	1.94	4.79
Lot 4	1.86	4.60
Lot 5	2.00	4.94
Lot 6	2.47	6.10
Lot 7	2.50	6.18
Lot 8	2.48	6.13
Lot 10	2.45	6.05
Lot 11	1.93	4.77
Lot 12	1.24	3.06
Lot 14	3.95	9.76
Lot 15	2.13	5.26
Lot 16	2.41	5.96
Lot 17	2.38	5.88
Lot 9 (PUL)	0.40	1.00
Lot 13 (ER)	9.77	24.14
Lot 18	4.02	9.93
Lot 19 (PUL)	6.25	15.44
Lot 20 (MR)	1.04	2.57
ROW	5.34	13.19
Total	60.13	148.58

Legend
 Conceptual Scheme Boundary





Legend

- - - Conceptual Scheme Boundary
- Phase 1
- Phase 2



NTS

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4.4 Development Phasing

Development within Plan area is expected to proceed in two (2) phases as generally illustrated on **Figure 15: Proposed Phasing**. Notwithstanding, the developer may construct the development with an alternate phasing strategy provided that appropriate infrastructure can be provided to support the development phase.

Policy 4.4.1 The development within the Plan area is expected to proceed in two (2) phases.

Policy 4.4.2 The developer may wish to develop the project in an alternate phasing program provided there is appropriate infrastructure available to support each development phase.

4.5 Architectural Design Considerations

The **Bridge Industrial Park** Conceptual Scheme contemplates the creation of a master-planned industrial park that will be attractively designed, integrate with existing adjacent developments, respect the County's *Commercial, Office and Industrial Design Guidelines* and the requirements of Section 15: Gateways and Appendix B of the Conrich ASP. The specific type and scale of development anticipated within **The Bridge Industrial Park** is expected to include business operations of varying type, scale and intensity. However, in all cases, business development within the Plan area is expected to establish and maintain an attractive development form.

As part of the subdivision application for each phase of development, the developer shall prepare specific architectural guidelines to ensure the form of development within each phase maintains a cohesive built-form. The architectural guidelines to be prepared as part of each subdivision phase will establish specific design criteria such as (*but not limited to*):

- Consistency of public realm design elements (*if any*);
- Water conservation measures (*if any*);
- Landscaping requirements (*public & private*);
- Entrance signage/feature requirements;
- Generalized building form & character (*architectural theming*);
- Appropriate articulation of building massing and treatment of facades, material finishing & colour and glazing with the objective on maintaining a coordinated design aesthetic along the Twp Rd 250 frontage;
- Consistency with other existing business developments adjacent to the Plan area;

- Policy 4.5.1 The developer shall establish Architectural Controls at the subdivision stage to coordinate industrial building design criteria such as massing, material finishing & colour, break of bulk massing, glazing, landscaping, all to be considered as a high quality development.
- Policy 4.5.2 The Developer shall comply with the County Plan's 'dark sky' land use bylaw requirements for all private lighting, including security and parking area lighting.
- Policy 4.5.3 The Developer will be encouraged to provide for green building techniques and energy efficient design, where feasible.

4.6 Commercial, Office and Industrial Guidelines

It is important that The Bridge Industrial Park demonstrates, over time, to be a legacy for the developer, business community, and County. Building design and placement, hard and soft landscaping, parking areas, sidewalk / pathway functionality, interfaces with the County's adjacent grid roads, and development treatment adjacent to the wetland / riparian setback are elements that require further study at subsequent development stages. As such, the guidelines outlined in *The Commercial, Office, and Industrial Guidelines in Rocky View County* will be reviewed and implemented, wherever feasible.

- Policy 4.6.1 The Developer shall utilize to *The Commercial, Office, and Industrial Guidelines in Rocky View County* to address design principles at the Development and/or Building Permit stage(s).**

4.7 The Bridge Business Lot Owner's Association

The developer will establish a Business Lot Owner's Association (BLOA) at the subdivision stage. The purpose of the BLOA will be to manage a contract with the County to manage a contract with a waste management provider and undertake other administrative and maintenance functions as required.

- Policy 4.7.1 A Business Lot Owner's Association shall be established at the subdivision stage for the purposes of managing the private irrigation lot, environment reserve lot, municipal reserve lot, and solid waste services.**

5.0 MUNICIPAL POLICY FRAMEWORK

5.1 The County Plan, 2013

Rocky View County adopted a Municipal Development Plan (*The County Plan*) in October 2013. The County Plan includes the following vision statement:

'Rocky View is an inviting, thriving and sustainable county that balances agriculture with diverse residential, recreational and business development opportunities.'

The County Plan establishes a series of '*planning principles*' which all future developments within the municipality are expected to consider including:

- Growth & Fiscal Sustainability;
- The Environment;
- Agriculture;
- Rural Communities;
- Rural Service; and
- Partnerships.

The County Plan's Business Policies seek to facilitate sustainable non-residential development within identified business areas and/or within hamlets. Emphasis is placed on the support for new business development within Regional Business Centres which are intended to accommodate regionally and even nationally significant development within master-planned business parks that are supported by municipal infrastructure that is suited for the anticipated scale of operations. In doing so, the County continues to leverage its' non-residential assessment base to ensure the municipality can achieve its fiscal sustainability objectives.

The Bridge Industrial Park Conceptual Scheme proposes to situate new business industrial development within an identified Regional Business Centre which is supported by an adopted statutory plan within vicinity of appropriate transportation & utility servicing infrastructure. This Conceptual Scheme's objectives are consistent with the County Plan's growth management framework.

5.2 Conrich Area Structure Plan

The County adopted the Conrich Area Structure Plan (ASP) in 2017. The ASP's development strategy is based upon the four (4) following components:

- 1) Accommodate expansion of the hamlet of Conrich and its evolution as a diverse, vital residential community. The hamlet location and land use will be developed as a separate process following adoption of this plan and amended into the Conrich Area Structure Plan later;
- 2) Support the development of the Conrich area as a regional business centre with more than half of the plan area devoted to industrial and commercial uses;
- 3) Ensure integration between residential and business uses in a manner that provides for the transition of land uses, promotes land use compatibility, and mitigates impacts on adjacent lands; and
- 4) Support the keeping of agricultural land in production until such time as it is required for other uses and the protection of the natural environment in the face of significant growth.

The proposed development area is situated within an identified industrial land use policy area with attendant policies that support the development of a regional business centre that provides local and regional employment opportunities, increase the County's business assessment base, and contribute to the long-term financial sustainability of the County in accordance with the following objectives:

- Support the development of well-designed industrial areas;
- Provide for the growth of local and regional employment opportunities;
- Support the development of industries associated with the provincial and regional economic base such as construction, manufacturing, transportation, warehousing, distribution logistics, and oil and gas services; and
- Promote financial sustainability by increasing the County's business assessment base.

The **Bridge Industrial Park Conceptual Scheme** development strategy is consistent with the development objectives of the Conrich Area Structure Plan.

5.3 Agricultural Boundary Design Guidelines

The County adopted a design guideline intended to minimize land use conflicts that can occur when agricultural and nonagricultural uses are located next to one another. The guidelines provide a set of tools to incorporate into the design of an application to ensure consideration of agriculture and to reduce problems for agricultural operators, homeowners, and businesses.

It is acknowledged that the Bridge Business Park Conceptual Scheme is located directly south of an agricultural parcel. Notwithstanding the industrial land use policies of the Conrich ASP which contemplates the eventual transition of agricultural lands to business industrial land use, the timing of potential transition of the lands situated directly north of the Plan area is not known.

As illustrated on **Figure 7: Development Concept**, most of the northern boundary of the Plan area is expected to include a significant wetland dedicated within an Environmental Reserve (*ER*), a public utility lot (*PUL*) to contain a reservoir and pump station and an internal subdivision road ROW. Except for the proposed industrial parcel at the most western boundary of the site (*Lot 15*), the transition between existing agricultural land use occurring within the adjacent parcel to the north and the business development anticipated by this plan can be appropriately mitigated by virtue of the configuration of the proposed subdivision design. As such, the development concept proposed by **The Bridge Industrial Park Conceptual Scheme** is consistent with the intent of the County's Agricultural Boundary Design Guidelines.

6.0 COMMUNITY CONSULTATION

The proponent of **The Bridge Industrial Park Conceptual Scheme** is committed to consulting with the adjacent landowners and key stakeholders from the broader community to ensure that specific details relative to this proposed development are communicated openly and transparently in accordance with the following principles:

- To ensure all key stakeholders are identified and included in the process;
- To generate awareness about the Conceptual Scheme and provide opportunity for stakeholders to provide input;
- To present preliminary development plans for the development;
- To solicit and record concerns from key stakeholders so they can be proactively addressed during the Conceptual Scheme review process;
- To ensure stakeholders are kept informed of the Plan's progress and provided opportunity to review additional information if desired;
- To inform stakeholders how their input was used;
- To ensure the engagement process is monitored and measured, and results are shared with all stakeholders; and
- To conduct communications related to the proposed development in an open, honest and respectful manner.

Terradigm hosted a Community Information Session on Thursday, November 28th, 2019 to invite adjacent landowners and local stakeholder to learn about the proposed development. Notice of this meeting was published in November 19th and 26th, 2019 editions of the Rocky View Weekly.

Approximately 5 landowners registered as attendees all of whom expressed general support for the project noting the proposed development concept was consistent with the Conrich Area Structure Plan and appeared to provide a logical extension of business industrial land uses relative to the Calgary Logistics Park.

SUPPORTING TECHNICAL REPORTS

(submitted under separate cover)

- 1) Biophysical Impact Assessment, McElhanney Engineering, November 2019
- 2) Traffic Impact Assessment, McElhanney Engineering, July 2019 and Updated Technical Memo, November 2023
- 3) Stormwater Management Plan, McElhanney Engineering, December 2019
- 4) Water and Wastewater Servicing Technical Memo, McElhanney Engineering, March 2022



BYLAW C-8477-2024

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-8477-2024*.

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) “**Land Use Bylaw**” means Rocky View County Bylaw C-8000-2020, being the *Land Use Bylaw*, as amended or replaced from time to time;
- (3) “**Municipal Government Act**” means the *Municipal Government Act*, RSA 2000, c M-26, as amended or replaced from time to time; and
- (4) “**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 Map, of C-8000-2020 be amended by redesignating a portion of SE-06-25-28-W04M and Lot 3-6, Block D, Plan 1020 AV within SE-06-25-28-W04M from Agricultural, General District (A-GEN) and Agricultural, Small Parcel District (A-SMLp8.1) to Industrial, Light District (I-LHT), Special, Public Service District (S-PUB), Special, Natural Open Space District (S-NOS), and Special, Parks and Recreation District (S-PRK), as shown on the attached Schedule 'A' forming part of this Bylaw.

4 THAT a portion of SE-06-25-28-W04M and Lot 3-6, Block D, Plan 1020 AV within SE-06-25-28-W04M are hereby redesignated to Industrial, Light District (I-LHT), Special, Public Service District (S-PUB), Special, Natural Open Space District (S-NOS), Special, Parks and Recreation District (S-PRK), as shown on the attached Schedule 'A' forming part of this Bylaw.

Effective Date

5 *Bylaw C-8477-2024* 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 _____ day of _____, 2024

PUBLIC HEARING HELD this _____ day of _____, 2024

READ A SECOND TIME this _____ day of _____, 2024

READ A THIRD AND FINAL TIME this _____ day of _____, 2024


Reeve


Chief Administrative Officer or Designate


Date Bylaw Signed


Schedule 'A'
Bylaw
C-8477-2024


Amendment

FROM
Agricultural, General District (A-GEN)
TO
Industrial, Light District (I-LHT) 

FROM
Agricultural, General District (A-GEN)
TO
Special, Public Service District (S-PUB) 

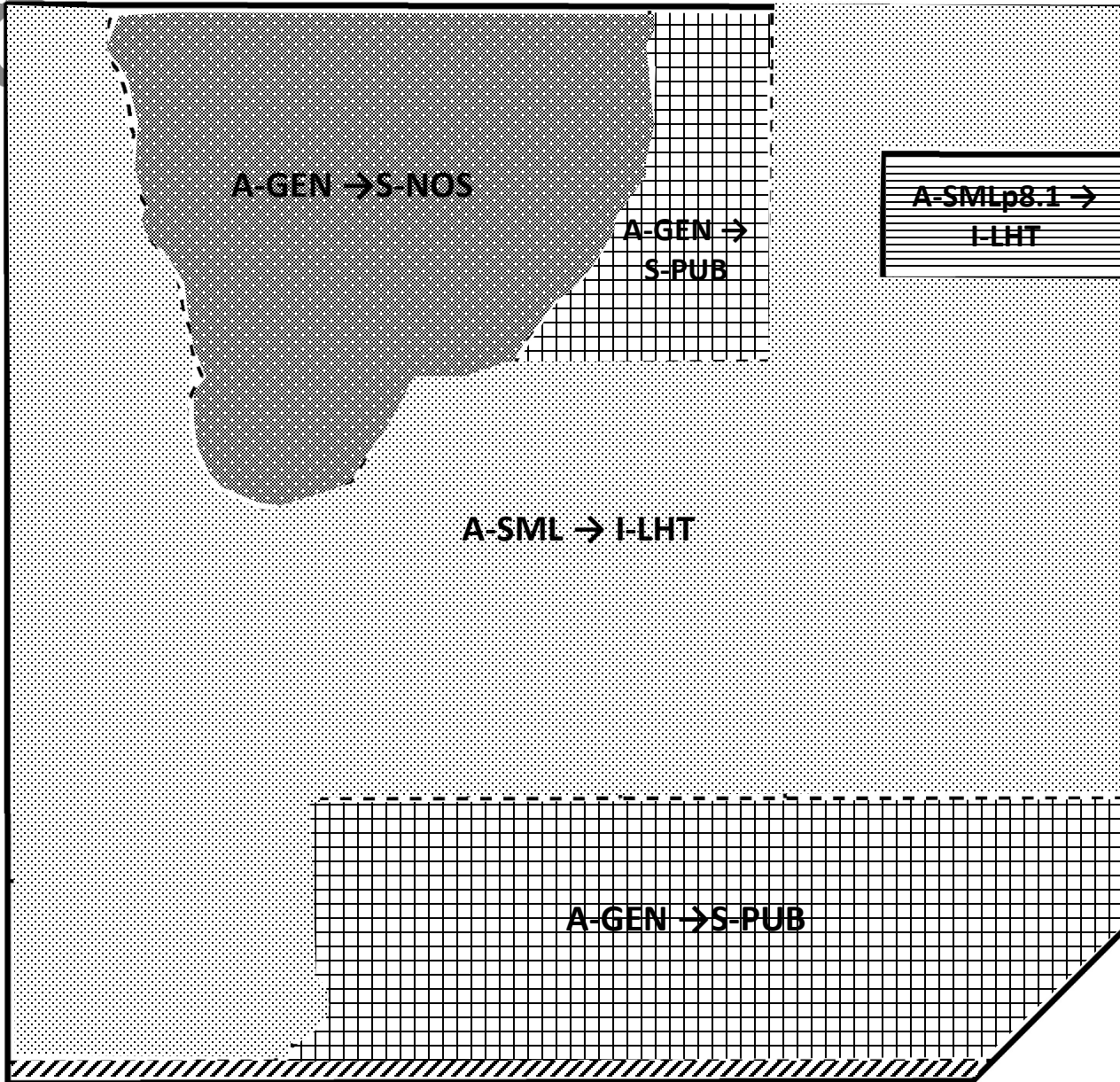
FROM
Agricultural, Small Parcel District (A-SMLp8.1)
TO
Industrial, Light District (I-LHT) 

FROM
Agricultural, General District (A-GEN)
TO
Special, Natural Open Space District (S-NOS) 

FROM
Agricultural, General District (A-GEN)
TO
Special, Parks and Recreation District (S-PRK) 

Division: 5
Roll: 05306005/6001
File: PL20200151
Printed: November 5, 2020
Legal: Lot:3, Plan: 1020 AV
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SE-06-25-28-W04M

6



A-GEN → S-NOS

A-GEN →
S-PUB

A-SMLp8.1 →
I-LHT

A-SML → I-LHT

A-GEN → S-PUB

A-GEN → S-PRK

RGE RD 285



Redesignation Item: Residential

Electoral Division: 4

File: PL20230002 / 08731001

Date:	February 13, 2024		
Presenter:	Michelle Dollmaier, Senior Planner		
Department:	Planning		
Approved by:	<input checked="" type="checkbox"/> Executive Director / Director	and/or	<input checked="" type="checkbox"/> Chief Administrative Officer

REPORT SUMMARY

The purpose of this report is to assess the redesignation of a ± 24.12 hectare (± 59.60 acre) portion of SE-31-28-3-W05M from Business, Recreation District (B-REC) to Residential, Rural District (R-RUR) to facilitate future subdivision of 9 lots, which range from ± 2.5 hectares (± 6.18 acres) to ± 3.23 hectares (± 8.00 acres), and leaving a ± 36.58 hectare (± 90.40 acre) remainder.

The application for redesignation was evaluated pursuant to the Regional Growth Plan (RGP), the Municipal Development Plan (County Plan), and the *Land Use Bylaw*.

The application was found to be inconsistent with Section 5.0 (Managing Growth), Section 8.0 (Agriculture), and Section 10.0 (Country Residential) of the County Plan. Therefore, Administration recommends the application be refused.

ADMINISTRATION'S RECOMMENDATION

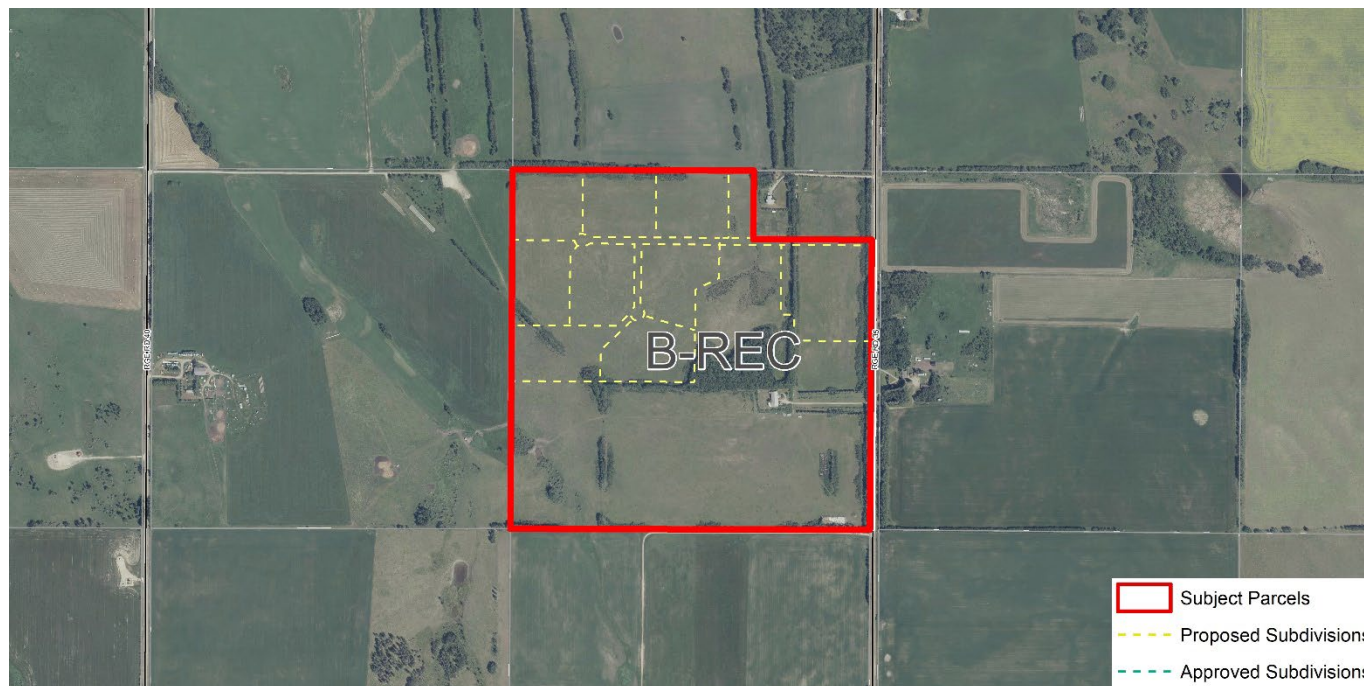
THAT application PL20230002 be refused.

Redesignation Item: Residential

BACKGROUND

Location (Attachment A)

Located approximately 8.2 kilometres (5.10 miles) west of Madden, 0.8 kilometres (0.50 miles) south of Mountain View County, on the west side of Range Road 35



Site Context (Attachment B)

On May 28, 1998, the quarter section received approval for a first parcel out subdivision.

On September 25, 2012, Council approved the redesignation of the subject lands from Ranch and Farm District to Business-Leisure and Recreation District, which has converted to Business, Recreation District (B-REC) with the adoption of Land Use Bylaw C-8000-2020. The redesignation application proposed an 18-hole golf course, a 21-room boutique hotel and banquet facility with seating capacity for 300-500 persons, 15 individual cabins, and 15 stalls for recreational vehicle (RV) overnight stays.

On December 31, 2020, the Subdivision and Development Appeal Board refused Development Permit PRDP20185188 for a campground with 81 RV stalls and a hotel for 16 rooms. In making its decision, the Board noted concerns relating to traffic causing dust, noise, and the required water usage.

Intermunicipal and Agency Circulation (Attachment C)

The application was circulated to all necessary intermunicipal partners, internal and external agencies.

In addition to standard agencies, Mountain View County was circulated to and requested that dust suppression be applied on Range Road 35 at the intersection near Township Road 290.

Landowner Circulation (Attachment D)

The application was circulated to 25 adjacent landowners in accordance with the *Municipal Government Act* and County Policy C-327; the landowner submitted one letter of support with 59 unique signatures (1 within the circulation area, 8 outside the circulation area, 42 outside of Rocky View County, and 8 unknown locations), and 42 letters of opposition were received [14 within the circulation area (3 duplicate submissions), 9 outside the circulation area (1 duplicate submissions), 12 outside of Rocky View County (2 duplicate submissions), and 1 group letter].

Redesignation Item: Residential

ANALYSIS

Policy Review (Attachment E)

The application was principally reviewed pursuant to Section 5.0 (Managing Growth), Section 8.0 (Agriculture), and Section 10.0 (Country Residential) of the County Plan. The application is located within the Agricultural Area; outside of any growth area identified for country residential development.

Section 8.0 (Agriculture) Minimize Land Use Conflict discourages the development of intrusive land uses in agricultural areas. The proposed country residential development would not align with the vision or intent of the surrounding agricultural area. Furthermore, the Applicant would be required to provide information on how the regulations of the Agricultural Boundary Design Guidelines are being applied to the area at time of subdivision.

Section 10.0 (Country Residential) of the County Plan directs country residential development to existing country residential Area Structure Plan (ASP) areas or supports further subdivision of Fragmented Country Residential Areas (fragmented quarter sections). The parcel is not located within an ASP area or within a Fragmented Country Residential Area; therefore, the application is not supported by the policies of the County Plan.

COMMUNICATIONS / ENGAGEMENT

Consultation was conducted in accordance with statutory requirements and County Policy C-327.

IMPLICATIONS

Financial

No financial implications identified at this time.

STRATEGIC ALIGNMENT

This report is a statutory obligation under the *Municipal Government Act*.

ALTERNATE DIRECTION

No alternative options have been identified for Council's consideration.

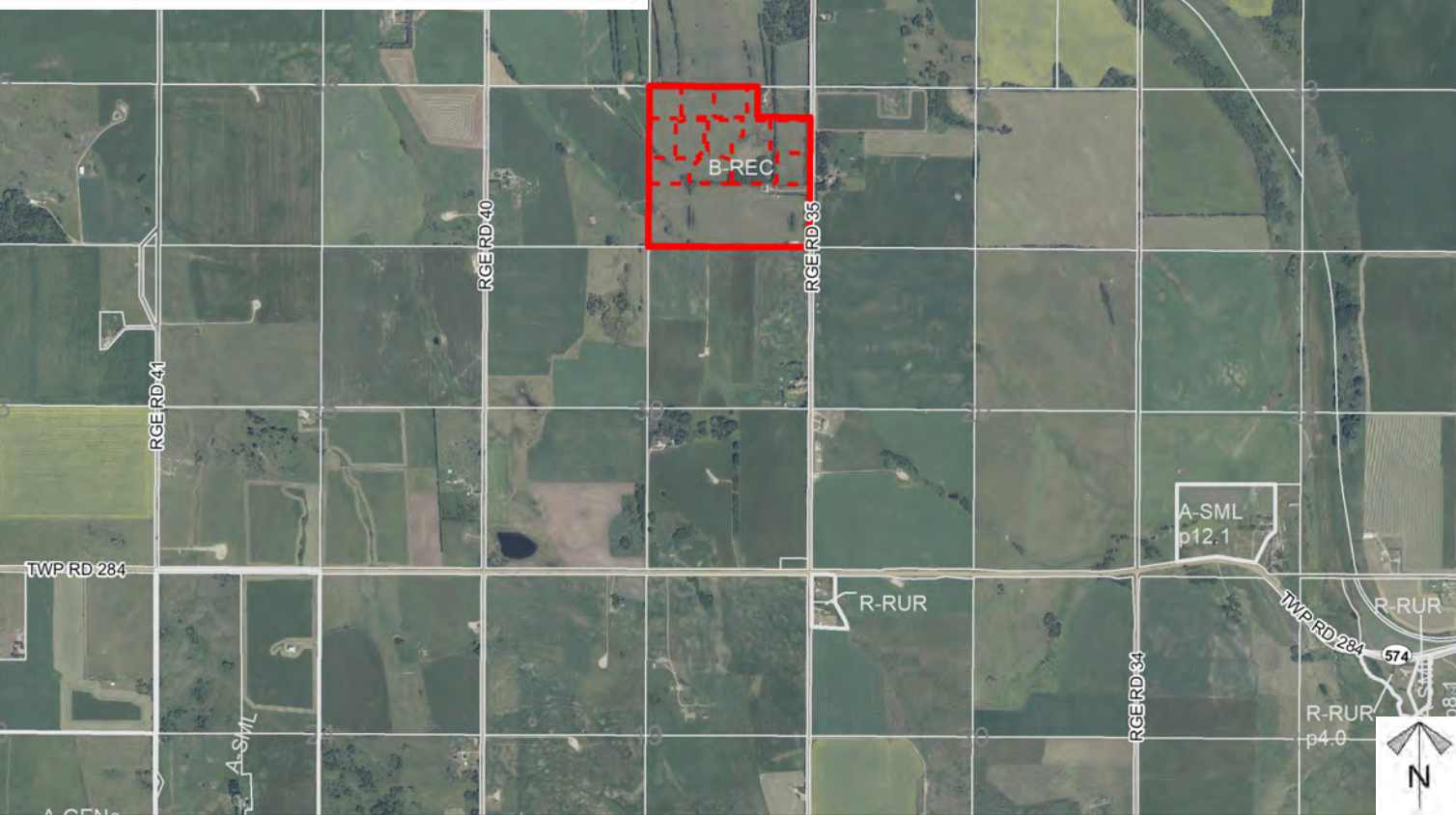
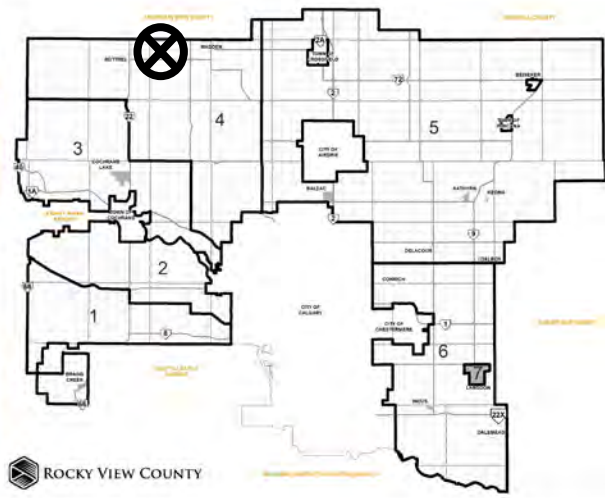
ATTACHMENTS

Attachment A: Map Set
Attachment B: Application Information
Attachment C: Application Referral Responses
Attachment D: Public Submissions
Attachment E: Policy Review
Attachment F: Draft Bylaw C-8492-2024

Location & Context

Redesignation Proposal

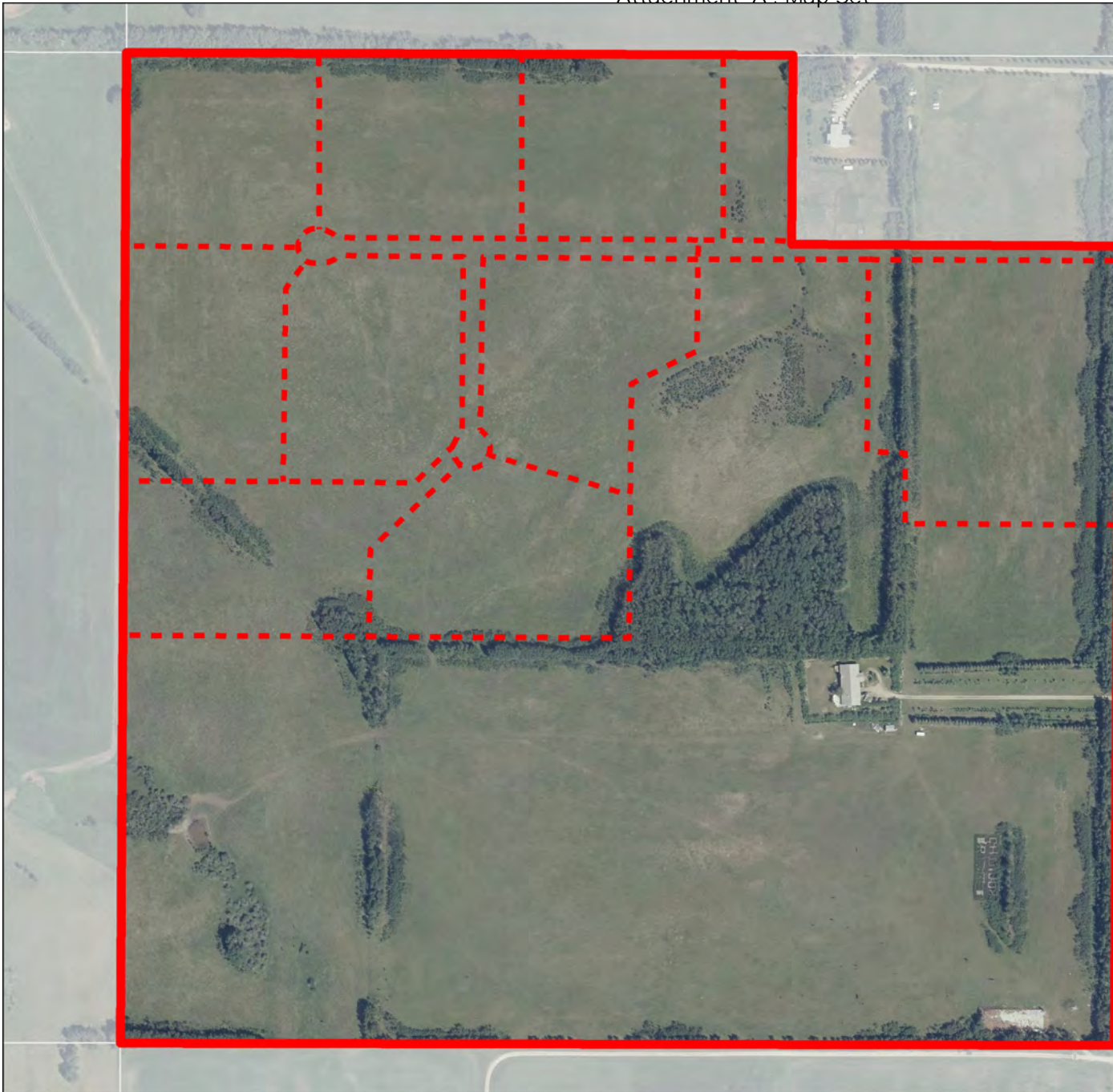
To redesignate a portion of the subject lands from Business, Recreation District (B-REC) to Residential, Rural District (R-RUR) to facilitate a future subdivision of 9 lots totaling ± 24.12 hectares (± 59.6 acres) with a ± 36.58 hectare (± 90.4 acre) remainder.



Development Proposal

Redesignation Proposal

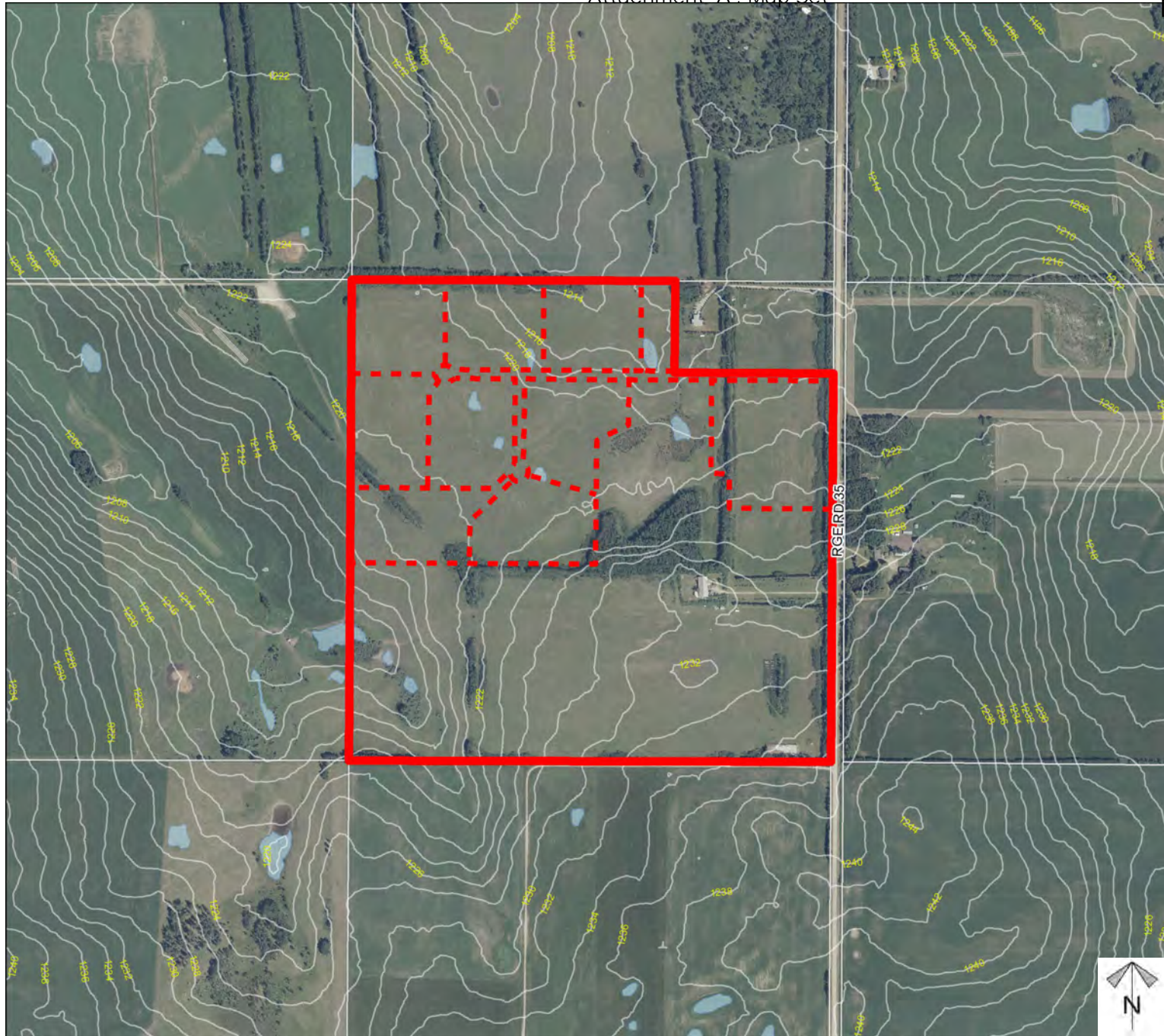
To redesignate a portion of the subject lands from Business, Recreation District (B-REC) to Residential, Rural District (R-RUR) to facilitate a future subdivision of 9 lots totaling ± 24.12 hectares (± 59.6 acres) with a ± 36.58 hectare (± 90.4 acre) remainder.



Environmental

Redesignation Proposal

To redesignate a portion of the subject lands from Business, Recreation District (B-REC) to Residential, Rural District (R-RUR) to facilitate a future subdivision of 9 lots totaling ± 24.12 hectares (± 59.6 acres) with a ± 36.58 hectare (± 90.4 acre) remainder.



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

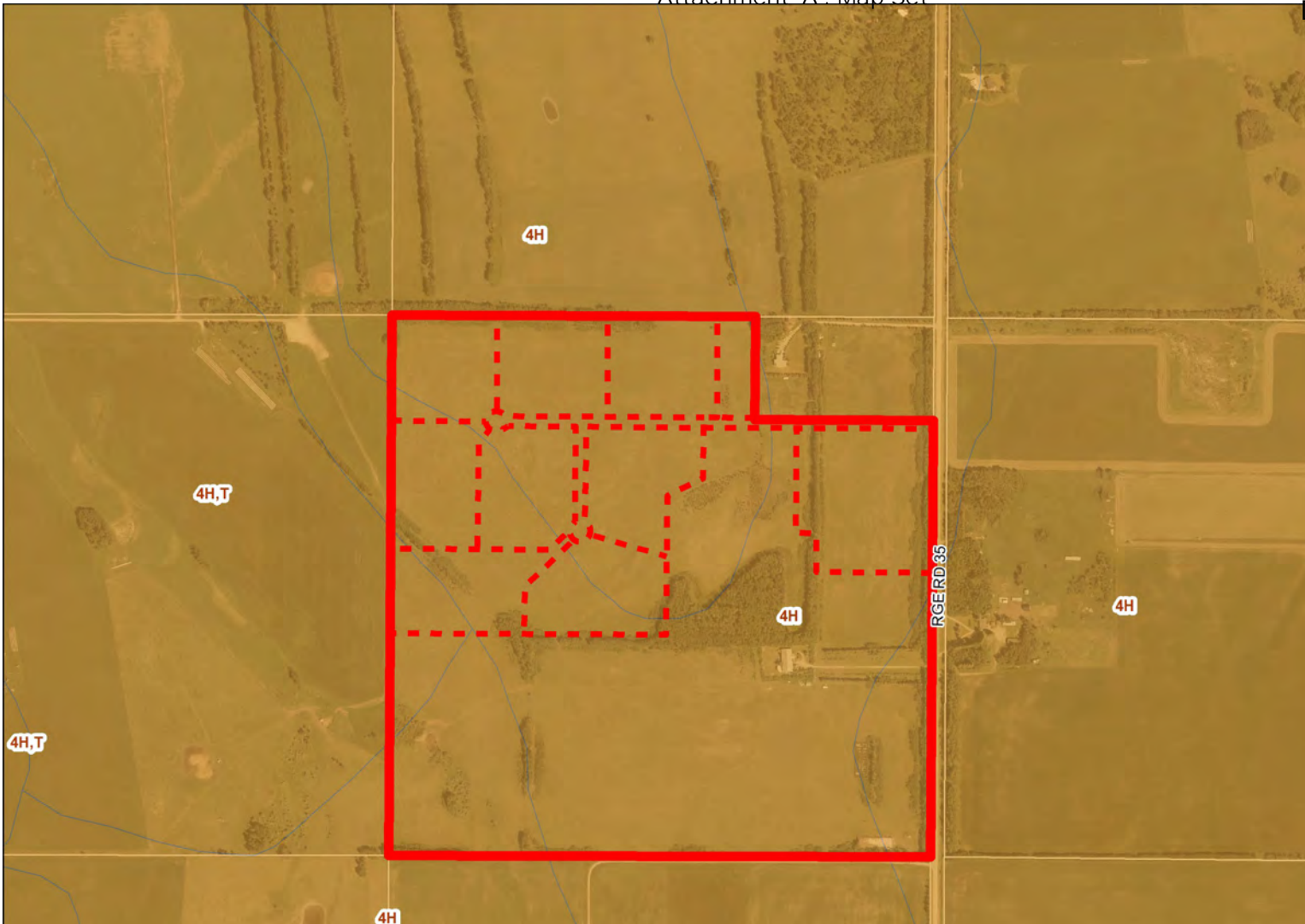
Division: 4
 Roll: 08731001
 File: PL20230002
 Printed: Oct 25, 2023
 Legal: A portion of SE-31-28-
 Q15M113 of 574



Soil Classifications

Redesignation Proposal

To redesignate a portion of the subject lands from Business, Recreation District (B-REC) to Residential, Rural District (R-RUR) to facilitate a future subdivision of 9 lots totaling ± 24.12 hectares (± 59.6 acres) with a ± 36.58 hectare (± 90.4 acre) remainder.



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



Landowner Circulation Area

Redesignation Proposal

To redesignate a portion of the subject lands from Business, Recreation District (B-REC) to Residential, Rural District (R-RUR) to facilitate a future subdivision of 9 lots totaling ± 24.12 hectares (± 59.6 acres) with a ± 36.58 hectare (± 90.4 acre) remainder.

Support

- 1 letter within circulation area
- 8 letters outside circulation area
- 42 letters outside Rocky View County
- 8 unknown locations

Opposition

- 14 letters within circulation area (3 duplicate submissions)
- 9 letters outside circulation area (1 duplicate submissions)
- 12 letters outside Rocky View County (2 duplicate submissions)
- 1 Group letter

Legend

Support



Not Support



Division: 4

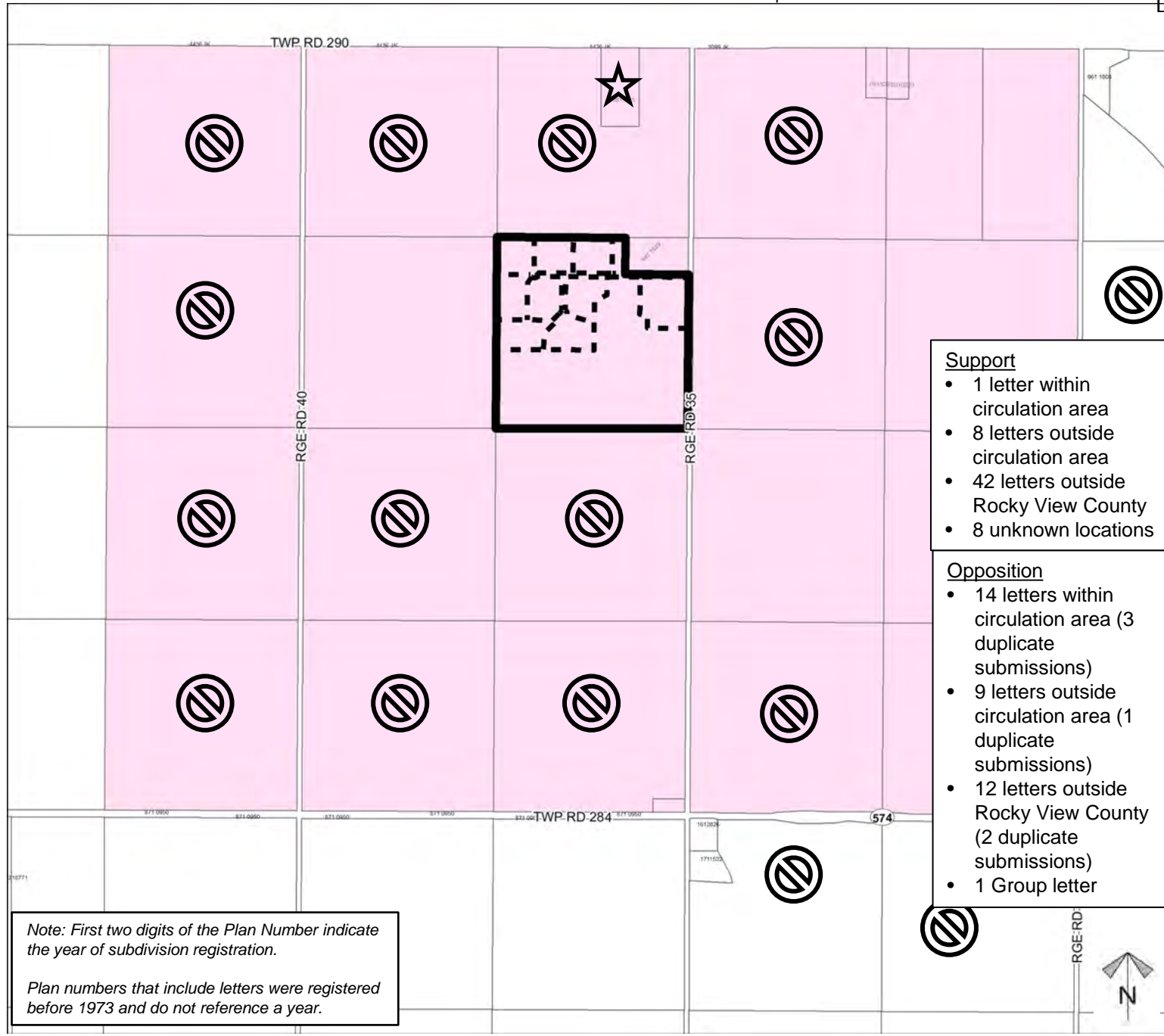
Roll: 08731001

File: PL20230002

Printed: Oct 25, 2023

Legal: A portion of SE-31-28-

Page 115 of 574



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.

ATTACHMENT B: APPLICATION INFORMATION

APPLICANT/OWNERS: Chloe Anne Cartwright	DATE APPLICATION RECEIVED: January 20, 2023
GROSS AREA: ± 60.7 hectares (± 150.0 acres)	LEGAL DESCRIPTION: SE-31-28-03-W05M
Pre-Application Meeting Held: <input type="checkbox"/>	Meeting Date: N/A
SOILS (C.L.I. from A.R.C.): Severe limitations due to temperature.	
HISTORY:	
May 28, 1998:	Subdivision of first parcel out was approved.
January 16, 2012:	Redesignation from Ranch and Farm District to Business-Leisure and Recreation District (now Business, Recreation District (B-REC) with the adoption of Land Use Bylaw C-8000-2020).
December 31, 2020:	Development permit for a campground with 81 RV stalls and a hotel for 16 rooms was refused by the Subdivision and Development Appeal Board noting concerns of traffic causing dust, noise, and the required water usage.
TECHNICAL REPORTS SUBMITTED:	
<ul style="list-style-type: none"> • Conceptual Stormwater Management Report, Jubilee Engineering Consultant, October 2023 • Stormwater Management Report, Cicon Engineering, January 2013 • Transportation Impact Assessment Update, Watt Consulting Group, August 2023 • Transportation Impact Assessment, JCB Engineering, March 2019 • Transportation Impact Assessment, Stantec, September 2011 • Water Demand Report, Groundwater Resource Information Technologies Ltd., July 2023 • Groundwater Supply Report, Solstice Environmental Management, October 2020 • Groundwater Evaluation, Stantec, December 2010 • Phase 1 Environmental Site Assessment, Summit an Earth Services Company, August 2023 • Phase 1 Environmental Site Assessment, September 2011 	

ATTACHMENT C: APPLICATION REFERRAL RESPONSES

AGENCY	COMMENTS
<i>School Authority</i>	
Rocky View Schools	No response received.
Calgary Catholic School District	No concerns.
Public Francophone Education	No response received.
Catholic Francophone Education	No response received.
<i>Province of Alberta</i>	
Alberta Ministry of Environment and Protected Areas	No concerns. It appears there will be no impacts to crown-owned wetlands or waterbodies. The applicant should be made aware that disturbance to any crown-owned water bodies are approved by Lands Division.
Alberta Transportation	No concerns.
Alberta Sustainable Development (Public Lands)	No response received.
Alberta Culture and Community Spirit (Historical Resources)	No response received.
Energy Resources Conservation Board	No response received.
Alberta Health Services	From reviewing satellite imagery, it appears that there are wetlands on the property that may be impacted by the proposed future development. Under section 3 of the Public Lands Act, the Crown holds right to permanent and naturally occurring bodies of water, rivers, streams, watercourses and lakes. The wetlands should be avoided if the parcel is developed and a minimum 6.0m Environmental Reserve is required to protect the wetlands from development. If the wetlands cannot be avoided during development, it is recommended that a permanence assessment be completed for the wetland and submitted to the Water Boundaries Unit in Edmonton to determine ownership of the wetland. If the wetland is determined to be Crown claimable under section 3, it should be surveyed out from the parcel of land. An authorization is required under the Public Lands Act to alter, infill or otherwise impact a Crown claimable wetland. An approval may also be required under the Water Act.

AGENCY	COMMENTS
<i>Public Utility</i>	
ATCO Gas	No concerns.
ATCO Pipelines	No concerns
AltaLink Management	No response received.
FortisAlberta	No concerns.
TELUS Communications	No response received.
TransAlta Utilities Ltd.	No response received.
Cochrane Lake Gas Co-op Ltd.	<ul style="list-style-type: none"> • The developer will be required to pay for an engineering review prior to Cochrane Lake Gas Co-op Ltd. verification of the ability to service the new parcels, • The developer will be required to pay for any costs to improve service to supply the newly created parcels. • The developer will be required to pay for installation of natural gas infrastructure within the new subdivision.
<i>Adjacent Municipality</i>	
Mountain View County	<p>The creation of these lots will generate more traffic on Twp 290. It is the closest hard surface road that provides access to Hwy 22 and Hwy 766. Operations anticipates that this will be road used as the main access for this proposed development.</p> <p>Mountain View County requests that if this development is approved that dust suppression on the Rocky View County Range Road 35 be applied to the intersection near Twp 290.</p>
<i>Internal Departments</i>	
Recreation, Parks, and Community Support	No concerns.
GIS Services	No response received.
Building Services	No response received.
Fire Services & Emergency Management	<p>NBC (AE) Div B 3.2.5.6. Access Route Design</p> <ol style="list-style-type: none"> 1) A portion of a roadway or yard provided as a required access route for fire department use shall <ol style="list-style-type: none"> a) Have a clear width not less than 6 m, unless it can be shown that lesser widths are satisfactory, b) Have a center-line radius not less than 12 m,

AGENCY	COMMENTS
Capital and Engineering Services	<ul style="list-style-type: none"> c) Have an overhead clearance not less than 5 m, d) Have a change of gradient not more than 1 in 12.5 over a minimum distance of 15 m, e) Be designed to support the expected loads imposed by firefighting equipment and be surfaced with concrete, asphalt or other material designed to permit accessibility under all climatic conditions, f) Have turnaround facilities for any dead-end portion of the access route more than 90 m long, and g) Be connected with a public thoroughfare.
	<p>Geotechnical:</p> <ul style="list-style-type: none"> • Steep slopes are present on the remainder lot. Given the size of the proposed lots, sufficient space exists for a permanent structure on flatter slopes. Should the applicant intend to develop on or near steeper slopes, they should conduct a slope stability assessment. • As a condition of future subdivision, the applicant shall provide a geotechnical report conducted and stamped by a professional geotechnical engineer that is in accordance with section 300 of the servicing standards.
	<p>Transportation:</p> <ul style="list-style-type: none"> • The applicant is proposing to construct an internal subdivision road to access nine of the proposed lots. The remainder lot will be accessed using an existing approach. The applicant will be required to enter into a road right of way construction agreement to construct the road to County standards and prepare all associated reports at future subdivision stage. • As a condition of future subdivision, the applicant will be required to pay the transportation offsite levy as per the applicable TOL bylaw for the nine proposed lots. • As part of the application, the applicant submitted a Traffic Impact Assessment (TIA) by JCB Engineering dated June 24, 2019 that was provided for a previous DP application. The report concluded that the recommendations from the 2011 TIA were still valid with the exception that Range Road 35 had to be reviewed to confirm if any upgrades are required. • As part of the application, the applicant submitted a TIA updated prepared by Watt Consulting Group dated August 1, 2023. The report concluded that the resulting total daily traffic volume after development for Range Road 35 is expected to be 130 vpd and the environmental capacity of Range Road 35 is 500 vpd. Consequently, the existing Range Road 35 will be able to accommodate the resulting traffic post development.
	<p>Sanitary/Waste Water:</p> <ul style="list-style-type: none"> • As part of the application, the applicant provided an Integrated Water Management Plan by Stantec Consulting Ltd., dated September 12, 2011 that included a section on wastewater servicing under Part 4 – Wastewater Systems. The servicing plan is not relevant to the proposed subdivision.

AGENCY	COMMENTS
	<ul style="list-style-type: none"> • As a condition of future subdivision, the applicant/owner is to provide a Level 4 PSTS Assessment in accordance with the County servicing standards, Alberta Private Sewage Systems SOP and the Model Process Reference Document for all of the nine proposed lots. The report shall also describe the existing system type and maintenance requirements and include a sketch showing its location and size and whether it meets all setback requirements in accordance with the Alberta Sewage Systems SOP. <p>Water Supply and Waterworks:</p> <ul style="list-style-type: none"> • As part of the application, the applicant provided a pumping test prepared by Solstice Environmental Management dated October 11, 2020. A 48 hour pump test was conducted on a supply well in the southwest corner of the subject lands. Water levels were also measured in the supply well and two observation wells on the subject lands and two wells located in the neighboring properties. A 20 year safe yield of 135.4 m³/day (49,455 m³/year) is calculated for the supply well which is well above the license application volume of 4,134 m³/year. The expected drawdown in the aquifer due to pumping of the well is not expected to hinder the wells performance and it would not impact the ability of the neighboring wells and observation wells to supply water. The proposed remainder lot will continue to utilize its own separate groundwater well. As a condition of future subdivision, the applicant will be required to provide an updated report analyzing the effects on the existing active wells in the subject lands similar to the analysis done for the neighboring wells. • As part of the application, the applicant provided a letter outlining expected water demands for the nine proposed lots prepared by Groundwater Resources Information Technologies Ltd. dated July 4, 2023. The applicant is proposing to utilize the supply well to service all proposed nine lots due to its high yield. As per the report, the total annual water demand for nine proposed lots would be approximately 3739 m³/year which is below the total licensable amount of 4134 m³/year. The report also confirmed that minimal effects on neighboring users would be expected. • As part of the application, the applicant provided a cover letter stating that a water co-op is not required since the water is deemed “high quality groundwater” and there are fewer than 15 households operating from a single well. As a condition of future subdivision, the applicant will be required to conduct an assessment in accordance with Appendix E of Standards and Guidelines for Municipal Waterworks, Wastewater and Storm Drainage Systems prepared and stamped by a qualified professional that proves that the groundwater is a high quality groundwater. The report will need to be reviewed and approved by EPEA. <ul style="list-style-type: none"> ○ If the Groundwater from the supply well is not concluded to be high quality groundwater, as a condition of future subdivision, the applicant will be required to obtain an EPEA permit. • As part of the application, the applicant provided a drawing illustrating the proposed water system. As a condition of future subdivision, the applicant will be required to enter into a utility right of way with the County to allow the County access to the water system if required.

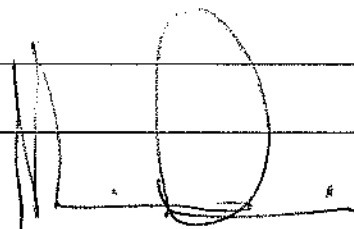
AGENCY	COMMENTS
	<ul style="list-style-type: none"> • As a condition of future subdivision, the applicant will be required to enter into a development agreement with the County to construct the proposed water supply system in accordance with the County servicing standards and the satisfaction of a County approved piped water supplier. • As part of the application, the owner stated that the proposed water system will be privately owned by her and her son. As a condition of future subdivision, the applicant will be required to enter into a special improvements services agreement with the County to ensure that the future water system is being operated by a licensed operator in accordance with all relevant guidelines. • As part of the application, the applicant submitted a certificate under the water act to divert 4,134 cubic meters of water annually for recreational and commercial purposes. As a condition of future subdivision, the applicant will be required to obtain an updated water act license to divert the water for residential purposes. <p>Storm Water Management:</p> <ul style="list-style-type: none"> • As part of the application, the applicant submitted a conceptual stormwater management report prepared by Jubilee Engineering Consultants Ltd. dated October 05, 2023. The report concluded that the wet ponds will have controlled discharge to below pre-development rate of 7.5 L/s/ha. Run-off from the lots will be conveyed via swales and ditches to the wet ponds located on the southwest corner and north side of the subject lands. Emergency spill routes have also been identified. The applicant is required to address the following as a condition of future subdivision: <ul style="list-style-type: none"> ○ The owner shall enter into a development agreement with the County to construct the improvements indicated in the report ○ The owner is required to obtain any necessary Alberta Environment licensing documentation for the stormwater infrastructure system ○ The owner is required to register any required easements and / or utility right-of-ways ○ The applicant may be required to dedicate a portion of the land as PUL as the proposed subdivision will result in 10 total lots. <p>Environmental:</p> <ul style="list-style-type: none"> • As part of the application, the applicant submitted a Biophysical Impact Assessment by Stantec Consulting Ltd., dated August 2011. The report delineated vegetation communities, identified rare plants, wetlands, birds and wildlife present on the site and analyzed potential environmental impacts of the proposed development. The BIA also presented mitigation strategies to help prevent harmful environmental impacts to the current subject lands. <ul style="list-style-type: none"> ○ The proposed development appears to be impacting wetlands. As a condition of future subdivision, the applicant will be required to provide a Wetland Impact Assessment. • As part of the application, the applicant submitted a Phase I Environmental Site Assessment prepared by Stantec Consulting Ltd., dated September 1, 2011. The report concluded that evidence of potential environmental concerns associated with the Site exist. Based on the findings of this report,

AGENCY	COMMENTS
Agriculture & Environment Services	<p>it is recommended that an intrusive investigation be conducted for due diligence purposes on Site in the area of the crude oil well lease and the septic tank to determine if the surrounding soil and/or groundwater has been impacted by the operation.</p> <ul style="list-style-type: none"> As part of the application, the applicant provided a Gap analysis of the 2011 Stantec report prepared by Summit dated August 16, 2023. Based on the review, the boundaries of the area being assessed no longer includes the existing septic tank/field since that area will fall within the remainder lot and there are no intentions to disturb the septic field. The oil and gas wellsite is located on the adjacent land to the west and has since been abandoned. Access to that site is from the west and does not overlap with the subject lands. Engineering has no further requirements. <p>If approved, the application of the Agricultural Boundary Design Guidelines will be beneficial in buffering the residential land use from the agricultural land surrounding it. The guidelines would help mitigate areas of concern including: trespass, litter, pets, noise, providing a visual barrier and concern over fertilizers, dust & normal agricultural practice.</p>

Circulation Period: March 9, 2023, to March 30, 2023.

I, Hiesem Amery, want to officially state my support for Chloe Cartwright's application to again redesignate her land at SE, Sec. 31, Twp. 28, Rng. 3, W. of 5thM. In the County of Rocky View. It appears Chloe has made significant adjustments to her goals in favor of the neighbors who were previously opposed to a larger-scale recreation business. I believe the neighbors will appreciate that this new proposal will lower traffic volumes, and water usage and be less intrusive on the neighborhood and the environment. The new lot owners should be interested in the environment and have interests in common with the existing residents.

I fully support this application. _____



HIESSEM AMERY

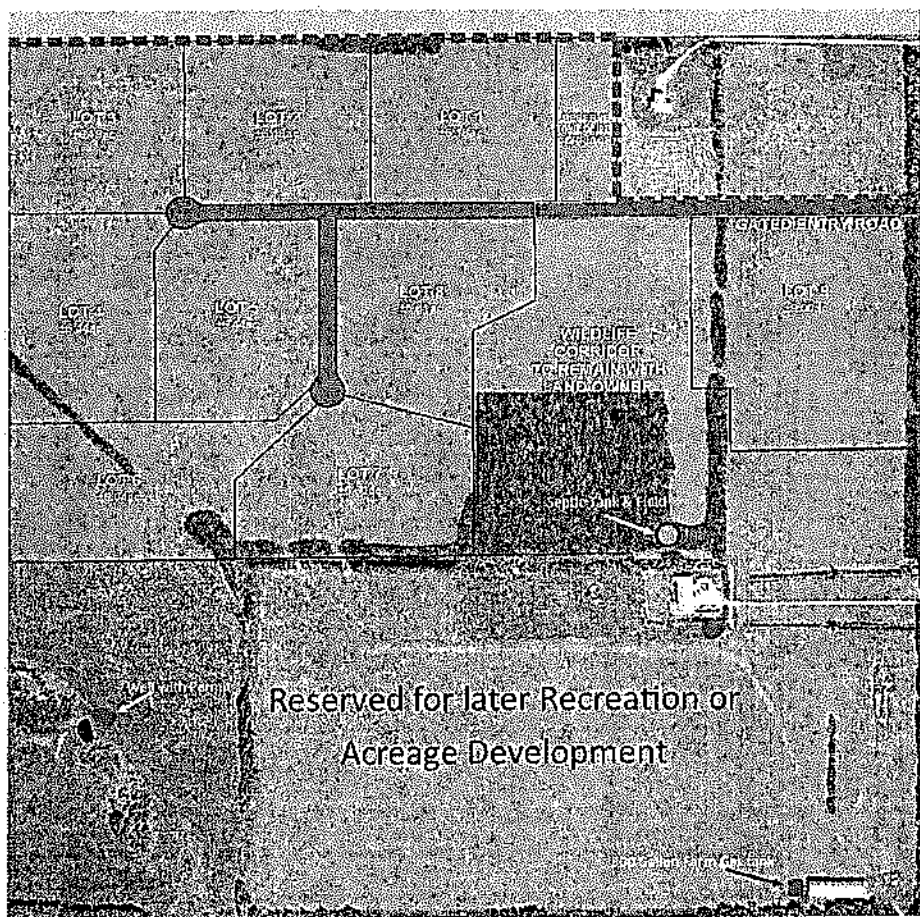
Printed name

Signed name

Address

Phone number

Please send to Chloe by text/photo to 403 650 0888 fax: 403 476-5387 or email ChloeC@telus.net.



I, Brenda Arnkens, want to officially state my support for Chloe Cartwright's application to again redesignate her land at SE, Sec. 31, Twp. 28, Rng. 3, W. of 5thM. In the County of Rocky View. It appears Chloe has made significant adjustments to her goals in favor of the neighbors who were previously opposed to a larger-scale recreation business. I believe the neighbors will appreciate that this new proposal will lower traffic volumes, and water usage and be less intrusive on the neighborhood and the environment. The new lot owners should be interested in the environment and have interests in common with the existing residents.

I fully support this application. _____

Brenda Arnkens
 Printed name
8310 Bowglen Rd N.W calgary
 Address

Brenda Arnkens
 Signed name

 Phone number

Please send to Chloe by text/photo to 403 650 0888 fax: 403 476-5387 or email ChloeC@telus.net.



I, Devon Atherton, want to officially state my support for Chloe Cartwright's application to again redesignate her land at SE, Sec. 31, Twp. 28, Rng. 3, W. of 5thM. In the County of Rocky View. It appears Chloe has made significant adjustments to her goals in favor of the neighbors who were previously opposed to a larger-scale recreation business. I believe the neighbors will appreciate that this new proposal will lower traffic volumes, and water usage and be less intrusive on the neighborhood and the environment. The new lot owners should be interested in the environment and have interests in common with the existing residents.

I fully support this application. I lived here for 12 years and think it is a perfect plan

Devon Atherton

Printed name

[Redacted Signature]
Devon Atherton

Signed name

Address

Phone number

Please send to Chloe by text/photo to **403 650 0888** fax: **403 476-5387** or email ChloeC@telus.net.



I, _____, want to officially state my support for Chloe Cartwright's application to open recreational land at SE, Sec. 31, Twp. 78, Rng. 3, W of SWM, in the County of Rocky View. It appears Chloe has made significant adjustments to her goals in front of the neighbors who were previously opposed to a larger-scale recreation business. I believe the neighbors will appreciate that this new proposal will lower traffic volumes, and water usage and be less intrusive on the neighborhood and the environment. The new lot owners should be interested in the environment and have interests in common with the existing residents.

I fully support this application.

 Printed name

 Signed name

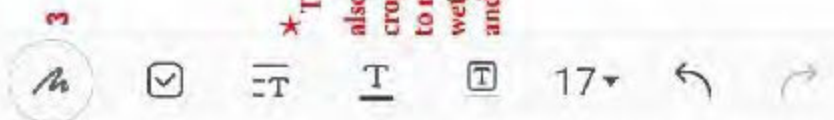
 Address

 Phone number

Please send to Chloe by text/phone (403 650 0888) fax: 403 476-5387 or email Chloe@edmonton.ca



★ This 1/4 is also not cropable due to rocks, wetlands and slopes.



I support this proposal.

I, RAVINDER BAGRI, want to officially state my support for Chloe Cartwright's application to again redesignate her land at SE, Sec. 31, Twp. 28, Rng. 3, W. of 5thM. In the County of Rocky View. It appears Chloe has made significant adjustments to her goals in favor of the neighbors who were previously opposed to a larger-scale recreation business. I believe the neighbors will appreciate that this new proposal will lower traffic volumes, and water usage and be less intrusive on the neighborhood and the environment. The new lot owners should be interested in the environment and have interests in common with the existing residents.

I fully support this application. _____

RAVINDER

Printed name

Signed name

Address

Phone number

Please send to Chloe by text/photo to **403 650 0888** fax: **403 476-5387** or email ChloeC@telus.net.



I, Elena Batyguian, want to officially state my support for Chloe Cartwright's application to again redesignate her land at SE, Sec. 31, Twp. 28, Rng. 3, W. of 5thM. In the County of Rocky View. It appears Chloe has made significant adjustments to her goals in favor of the neighbors who were previously opposed to a larger-scale recreation business. I believe the neighbors will appreciate that this new proposal will lower traffic volumes, and water usage and be less intrusive on the neighborhood and the environment. The new lot owners should be interested in the environment and have interests in common with the existing residents.

I fully support this application. _____

Elena Batyguian

Printed name

264042 Camden Dr.

Address

[Signature]

Signature

[Redacted]

Phone number

Please send to Chloe by text/photo to 403 650 0888 fax: 403 476-5387 or email ChloeC@telus.net.



I, TERRI BELCOURT, want to officially state my support for Chloe Cartwright's application to again redesignate her land at SE, Sec. 31, Twp. 28, Rng. 3, W. of 5thM. In the County of Rocky View. It appears Chloe has made significant adjustments to her goals in favor of the neighbors who were previously opposed to a larger-scale recreation business. I believe the neighbors will appreciate that this new proposal will lower traffic volumes, and water usage and be less intrusive on the neighborhood and the environment. The new lot owners should be interested in the environment and have interests in common with the existing residents.

I fully support this application. _____

TERRI BELCOURT

Printed name

319 Taylor Drive, water valley

Address

T. Belcourt

Signed name

Phone number

Please send to Chloe by text/photo to **403 650 0888** fax: **403 476-5387** or email ChloeC@telus.net.



I, Greg Bensmiller, want to officially state my support for Chloe Cartwright's application to again redesignate her land at SE, Sec. 31, Twp. 28, Rng. 3, W. of 5thM. In the County of Rocky View. It appears Chloe has made significant adjustments to her goals in favor of the neighbors who were previously opposed to a larger-scale recreation business. I believe the neighbors will appreciate that this new proposal will lower traffic volumes, and water usage and be less intrusive on the neighborhood and the environment. The new lot owners should be interested in the environment and have interests in common with the existing residents.

I fully support this application. _____

_____	<u>Greg Bensmiller</u>
Printed name	_____
_____	_____
Address	Phone number

Please send to Chloe by text/photo to 403 650 0888 fax: 403 476-5387 or email ChloeC@telus.net.



I, Jill Bloor, want to officially state my support for Chloe Cartwright's application to again redesignate her land at SE, Sec. 31, Twp. 28, Rng. 3, W. of 5thM. In the County of Rocky View. It appears Chloe has made significant adjustments to her goals in favor of the neighbors who were previously opposed to a larger-scale recreation business. I believe the neighbors will appreciate that this new proposal will lower traffic volumes, and water usage and be less intrusive on the neighborhood and the environment. The new lot owners should be interested in the environment and have interests in common with the existing residents.

I fully support this application. _____

JILL BLOOR

Printed name

2625-605 ST NE Calgary AB T1Z 2G6

Address

Jill Bloor

Signed name

Phone number

Please send to Chloe by text/photo to 403 650 0888 fax: 403 476-5387 or email ChloeC@telus.net.



I, Hazel Carter, want to officially state my support for Chloe Cartwright's application to again redesignate her land at SE, Sec. 31, Twp. 28, Rng. 3, W. of 5thM. In the County of Rocky View. It appears Chloe has made significant adjustments to her goals in favor of the neighbors who were previously opposed to a larger-scale recreation business. I believe the neighbors will appreciate that this new proposal will lower traffic volumes, and water usage and be less intrusive on the neighborhood and the environment. The new lot owners should be interested in the environment and have interests in common with the existing residents.

I fully support this application. I believe Chloe has worked hard to compromise and meet the needs of her neighbors.

Hazel Carter Printed name H. Carter
2 West Beynon Rise Address Cochrane Ab. Phone number [REDACTED]

Please send to Chloe by text/photo to 403 650 0888 fax: 403 476-5387 or email ChloeC@telus.net.



I, Thor Cartwright, want to officially state my support for Chloe Cartwright's application to again redesignate her land at SE, Sec. 31, Twp. 28, Rng. 3, W. of 5thM. In the County of Rocky View. It appears Chloe has made significant adjustments to her goals in favor of the neighbors who were previously opposed to a larger-scale recreation business. I believe the neighbors will appreciate that this new proposal will lower traffic volumes, and water usage and be less intrusive on the neighborhood and the environment. The new lot owners should be interested in the environment and have interests in common with the existing residents.

I fully support this application. _____

Thor Cartwright

Thor Cartwright

Printed name

MVC

Address

_____ e

Phone number

Please send to Chloe by text/photo to 403 650 0888 fax: 403 476-5387 or email ChloeC@telus.net.



I, Troy Cartwright, want to officially state my support for Chloe Cartwright's application to again redesignate her land at SE, Sec. 31, Twp. 28, Rng. 3, W. of 5thM. In the County of Rocky View. It appears Chloe has made significant adjustments to her goals in favor of the neighbors who were previously opposed to a larger-scale recreation business. I believe the neighbors will appreciate that this new proposal will lower traffic volumes, and water usage and be less intrusive on the neighborhood and the environment. The new lot owners should be interested in the environment and have interests in common with the existing residents.

I fully support this application. 35 [Signature]

Troy Cartwright
Printed name
RR2 Crossfield Ab. Tomosa
Address

35 [Signature]
Signed name
[Redacted]
Phone number

Please send to Chloe by text/photo to 403 650 0888 fax: 403 476-5387 or email ChloeC@telus.net.



I, SHERRY COLLARD, want to officially state my support for Chloe Cartwright's application to again redesignate her land at SE, Sec. 31, Twp. 28, Rng. 3, W. of 5thM. In the County of Rocky View. It appears Chloe has made significant adjustments to her goals in favor of the neighbors who were previously opposed to a larger-scale recreation business. I believe the neighbors will appreciate that this new proposal will lower traffic volumes, and water usage and be less intrusive on the neighborhood and the environment. The new lot owners should be interested in the environment and have interests in common with the existing residents.

I fully support this application. _____

SHERRY COLLARD
Printed name

Sherry Collard
Signed name

RR 2 CROSSFIELD AB
Address
(29080 Range Rd 35, Mt. View City)

Phone number

Please send to Chloe by text/photo to 403 650 0888 fax: 403 476-5387 or email ChloeC@telus.net.



I, Tim COLLARD, want to officially state my support for Chloe Cartwright's application to again redesignate her land at SE, Sec. 31, Twp. 28, Rng. 3, W. of 5thM. In the County of Rocky View. It appears Chloe has made significant adjustments to her goals in favor of the neighbors who were previously opposed to a larger-scale recreation business. I believe the neighbors will appreciate that this new proposal will lower traffic volumes, and water usage and be less intrusive on the neighborhood and the environment. The new lot owners should be interested in the environment and have interests in common with the existing residents.

I fully support this application. _____

Tim COLLARD

Printed name

RR2 CROSSFIELD AB

Address

[Signature]

Signed name

[Redacted]

Phone number

Please send to Chloe by text/photo to 403 650 0888 fax: 403 476-5387 or email ChloeC@telus.net.



I, George Forster, want to officially state my support for Chloe Cartwright's application to again redesignate her land at SE, Sec. 31, Twp. 28, Rng. 3, W. of 5thM. In the County of Rocky View. It appears Chloe has made significant adjustments to her goals in favor of the neighbors who were previously opposed to a larger-scale recreation business. I believe the neighbors will appreciate that this new proposal will lower traffic volumes, and water usage and be less intrusive on the neighborhood and the environment. The new lot owners should be interested in the environment and have interests in common with the existing residents.

I fully support this application. _____

George Forster

Printed name

41048 Twp Rd 283 Rocky View County

Address

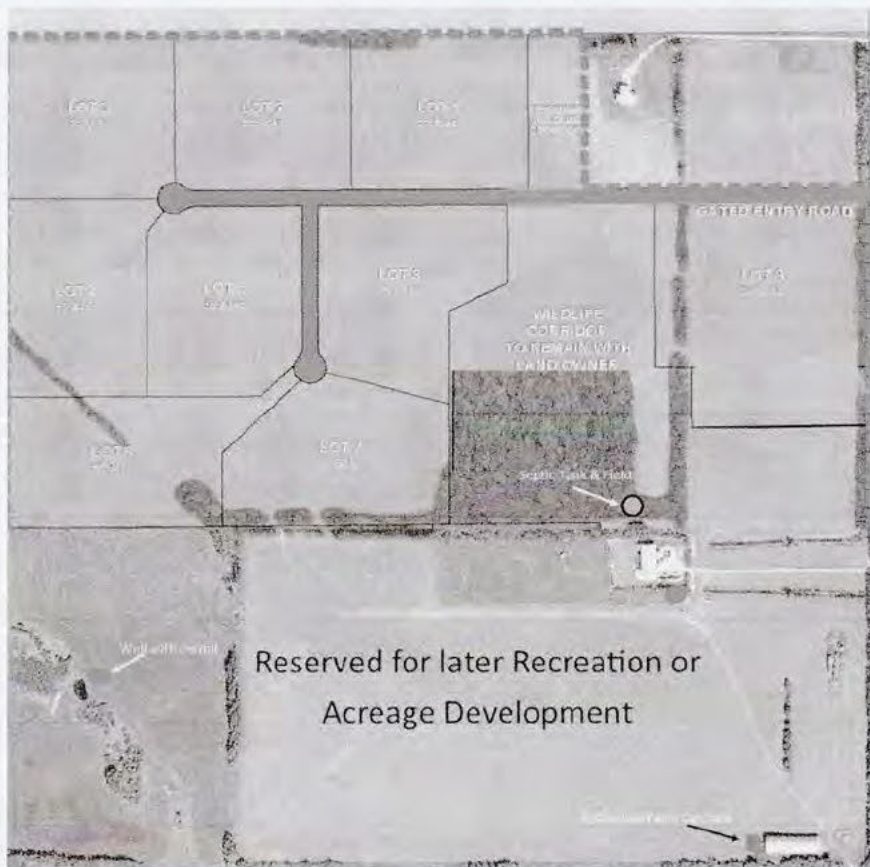
George Forster

Signed name

██████████

Phone number

Please send to Chloe by text/photo to 403 650 0888 fax: 403 476-5387 or email ChloeC@telus.net.



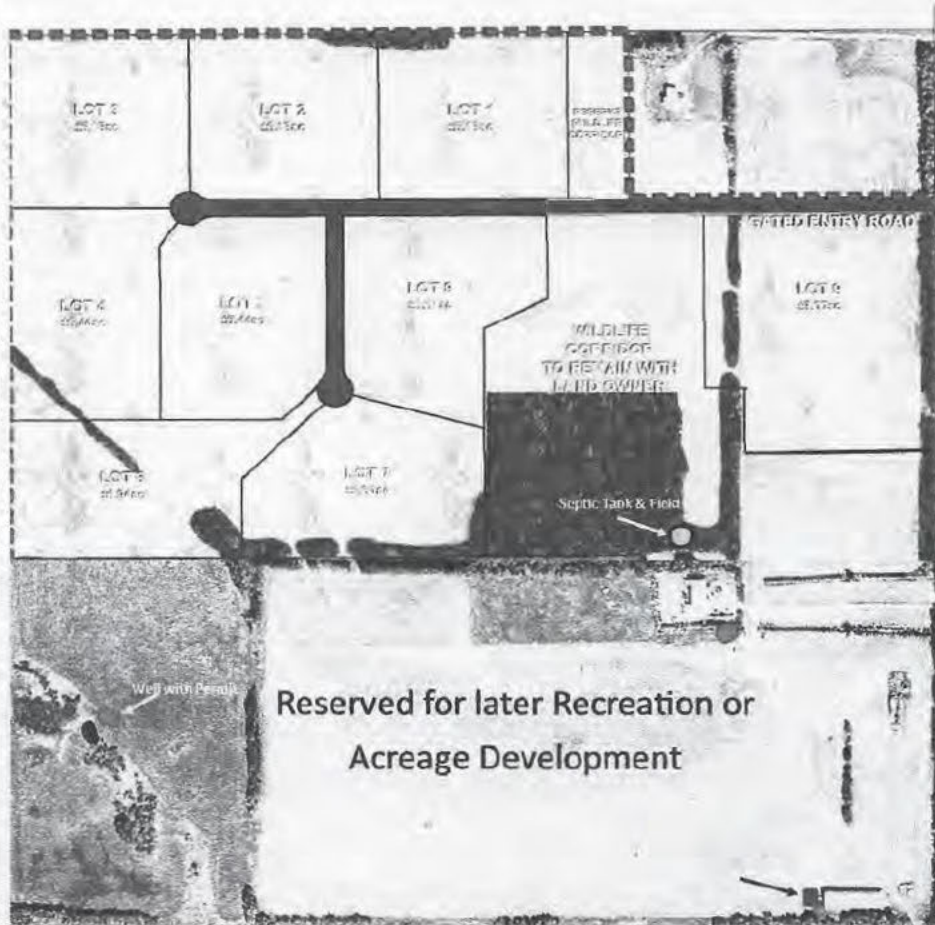
I, BARBARA GOODYEAR, want to officially state my support for Chloe Cartwright's application to again redesignate her land at SE, Sec. 31, Twp. 28, Rng. 3, W. of 5thM. In the County of Rocky View. It appears Chloe has made significant adjustments to her goals in favor of the neighbors who were previously opposed to a larger-scale recreation business. I believe the neighbors will appreciate that this new proposal will lower traffic volumes, and water usage and be less intrusive on the neighborhood and the environment. The new lot owners should be interested in the environment and have interests in common with the existing residents.

I fully support this application. _____

BARBARA GOODYEAR
Printed name
P.O. 235 CAYLEY AB.
Address

Barbara Goodyear
Signed name
[Redacted]
Phone number

Please send to Chloe by text/photo to 403 650 0888 fax: 403 476-5387 or email ChloeC@telus.net.



I, Shona-Rae Grimm, want to officially state my support for Chloe Cartwright's application to again redesignate her land at SE, Sec. 31, Twp. 28, Rng. 3, W. of 5thM. In the County of Rocky View. It appears Chloe has made significant adjustments to her goals in favor of the neighbors who were previously opposed to a larger-scale recreation business. I believe the neighbors will appreciate that this new proposal will lower traffic volumes, and water usage and be less intrusive on the neighborhood and the environment. The new lot owners should be interested in the environment and have interests in common with the existing residents.

I fully support this application. _____

Shona-Rae Grimm

Printed name

2014 46 ST Edmonton, AB

Address



Signed name

[Redacted]

Phone number

Please send to Chloe by text/photo to **403 650 0888** fax: **403 476-5387** or email ChloeC@telus.net.



I, Deborah Hawkins, want to officially state my support for Chloe Cartwright's application to again redesignate her land at SE, Sec. 31, Twp. 28, Rng. 3, W. of 5thM. In the County of Rocky View. It appears Chloe has made significant adjustments to her goals in favor of the neighbors who were previously opposed to a larger-scale recreation business. I believe the neighbors will appreciate that this new proposal will lower traffic volumes, and water usage and be less intrusive on the neighborhood and the environment. The new lot owners should be interested in the environment and have interests in common with the existing residents.

I fully support this application. _____

Deborah Hawkins D Hawkins
Printed name - Signature
14046 Big Hill Springs Rd _____
Address Phone number
RVC, Ab.

Please send to Chloe by text/photo to 403 650 0888 fax: 403 476-5387 or email ChloeC@telus.net.



I, Robert Hawkins, want to officially state my support for Chloe Cartwright's application to again redesignate her land at SE, Sec. 31, Twp. 28, Rng. 3, W. of 5thM. In the County of Rocky View. It appears Chloe has made significant adjustments to her goals in favor of the neighbors who were previously opposed to a larger-scale recreation business. I believe the neighbors will appreciate that this new proposal will lower traffic volumes, and water usage and be less intrusive on the neighborhood and the environment. The new lot owners should be interested in the environment and have interests in common with the existing residents.

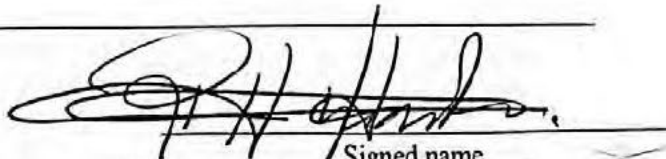
I fully support this application. _____

R. Hawkins

Printed name

14046 BIG HILLS SPRING RD
RVC AB

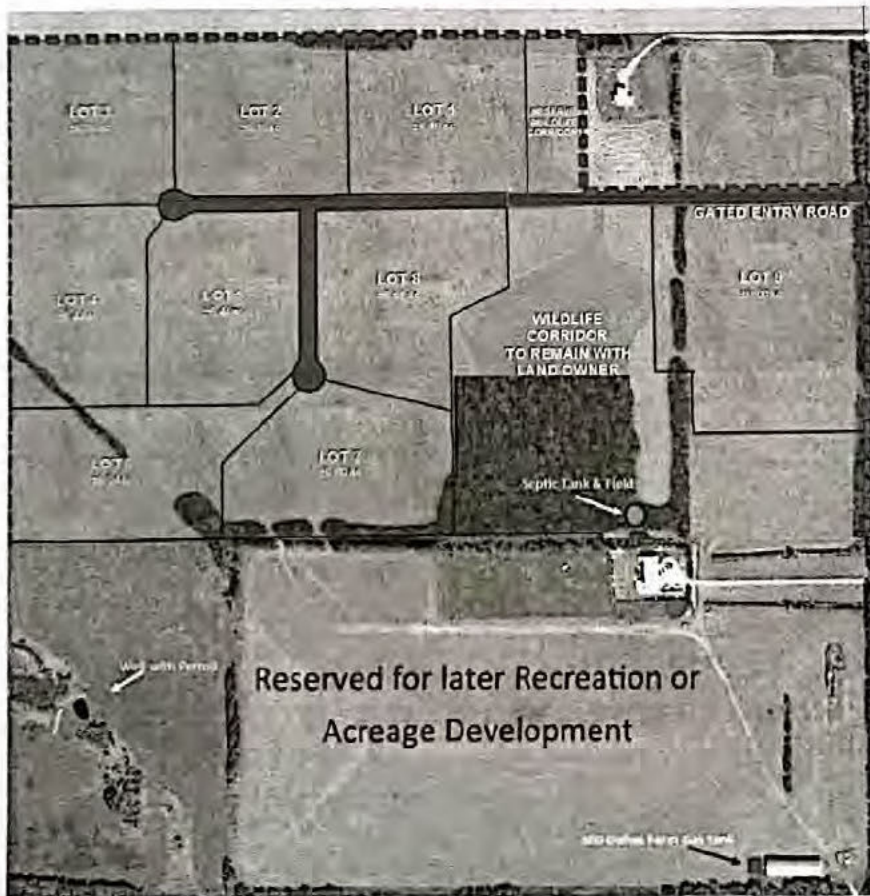
Address



Signed name

Phone number

Please send to Chloe by text/photo to 403 650 0888 fax: 403 476-5387 or email ChloeC@telus.net.



I, Sydney Holden, want to officially state my support for Chloe Cartwright's application to again redesignate her land at SE, Sec. 31, Twp. 28, Rng. 3, W. of 5thM. In the County of Rocky View. It appears Chloe has made significant adjustments to her goals in favor of the neighbors who were previously opposed to a larger-scale recreation business. I believe the neighbors will appreciate that this new proposal will lower traffic volumes, and water usage and be less intrusive on the neighborhood and the environment. The new lot owners should be interested in the environment and have interests in common with the existing residents.

I fully support this application. _____

Sydney Holden

Printed name

103 Kincora Heath NW

Address

Sydney Holden

Signed name

Phone number

Please send to Chloe by text/photo to 403 650 0888 fax: 403 476-5387 or email ChloeC@telus.net.



I, STEPHEN HORTON, want to officially state my support for Chloe Cartwright's application to again redesignate her land at SE, Sec. 31, Twp. 28, Rng. 3, W. of 5thM. In the County of Rocky View. It appears Chloe has made significant adjustments to her goals in favor of the neighbors who were previously opposed to a larger-scale recreation business. I believe the neighbors will appreciate that this new proposal will lower traffic volumes, and water usage and be less intrusive on the neighborhood and the environment. The new lot owners should be interested in the environment and have interests in common with the existing residents.

I fully support this application. TO REDESIGNATE LAND FROM BL&R TO R-RUR

STEPHEN HORTON

Printed name

CHC

Signed name

35 PRECOGNIC WAY, COCHRANE

Address

[Redacted]

Phone number

Please send to Chloe by text/photo to 403 650 0888 fax: 403 476-5387 or email ChloeC@telus.net.



I, Paul Johnson, want to officially state my support for Chloe Cartwright's application to again redesignate her land at SE, Sec. 31, Twp. 28, Rng. 3, W. of 5thM. In the County of Rocky View. It appears Chloe has made significant adjustments to her goals in favor of the neighbors who were previously opposed to a larger-scale recreation business. I believe the neighbors will appreciate that this new proposal will lower traffic volumes, and water usage and be less intrusive on the neighborhood and the environment. The new lot owners should be interested in the environment and have interests in common with the existing residents.

I fully support this application. _____

Paul Johnson

Paul Johnson
SIGNED name

Printed name

RR 4 Rimbey AB

Address

Signed name

Phone number

Please send to Chloe by text/photo to 403 650 0888 fax: 403 476-5387 or email ChloeC@telus.net.



I, Tara Parker, want to officially state my support for Chloe Cartwright's application to again redesignate her land at SE, Sec. 31, Twp. 28, Rng. 3, W. of 5thM. In the County of Rocky View. It appears Chloe has made significant adjustments to her goals in favor of the neighbors who were previously opposed to a larger-scale recreation business. I believe the neighbors will appreciate that this new proposal will lower traffic volumes, and water usage and be less intrusive on the neighborhood and the environment. The new lot owners should be interested in the environment and have interests in common with the existing residents.

I fully support this application. This is a great compromise from the old plan

Tara Parker

[Signature]

Printed name

Signed name

42 wolf Drive RedWood Meadows

[Redacted]

Address

T32 0A
1A3

Phone number

Please send to Chloe by text/photo to **403 650 0888** fax: **403 476-5387** or email ChloeC@telus.net.



I, Adrian DiPaola, want to officially state my support for Chloe Cartwright's application to again redesignate her land at SE, Sec. 31, Twp. 28, Rng. 3, W. of 5thM. In the County of Rocky View. It appears Chloe has made significant adjustments to her goals in favor of the neighbors who were previously opposed to a larger-scale recreation business. I believe the neighbors will appreciate that this new proposal will lower traffic volumes, and water usage and be less intrusive on the neighborhood and the environment. The new lot owners should be interested in the environment and have interests in common with the existing residents.

I fully support this application. _____

Adrian DiPaola
Printed name
Box 629, Cremona, AB
Address Tom 010

[Signature]
Signed name

Phone number

Please send to Chloe by text/photo to 403 650 0888 fax: 403 476-5387 or email ChloeC@telus.net.



I, NORM SAUNDERS, want to officially state my support for Chloe Cartwright's application to again redesignate her land at SE, Sec. 31, Twp. 28, Rng. 3, W. of 5thM. In the County of Rocky View. It appears Chloe has made significant adjustments to her goals in favor of the neighbors who were previously opposed to a larger-scale recreation business. I believe the neighbors will appreciate that this new proposal will lower traffic volumes, and water usage and be less intrusive on the neighborhood and the environment. The new lot owners should be interested in the environment and have interests in common with the existing residents.

I fully support this application. *Norm Saunders*

NORM SAUNDERS *Norm Saunders*
Printed name Signed name
BOX 223 WATER VALLEY RD [REDACTED]
Address TOMALEO Phone number

Please send to Chloe by text/photo to 403 650 0888 fax: 403 476-5387 or email ChloeC@telus.net.



I, Nancy Murphy, want to officially state my support for Chloe Cartwright's application to again redesignate her land at SE, Sec. 31, Twp. 28, Rng. 3, W. of 5thM. In the County of Rocky View. It appears Chloe has made significant adjustments to her goals in favor of the neighbors who were previously opposed to a larger-scale recreation business. I believe the neighbors will appreciate that this new proposal will lower traffic volumes, and water usage and be less intrusive on the neighborhood and the environment. The new lot owners should be interested in the environment and have interests in common with the existing residents.

I fully support this application. _____

Nancy Murphy Printed name
[Signature] Signed name

Address Phone number

Please send to Chloe by text/photo to 403 650 0888 fax: 403 476-5387 or email ChloeC@telus.net.



I, Marie NGUYEN, want to officially state my support for Chloe Cartwright's application to again redesignate her land at SE, Sec. 31, Twp. 28, Rng. 3, W. of 5thM. In the County of Rocky View. It appears Chloe has made significant adjustments to her goals in favor of the neighbors who were previously opposed to a larger-scale recreation business. I believe the neighbors will appreciate that this new proposal will lower traffic volumes, and water usage and be less intrusive on the neighborhood and the environment. The new lot owners should be interested in the environment and have interests in common with the existing residents.

I fully support this application. This sounds to be a great plan.

Marie NGUYEN

Printed name

[Signature]
[Redacted]

Phone number

Address

Please send to Chloe by text/photo to **403 650 0888** fax: **403 476-5387** or email ChloeC@telus.net.



I, Nadia Howie, want to officially state my support for Chloe Cartwright's application to again redesignate her land at SE, Sec. 31, Twp. 28, Rng. 3, W. of 5thM. In the County of Rocky View. It appears Chloe has made significant adjustments to her goals in favor of the neighbors who were previously opposed to a larger-scale recreation business. I believe the neighbors will appreciate that this new proposal will lower traffic volumes, and water usage and be less intrusive on the neighborhood and the environment. The new lot owners should be interested in the environment and have interests in common with the existing residents.

I fully support this application. This is a great and unique project for the community.

NADIA HOWIE

Printed name

26 Pantego Pt NW

Address

Nadia Howie

Signed name

Phone number

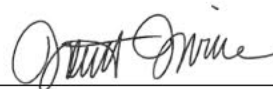
Please send to Chloe by text/photo to **403 650 0888** fax: **403 476-5387** or email ChloeC@telus.net.



I, David Irvine, want to officially state my support for Chloe Cartwright's application to again redesignate her land at SE, Sec. 31, Twp. 28, Rng. 3, W. of 5thM. In the County of Rocky View. It appears Chloe has made significant adjustments to her goals in favor of the neighbors who were previously opposed to a larger-scale recreation business. I believe the neighbors will appreciate that this new proposal will lower traffic volumes, and water usage and be less intrusive on the neighborhood and the environment. The new lot owners should be interested in the environment and have interests in common with the existing residents.

I fully support this application. _____

David Irvine



Printed name

Signed name

156 Toki Road, Cochrane, AB T4C 2A2

Address

Phone number

Please send to Chloe by text/photo to **403 650 0888** fax: **403 476-5387** or email ChloeC@telus.net.



I, Thomas Joergensen, want to officially state my support for Chloe Cartwright's application to again redesignate her land at SE, Sec. 31, Twp. 28, Rng. 3, W. of 5thM. In the County of Rocky View. It appears Chloe has made significant adjustments to her goals in favor of the neighbors who were previously opposed to a larger-scale recreation business. I believe the neighbors will appreciate that this new proposal will lower traffic volumes, and water usage and be less intrusive on the neighborhood and the environment. The new lot owners should be interested in the environment and have interests in common with the existing residents.

I fully support this application. _____

Thomas Joergensen
Printed name
4224 Twp 300
Address

[Signature]
Signed name

Phone number

Please send to Chloe by text/photo to 403 650 0888 fax: 403 476-5387 or email ChloeC@telus.net.



I, Louise Kellner, want to officially state my support for Chloe Cartwright's application to again redesignate her land at SE, Sec. 31, Twp. 28, Rng. 3, W. of 5thM. In the County of Rocky View. It appears Chloe has made significant adjustments to her goals in favor of the neighbors who were previously opposed to a larger-scale recreation business. I believe the neighbors will appreciate that this new proposal will lower traffic volumes, and water usage and be less intrusive on the neighborhood and the environment. The new lot owners should be interested in the environment and have interests in common with the existing residents.

I fully support this application. This application balances agricultural sustainability with residential development.

Louise Kellner

Printed name

66 Prestwick Heath SE, Calgary AB

Address

[Signature]

Signed name

[Redacted]

Phone number

Please send to Chloe by text/photo to 403 650 0888 fax: 403 476-5387 or email ChloeC@telus.net.



I, Karla Murphy-Kemp, want to officially state my support for Chloe Cartwright's application to again redesignate her land at SE, Sec. 31, Twp. 28, Rng. 3, W. of 5thM. In the County of Rocky View. It appears Chloe has made significant adjustments to her goals in favor of the neighbors who were previously opposed to a larger-scale recreation business. I believe the neighbors will appreciate that this new proposal will lower traffic volumes, and water usage and be less intrusive on the neighborhood and the environment. The new lot owners should be interested in the environment and have interests in common with the existing residents.

I fully support this application. _____

Karla Murphy-Kemp
Printed name
213 Wildrose Cres Strathmore
Address AB T1P0H1

[Signature]
Signed name
[Redacted]
Phone number

Please send to Chloe by text/photo to 403 650 0888 fax: 403 476-5387 or email ChloeC@telus.net.



1. Katharine Keyes want to officially state my support for Chloe Cartwright's application to again redesignate her land at SE, Sec. 31, Twp. 28, Rng. 3, W. of 5thM. In the County of Rocky View. It appears Chloe has made significant adjustments to her goals in favor of the neighbors who were previously opposed to a larger-scale recreation business. I believe the neighbors will appreciate that this new proposal will lower traffic volumes, and water usage and be less intrusive on the neighborhood and the environment. The new lot owners should be interested in the environment and have interests in common with the existing residents.

I fully support this application _____

Katharine Keyes

Printed name

30 Monterria Link
Address Cochran/AB

[Signature]

Signature

[Redacted]

Phone number

Please send to Chloe by text/photo to 403 650 0888 fax: 403 476-5387 or email ChloeCa@telus.net



I, Jona Kondrat, want to officially state my support for Chloe Cartwright's application to again redesignate her land at SE, Sec. 31, Twp. 28, Rng. 3, W. of 5thM. In the County of Rocky View. It appears Chloe has made significant adjustments to her goals in favor of the neighbors who were previously opposed to a larger-scale recreation business. I believe the neighbors will appreciate that this new proposal will lower traffic volumes, and water usage and be less intrusive on the neighborhood and the environment. The new lot owners should be interested in the environment and have interests in common with the existing residents.

I fully support this application. _____

Jona Kondrat
Printed name
7 Diamond Ridge Place
Cochrane Address ABT4C2B3

J Kondrat
Signed name

Phone number

Please send to Chloe by text/photo to 403 650 0888 fax: 403 476-5387 or email ChloeC@telus.net.



I, Andrea Lawrence, want to officially state my support for Chloe Cartwright's application to again redesignate her land at SE, Sec. 31, Twp. 28, Rng. 3, W. of 5thM. In the County of Rocky View. It appears Chloe has made significant adjustments to her goals in favor of the neighbors who were previously opposed to a larger-scale recreation business. I believe the neighbors will appreciate that this new proposal will lower traffic volumes, and water usage and be less intrusive on the neighborhood and the environment. The new lot owners should be interested in the environment and have interests in common with the existing residents.

I fully support this application. _____

Andrea Lawrence
Printed name
RR 2 Crauen SK S070W0
Address

Lawrence

Phone number

Please send to Chloe by text/photo to **403 650 0888** fax: **403 476-5387** or email ChloeC@telus.net.



I, Susan J. Livesey, want to officially state my support for Chloe Cartwright's application to again redesignate her land at SE, Sec. 31, Twp. 28, Rng. 3, W. of 5thM. In the County of Rocky View. It appears Chloe has made significant adjustments to her goals in favor of the neighbors who were previously opposed to a larger-scale recreation business. I believe the neighbors will appreciate that this new proposal will lower traffic volumes, and water usage and be less intrusive on the neighborhood and the environment. The new lot owners should be interested in the environment and have interests in common with the existing residents.

I fully support this application. _____

Susan Livesey

Printed name

953 Ranchview Cres NW, Calgary, AB T3G 1A4

Address

SJL
Signed name

Phone number

Please send to Chloe by text/photo to **403 650 0888** fax: **403 476-5387** or email ChloeC@telus.net.



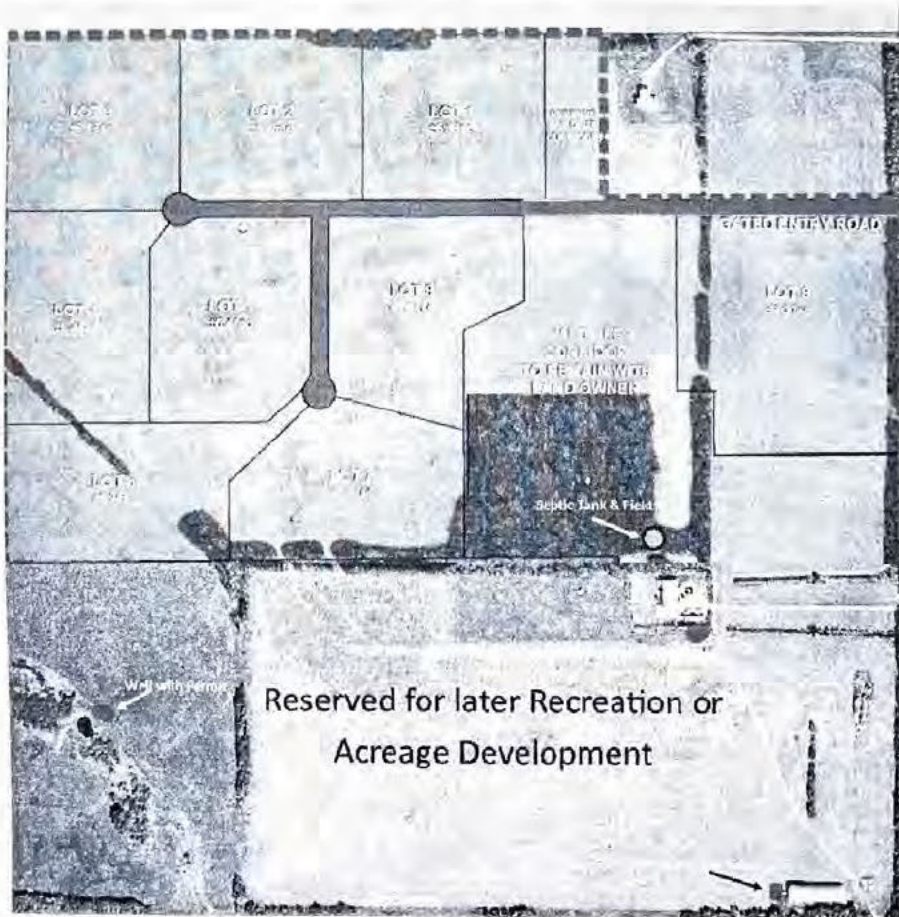
I, Kim Magnuson, want to officially state my support for Chloe Cartwright's application to again redesignate her land at SE, Sec. 31, Twp. 28, Rng. 3, W. of 5thM. In the County of Rocky View. It appears Chloe has made significant adjustments to her goals in favor of the neighbors who were previously opposed to a larger-scale recreation business. I believe the neighbors will appreciate that this new proposal will lower traffic volumes, and water usage and be less intrusive on the neighborhood and the environment. The new lot owners should be interested in the environment and have interests in common with the existing residents.

I fully support this application. Chloe has made major adjustments to her plan, and I hope adjacent neighbours will see the benefit of this type of rural development.

Kim Magnuson
Printed name
3 Longeway Pl. T3Z 2C7
Address

Kim Magnuson
Signed name
[Barcode]
Phone number

Please send to Chloe by text/photo to 403 650 0888 fax: 403 476-5387 or email ChloeC@telus.net.



I, Ricky Martin, want to officially state my support for Chloe Cartwright's application to again redesignate her land at SE, Sec. 31, Twp. 28, Rng. 3, W. of 5thM. In the County of Rocky View. It appears Chloe has made significant adjustments to her goals in favor of the neighbors who were previously opposed to a larger-scale recreation business. I believe the neighbors will appreciate that this new proposal will lower traffic volumes, and water usage and be less intrusive on the neighborhood and the environment. The new lot owners should be interested in the environment and have interests in common with the existing residents.

I fully support this application. [Signature]

Ricky Martin
Printed name
Unit 109-98 ARSOLA LAKE ROAD
Address

[Signature]
Signed name
[Redacted]
Phone number

Please send to Chloe by text/photo to 403 650 0888 fax: 403 476-5387 or email ChloeC@telus.net.



I, Cindy McLeod, want to officially state my support for Chloe Cartwright's application to again redesignate her land at SE, Sec. 31, Twp. 28, Rng. 3, W. of 5thM. In the County of Rocky View. It appears Chloe has made significant adjustments to her goals in favor of the neighbors who were previously opposed to a larger-scale recreation business. I believe the neighbors will appreciate that this new proposal will lower traffic volumes, and water usage and be less intrusive on the neighborhood and the environment. The new lot owners should be interested in the environment and have interests in common with the existing residents.

I fully support this application. _____

Cindy McLeod

Printed name

603, 6223 31 Ave NW Calgary, AB T3B 3X2

Address

Cindy McLeod
Signed name



Phone number

Please send to Chloe by text/photo to **403 650 0888** fax: **403 476-5387** or email ChloeC@telus.net.



I, Kevin Miles, want to officially state my support for Chloe Cartwright's application to again redesignate her land at SE, Sec. 31, Twp. 28, Rng. 3, W. of 5thM. In the County of Rocky View. It appears Chloe has made significant adjustments to her goals in favor of the neighbors who were previously opposed to a larger-scale recreation business. I believe the neighbors will appreciate that this new proposal will lower traffic volumes, and water usage and be less intrusive on the neighborhood and the environment. The new lot owners should be interested in the environment and have interests in common with the existing residents.

I fully support this application. _____

Kevin Miles

Printed name

Kevin Miles

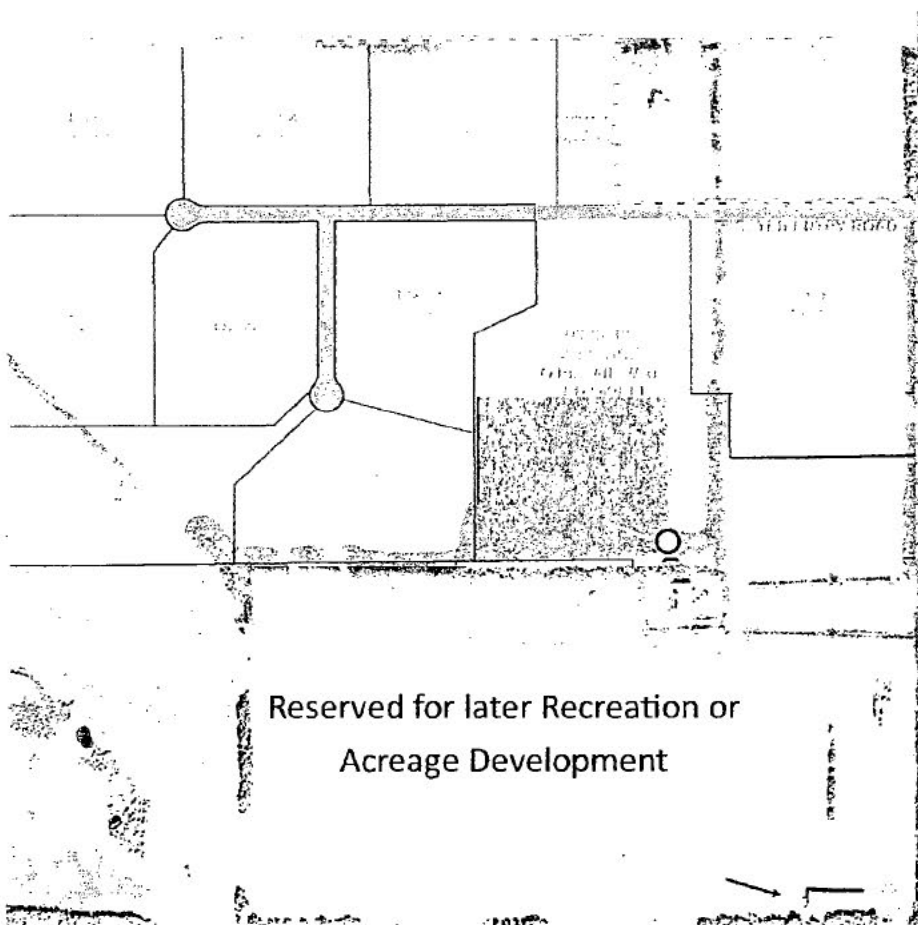
Signed name

141 HIGHLAND WAY, COCHRANE TELCOMS

Address

Phone number

Please send to Chloe by text/photo to 403 650 0888 fax: 403 476-5387 or email



I, Kris Nielson, want to officially state my support for Chloe Cartwright's application to again redesignate her land at SE, Sec. 31, Twp. 28, Rng. 3, W. of 5thM. In the County of Rocky View. It appears Chloe has made significant adjustments to her goals in favor of the neighbors who were previously opposed to a larger-scale recreation business. I believe the neighbors will appreciate that this new proposal will lower traffic volumes, and water usage and be less intrusive on the neighborhood and the environment. The new lot owners should be interested in the environment and have interests in common with the existing residents.

I fully support this application. _____

Kris Nielson

Printed name
169 Quigley Drive

Address

Signed name

Phone number

Please send to Chloe by text/photo to 403 650 0888 fax: 403 476-5387 or email ChloeC@telus.net.



I, JOVY PULVERMACHER, want to officially state my support for Chloe Cartwright's application to again redesignate her land at SE, Sec. 31, Twp. 28, Rng. 3, W. of 5thM. In the County of Rocky View. It appears Chloe has made significant adjustments to her goals in favor of the neighbors who were previously opposed to a larger-scale recreation business. I believe the neighbors will appreciate that this new proposal will lower traffic volumes, and water usage and be less intrusive on the neighborhood and the environment. The new lot owners should be interested in the environment and have interests in common with the existing residents.

I fully support this application. _____

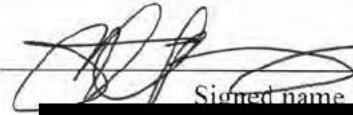
JOVY PULVERMACHER

Printed name

12006 RAILWAY ST. CROSSFIELD

Address

TOM ØSØ



Signed name

Phone number

Please send to Chloe by text/photo to 403 650 0888 fax: 403 476-5387 or email ChloeC@telus.net.



I, Tessa Rancier, want to officially state my support for Chloe Cartwright's application to again redesignate her land at SE, Sec. 31, Twp. 28, Rng. 3, W. of 5thM. In the County of Rocky View. It appears Chloe has made significant adjustments to her goals in favor of the neighbors who were previously opposed to a larger-scale recreation business. I believe the neighbors will appreciate that this new proposal will lower traffic volumes, and water usage and be less intrusive on the neighborhood and the environment. The new lot owners should be interested in the environment and have interests in common with the existing residents.

I fully support this application. ✓

Tessa Rancier

Printed name

27-10 Salisbury Way Sherwood Park AB T8B0B1

Address

Signed name

[Redacted]

Phone number

Please send to Chloe by text/photo to 403 650 0888 fax: 403 476-5387 or email ChloeC@telus.net.



I, _____, want to officially state my support for Chloe Cartwright's application to again redesignate her land at SE, Sec. 31, Twp. 28, Rng. 3, W. of 5thM. In the County of Rocky View. It appears Chloe has made significant adjustments to her goals in favor of the neighbors who were previously opposed to a larger-scale recreation business. I believe the neighbors will appreciate that this new proposal will lower traffic volumes, and water usage and be less intrusive on the neighborhood and the environment. The new lot owners should be interested in the environment and have interests in common with the existing residents.

I fully support this application. _____



Printed name

Signed name

Address

Phone number

Please send to Chloe by text/photo to **403 650 0888** fax: **403 476-5387** or email ChloeC@telus.net.



I, Debbie Scruggs, want to officially state my support for Chloe Cartwright's application to again redesignate her land at SE, Sec. 31, Twp. 28, Rng. 3, W. of 5thM. In the County of Rocky View. It appears Chloe has made significant adjustments to her goals in favor of the neighbors who were previously opposed to a larger-scale recreation business. I believe the neighbors will appreciate that this new proposal will lower traffic volumes, and water usage and be less intrusive on the neighborhood and the environment. The new lot owners should be interested in the environment and have interests in common with the existing residents.

I fully support this application. _____

Deborah Scruggs

Printed name

35 MacEwan Park Circle NW

Address

Deborah Scruggs

Signed name

Phone number

Please send to Chloe by text/photo to 403 650 0888 fax: 403 476-5387 or email ChloeC@telus.net.



At the same time as you are reading and reviewing this proposal, I am circulating it to other neighbors along range road 35 and RVC Councillors for their input, hoping they will see the merits of the changes to this downsized proposal. I look forward to your response and would appreciate the opportunity to discuss it with you further to flesh out the details. Alternatively, I would welcome your phone call. If you are satisfied with this proposal, can you please indicate so at the bottom of this page and return it to me. My contact info is below.

Chloe Cartwright

BSW, RSW, MBA in CED

ChloeC@telus.net

403 650 0888

2022 Concept Plan (3)



Hamlet of Dogpound (4)



- I would like more information on this proposal and would like a phone call _____ or personal meeting _____.

JS OR

- I am satisfied that the reduction in the scope of the project will be compatible with the quiet of the neighborhood and have no objections to the proposal.

Signed *JS* Date: Jan 1 / 2023

Printed Name: Heather Schade

Location: 285049 ~~Rd~~ 35 Range Road 35

Please return to sender by email, mail, or drop it off, please.

I, Romi Sharma, want to officially state my support for Chloe Cartwright's application to again redesignate her land at SE, Sec. 31, Twp. 28, Rng. 3, W. of 5thM. In the County of Rocky View. It appears Chloe has made significant adjustments to her goals in favor of the neighbors who were previously opposed to a larger-scale recreation business. I believe the neighbors will appreciate that this new proposal will lower traffic volumes, and water usage and be less intrusive on the neighborhood and the environment. The new lot owners should be interested in the environment and have interests in common with the existing residents.

I fully support this application. _____

Romi Sharma

Printed name

1226 Redstone Blvd

Address

[Signature]

Signed name

[Redacted]

Phone number

Please send to Chloe by text/photo to 403 650 0888 fax: 403 476-5387 or email ChloeC@telus.net.



2023

At the same time as you are reading and reviewing this proposal, I am circulating it to other neighbors along range road 35 and RVC Councillors for their input, hoping they will see the merits of the changes to this downsized proposal. I look forward to your response and would appreciate the opportunity to discuss it with you further to flesh out the details. Alternatively, I would welcome your phone call. If you are satisfied with this proposal, can you please indicate so at the bottom of this page and return it to me. My contact info is below.

Chloe Cartwright

BSW, RSW, MBA in CED

ChloeC@telus.net

403 650 0888

2022 Concept Plan (3)

Hamlet of Dogpound (4)



- I would like more information on this proposal and would like a phone call _____ or personal meeting _____.
- OR
- I am satisfied that the reduction in the scope of the project will be compatible with the quiet of the neighborhood and have no objections to the proposal.

Signed Shawn Shultz Date: JAN 1 / 2023

Printed Name: SHAWN SHULTZ

Location: _____

Please return to sender by email, mail, or drop it off, please.

I, Adam Spouse, want to officially state my support for Chloe Cartwright's application to again redesignate her land at SE, Sec. 31, Twp. 28, Rng. 3, W. of 5thM. In the County of Rocky View. It appears Chloe has made significant adjustments to her goals in favor of the neighbors who were previously opposed to a larger-scale recreation business. I believe the neighbors will appreciate that this new proposal will lower traffic volumes, and water usage and be less intrusive on the neighborhood and the environment. The new lot owners should be interested in the environment and have interests in common with the existing residents.

I fully support this application. I agree.

Adam Spouse

Printed name
282047 Range Road 42
Address

Signed name
[Redacted]
Phone number

Please send to Chloe by text/photo to **403 650 0888** fax: **403 476-5387** or email ChloeC@telus.net.





Chloe Cartwright <chloec@telus.net>

I need a minute

Denise <d.staples@shaw.ca>
To: Chloe Cartwright <chloec@telus.net>

Wed, Jun 21, 2023 at 10:42 AM

Hi Chloe...I read this over and congratulate you on change of direction. I am sure your neighbors will appreciate it more. I am in process of retiring from real estate after 30 years of selling and not being in real estate, will support you in bringing buyers to you. I wish you success with your development.

Denise.

[Quoted text hidden]

--

Denise Staples

CIR Realty

ph:(403)607-3106 fx:(403)592-7912

email: d.staples@shaw.ca

web: denisestaples.com

130 5th Ave W (Box 808)

Cochrane, AB T4C 1A9

Top Producer CIR Realty

MLS Million Dollar Award Club

Cirrus Circle Club Award

Leading RE Companies of the World

Luxury Portfolio International



I, Rosalie Stearns, want to officially state my support for Chloe Cartwright's application to again redesignate her land at SE, Sec. 31, Twp. 28, Rng. 3, W. of 5thM. In the County of Rocky View. It appears Chloe has made significant adjustments to her goals in favor of the neighbors who were previously opposed to a larger-scale recreation business. I believe the neighbors will appreciate that this new proposal will lower traffic volumes, and water usage and be less intrusive on the neighborhood and the environment. The new lot owners should be interested in the environment and have interests in common with the existing residents.

I fully support this application. _____

Rosalie Stearns
Printed name
1130 Hammond Ave.
Address
Crossfield, AB T0M0S0

[Signature]
Signed name

Phone number

Please send to Chloe by text/photo to 403 650 0888 fax: 403 476-5387 or email ChloeC@telus.net.



I, MATTHEW STEVENS, want to officially state my support for Chloe Cartwright's application to again redesignate her land at SE, Sec. 31, Twp. 28, Rng. 3, W. of 5thM. In the County of Rocky View. It appears Chloe has made significant adjustments to her goals in favor of the neighbors who were previously opposed to a larger-scale recreation business. I believe the neighbors will appreciate that this new proposal will lower traffic volumes, and water usage and be less intrusive on the neighborhood and the environment. The new lot owners should be interested in the environment and have interests in common with the existing residents.

I fully support this application. _____

M. STEVENS

Printed name

517 ACKERMAN CRESCENT, PETERBOROUGH

Address ONTARIO

Signed name

[Redacted phone number]

Phone number

Please send to Chloe by text/photo to 403 650 0888 fax: 403 476-5387 or email ChloeC@telus.net.



I, _____, want to officially state my support for Chloe Cartwright's application to again redesignate her land at SE, Sec. 31, Twp. 28, Rng. 3, W. of 5thM. In the County of Rocky View. It appears Chloe has made significant adjustments to her goals in favor of the neighbors who were previously opposed to a larger-scale recreation business. I believe the neighbors will appreciate that this new proposal will lower traffic volumes, and water usage and be less intrusive on the neighborhood and the environment. The new lot owners should be interested in the environment and have interests in common with the existing residents.

I fully support this application. for re-zone + proposed
acreage development.

J. Sternit

Printed name

126 West Terrace Place Cochrane T4C1S2

Address



Signed name

[Redacted phone number]

Phone number

Please send to Chloe by text/photo to 403 650 0888 fax: 403 476-5387 or email ChloeC@telus.net.



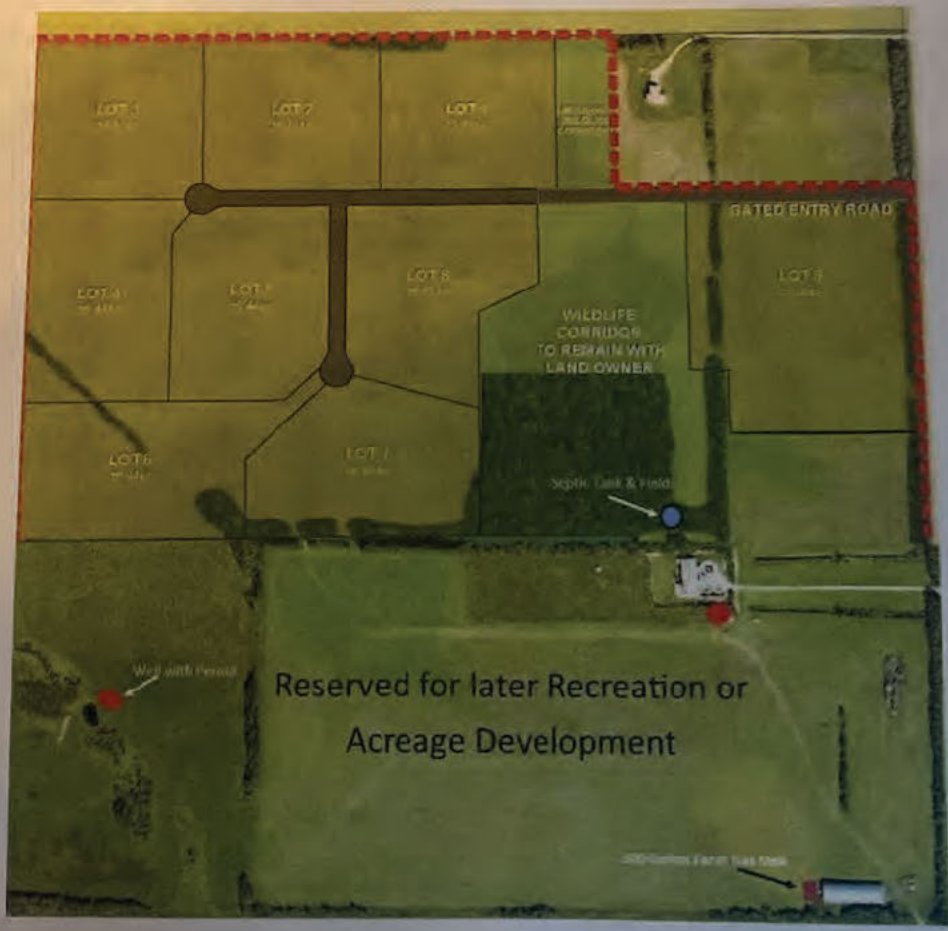
I, Jacqueline Thiemann, want to officially state my support for Chloc Cartwright's application to again redesignate her land at SE, Sec. 31, Twp. 28, Rng. 3, W. of 5thM. In the County of Rocky View. It appears Chloe has made significant adjustments to her goals in favor of the neighbors who were previously opposed to a larger-scale recreation business. I believe the neighbors will appreciate that this new proposal will lower traffic volumes, and water usage and be less intrusive on the neighborhood and the environment. The new lot owners should be interested in the environment and have interests in common with the existing residents.

I fully support this application. _____

Jacqueline Thiemann
Printed name
276 106 32 Street East
Address

[Signature]
Signed name
[Redacted]
Phone number

Please send to Chloe by text/photo to 403 650 0888 fax: 403 476-5387 or email ChloeC@telus.net.



I, Robert Thiessen, want to officially state my support for Chloe Cartwright's application to again redesignate her land at SE, Sec. 31, Twp. 28, Rng. 3, W. of 5thM. In the County of Rocky View. It appears Chloe has made significant adjustments to her goals in favor of the neighbors who were previously opposed to a larger-scale recreation business. I believe the neighbors will appreciate that this new proposal will lower traffic volumes, and water usage and be less intrusive on the neighborhood and the environment. The new lot owners should be interested in the environment and have interests in common with the existing residents.

I fully support this application. _____

Robert Thiessen

Printed name

10-29174 Range Road 35

Address

[Signature]

Signed name

[Redacted]

Phone number

Please send to Chloe by text/photo to 403 650 0888 fax: 403 476-5387 or email ChloeC@telus.net.



I, Rb Thomson, want to officially state my support for Chloe Cartwright's application to again redesignate her land at SE, Sec. 31, Twp. 28, Rng. 3, W. of 5thM. In the County of Rocky View. It appears Chloe has made significant adjustments to her goals in favor of the neighbors who were previously opposed to a larger-scale recreation business. I believe the neighbors will appreciate that this new proposal will lower traffic volumes, and water usage and be less intrusive on the neighborhood and the environment. The new lot owners should be interested in the environment and have interests in common with the existing residents.

I fully support this application. _____

Rb Thomson
Printed name
825 Nicolls Drive
Address Parksville BC
V9P 1W9

Rb Thomson
Phone number [REDACTED]

Please send to Chloe by text/photo to 403 650 0888 fax: 403 476-5387 or email ChloeC@telus.net.



I, KRISTA WECKL, want to officially state my support for Chloe Cartwright's application to again redesignate her land at SE, Sec. 31, Twp. 28, Rng. 3, W. of 5thM. In the County of Rocky View. It appears Chloe has made significant adjustments to her goals in favor of the neighbors who were previously opposed to a larger-scale recreation business. I believe the neighbors will appreciate that this new proposal will lower traffic volumes, and water usage and be less intrusive on the neighborhood and the environment. The new lot owners should be interested in the environment and have interests in common with the existing residents.

I fully support this application. KRISTA WECKL

KRISTA WECKL

Printed name

702 339-13 Avenue SW

Address

K Weckl

Phone number

Please send to Chloe by text/photo to 403 650 0888 fax: 403 476-5387 or email ChloeC@telus.net.



I, PETER WECKL, want to officially state my support for Chloe Cartwright's application to again redesignate her land at SE, Sec. 31, Twp. 28, Rng. 3, W. of 5thM. In the County of Rocky View. It appears Chloe has made significant adjustments to her goals in favor of the neighbors who were previously opposed to a larger-scale recreation business. I believe the neighbors will appreciate that this new proposal will lower traffic volumes, and water usage and be less intrusive on the neighborhood and the environment. The new lot owners should be interested in the environment and have interests in common with the existing residents.

I fully support this application. PETER WECKL

PETER WECKL
Printed name
702-339-13 AVE S.W
Address

[Signature]
Phone number

Please send to Chloe by text/photo to 403 650 0888 fax: 403 476-5387 or email ChloeC@telus.net.



From: [Susan Herbert](#)
To: [Jasmine Kaur](#)
Subject: [EXTERNAL] - Application PL20230002 #08731001
Date: March 29, 2023 5:49:19 PM

Please document my opposition to the subdivision application due to :

1. Increased pollution to local environment.
2. Detrimental effects on wildlife
3. Negative impact to water table
4. Increased road wear and tare
5. Increased property taxes to local land owners to maintain infrastructure and roads.

Thanks
Susan Herbert

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

From: [Gustafson, Tim](#)
To: [Jasmine Kaur](#)
Cc: [REDACTED]
Subject: [EXTERNAL] - file # 08731001, application Number PL20230002
Date: March 17, 2023 9:07:45 AM

Good morning,

I wanted to send a quick note in opposition of this sub division. We own a quarter on the corner of Hwy 574 and RR34 and are extremely worried about the condition of Hwy 574 in regards to all the extra traffic.

As of right now, this road is almost unpassable at times with rain and snow due to the extreme slippery material the road is made up of. If we get numerous extra cars on this road every day, it is in an increased danger for farm equipment movement as well as livestock.

Thank you,

Tim Gustafson

Inside Project Sales

DistributionNOW

#845 – 401 9th Avenue SW

Calgary , AB Canada

T2P 3M3

Direct: 403-213-8514

Fax: 403-234-7698

distributionnow.com

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

From: [Rhonda Rhys=Doering](#)
To: [Jasmine Kaur](#)
Subject: [EXTERNAL] - File 08731001 Application PL20230002
Date: March 29, 2023 12:32:13 AM

Attention: Planning Services Department

Ms. Kaur,

Please find attached our submission in opposition to the said proposed subdivision.

Sincerely,

Rhonda Rhys-Doering
Jean Bales

(Landowners directly adjacent)

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

From: [Elaine Watson](#)
To: [Jasmine Kaur](#)
Subject: [EXTERNAL] - File Number 08731001 App No. PL20230002
Date: March 18, 2023 5:28:54 PM

Our legal is NE 31 28 03 05

Our 147 acre Agricultural Zoned Property borders the north side of the applicants property. The proposed Residential Development would be located right on the border (Lots 1, 2 and 3).

We propose this Development Application NOT BE APPROVED.

First Consideration: These rural roadways are narrow and limited. The extensive construction required would be extremely intrusive to the Dogpound and surrounding area. Ag operators need road access 24/7 365 days of the year.

Ad Hoc (Piece Meal Development) does not fit the RVC Planning Strategy for good reasons. Further fragmentation of the 150 acres zoned (B-REC) with no plan for the remaining acres increases impact concerns. Their co-existence cannot even be discussed. An Area Structure Plan – Concept Plan would provide a Planning Framework.

Water is a big concern – loss of water in an Agricultural Area cannot be mitigated . The limited groundwater in the area is sourced from the Paskapoo Formation – there is no surface water in the area. Aquifers are replenished from Areas of Recharge. This land has an Area Of Recharge and it should be protected. Groundwater moves slowly through porous rock and all aquifers in the area are indirectly connected. Depletion or reduction of flow would affect a huge area and would not be noticed till its too late to fix.

Our bordering land slopes downward significantly to the NW. Drainage off the land flows into a dugout that provides water for our animals.

Agricultural Land Use as opposed to the design of Residential neighborhoods for people.

- Barbed wire and electric fences to confine animals
- Open bodies of water that animals have to have access to
- Livestock in open fields that if harassed could be dangerous

Impacts

- Increased vehicular traffic. Dust, speeding vehicles versus slow moving machinery
- Noise
- Littering
- Vandalism
- Trespassing . Buffer zones would not stop kids from climbing over chain link fences.
- Increased risk of liability
- Run off that could be contaminated
- Risks with wastewater storage
- Fire

I strongly recommend that the 2 Km Notification Radius be increased. Roadways, etc are shared by a much larger community.

Attention to the concerns covered is greatly appreciated. THOSE CONCERNS ARE WORRIES FOR US.

Yours Truly,

Robert and Elaine Watson

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

From: [Bette-Ann Bosch](#)
To: [Jasmine Kaur](#)
Subject: [EXTERNAL] - Re: Plan # 08728009 and Plan # 08731001
Date: March 20, 2023 11:06:46 AM

Dear Jasmine
After viewing File #
08728009 and Konschuk (Guzda)
08731001 Cloe Cartright

As agricultural land owners SE1/4 30 28 3 W5 why in an agricultural area would you approve applications for cluster housing. As there is uncertainty with water supply, a very low grade road system and a very high quality of farm land in this area. It is very difficult for us to understand why the county would consider allowing these large developments to be approved.

Agricultural land is becoming less due to many large sub divisions.

We understood the county allow one acreage to be divided out of each quarter but this is far beyond.

We hope you will seriously give these cluster sub divisions in an agricultural area serious thought before approving.

Robert and Bette-Ann Bosch
SE1/4 30 28 3 W5

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

Re. File # 08731001, Application # PL20230002 (Chloe Cartwright)

Reasons for opposing the application:

- We are concerned about the loss of yet more crop and/or grazing land to development. A large land parcel is conducive to agricultural activities, small acreage lots tend not to be utilized for agricultural activities.
- Wildlife everywhere is under pressure. Another small acreage development will add to that pressure by displacing or disrupting wildlife and wildlife migration.
- While the land in question has apparently been tested for adequate water supply, there is no way of telling what the cumulative effect of up to 10 additional acreages will have on the underground waterways. With the seemingly dryer climate we have experienced over the last number of years, I believe there is a real risk of exhausting the water supplies in this area.
- We are concerned about the effect that up to 10 additional septic fields may have on the quality of the water in this area.
- We are concerned about the impact this proposed development will have on our roads. If there is a choice between driving on gravel roads versus driving on paved roads, the paved roads will be preferred. Our road through Dogpound, and the section of Twp Rd 290 from Hwy 766 to the intersection of Twp Rd 290 and 290A are chip-sealed, and are subject to deterioration faster than a paved road. With the additional traffic 10 new acreages will bring, this road will require more frequent maintenance, which presents an additional cost to Mountainview County and the taxpayers residing in the county.
- There is also a concern that with increased traffic that there will be increased risks of accidents.
- We are concerned that with more development that there will be an increase in crime in the area. As a city grows, crime follows. As rural areas are developed, crime will follow. There are already enough issues with crime in many rural areas.

To: JKaur@rockyview.ca
Planning Services Department
Rocky View County
262075 Rocky View Point
Rocky View County, AB T4A 0X2

RE: Application PL20230002 Number: 08731001
Applicant: Chloe Cartwright
Owner: Chloe Cartwright

Location of subject property: A portion of SE 31-28-03-05WM located 0.81 kilometers (0.50 miles) north of Highway 574 (Township Road 284), on the west side of Range Road 35.

From: Robert Dunlop C. RaeAnne Helmbecker-Dunlop
Print names

Address or proximity to subject property 3465 Twp Rd 290A, RRA, Crossfield, AB
Tomoso

It has come to my/our attention that an application has been submitted to redesignate subject lands from Business, Recreation District (B-REC) to Residential, Rural District (R-RUR) to facilitate a future subdivision of +/- 26.71 hectares (+/- 66.00 acres) with a +/- 33.99 hectare (+/- 84.00 acres) remaining B-REC. Map in application indicates 10 lots ranging from +/-2.5 hectares (+/-6.18 acres) to +/- 3.23 hectares (+/- 8.00 acres). Currently there is one subdivision out of this quarter section and with the owner's home there would be 12 houses on this property.

Regarding this rezoning and future subdivision in this agricultural area I/we are:

Opposed to application.

Reasons for my/our decision above regarding this application are:

Increases in traffic and road ~~usage~~ usage.
Impact on local ground water
Loss of animal habitat
Partial or total removal of native plants
Noise disturbances

Signature (s) [Signature] [Signature]

Date March 16, 2023 March 16, 2023

To: JKaur@rockyview.ca
Planning Services Department
Rocky View County
262075 Rocky View Point
Rocky View County, AB T4A 0X2

RE: Application PL20230002 Number: 08731001
Applicant: Chloe Cartwright
Owner: Chloe Cartwright

Location of subject property: A portion of SE 31-28-03-05WM located 0.81 kilometers (0.50 miles) north of Highway 574 (Township Road 284), on the west side of Range Road 35.

From: Gerhard & Birgid Doege
Print names

Address or proximity to subject property 2.2 Km northwest

It has come to my/our attention that an application has been submitted to redesignate subject lands from Business, Recreation District (B-REC) to Residential, Rural District (R-RUR) to facilitate a future subdivision of +/- 26.71 hectares (+/- 66.00 acres) with a +/- 33.99 hectare (+/- 84.00 acres) remaining B-REC. Map in application indicates 10 lots ranging from +/-2.5 hectares (+/-6.18 acres) to +/- 3.23 hectares (+/- 8.00 acres). Currently there is one subdivision out of this quarter section and with the owner's home there would be 12 houses on this property.

Regarding this rezoning and future subdivision in this agricultural area I/we are:

Opposed to application.

We oppose the proposed major subdivision, as we believe that the possible negative consequences far outweigh the benefits, which could easily be obtained in areas more prepared for the proposed type of residential life.

The conflict with agricultural operations, added traffic volumes on small rural roads, as well as the potential depletion of sensitive aquifers and adjacent wetlands (east and northwest) are of particular concern here.

The preservation of rural landscapes and their character impacts the lives of those living and working there, travelling to- or just passing through those areas, and affects the quality of wildlife habitat.

Implanting a sizeable cluster-/patchwork-subdivision significantly changes the character of the immediate- and greater rural area forever. The rural area as an environmental- and agricultural resource is confronted with a hotspot of residential needs, values and behaviours.

Signature (s) G. Doege B. Doege

Date Mar 17th 2023 Mar 17th 2023

To: JKaur@rockyview.ca
 Planning Services Department
 Rocky View County
 262075 Rocky View Point
 Rocky View County, AB T4A 0X2

RE: Application PL20230002 Number: 08731001
 Applicant: Chloe Cartwright
 Owner: Chloe Cartwright

Location of subject property: A portion of SE 31-28-03-05WM located 0.81 kilometers (0.50 miles) north of Highway 574 (Township Road 284), on the west side of Range Road 35.

From: Sean Rankin Kristin Miller
Print names

Address or proximity to subject property NW-20-28-3-W5. (1/2 mile South of proposal)

It has come to my/our attention that an application has been submitted to redesignate subject lands from Business, Recreation District (B-REC) to Residential, Rural District (R-RUR) to facilitate a future subdivision of +/- 26.71 hectares (+/- 66.00 acres) with a +/- 33.99 hectare (+/- 84.00 acres) remaining B-REC. Map in application indicates 10 lots ranging from +/-2.5 hectares (+/-6.18 acres) to +/- 3.23 hectares (+/- 8.00 acres). Currently there is one subdivision out of this quarter section and with the owner's home there would be 12 houses on this property.

Regarding this rezoning and future subdivision in this agricultural area I/we are:

Opposed to application.

Reasons for my/our decision above regarding this application are:

This application does not fit into the vision of the Rockyview County Agriculture Master Plan. Impact on the local Watershed, Wildlife Corridor. (we are seeing Deer, elk and Grizzly bear frequent the area. Road "574" / TWP 284 Does not support the traffic. Not identified as growth locations.

Signature (s) [Signature] [Signature]

Date March 17 / 2023 March 17 / 2023

To: JKaur@rockyview.ca
Planning Services Department
Rocky View County
262075 Rocky View Point
Rocky View County, AB T4A 0X2

RE: Application PL20230002 Number: 08731001
Applicant: Chloe Cartwright
Owner: Chloe Cartwright

Location of subject property: A portion of SE 31-28-03-05WM located 0.81 kilometers (0.50 miles) north of Highway 574 (Township Road 284), on the west side of Range Road 35.

From: Kyle Barkley
Print names
Address or proximity to subject property 280019 Rge Rd 35
Brittney Barkley

It has come to my/our attention that an application has been submitted to redesignate subject lands from Business, Recreation District (B-REC) to Residential, Rural District (R-RUR) to facilitate a future subdivision of +/- 26.71 hectares (+/- 66.00 acres) with a +/- 33.99 hectare (+/- 84.00 acres) remaining B-REC. Map in application indicates 10 lots ranging from +/-2.5 hectares (+/-6.18 acres) to +/- 3.23 hectares (+/- 8.00 acres). Currently there is one subdivision out of this quarter section and with the owner's home there would be 12 houses on this property.

Regarding this rezoning and future subdivision in this agricultural area I/we are:

Opposed to application.

Reasons for my/our decision above regarding this application are:

We are concerned about this subdivision and the provision of water and disposal of sewage issues that will arise. This development is close to our property and we are concerned about its effects on our land.

Signature (s) [Handwritten Signature] [Handwritten Signature]

Date 2023/03/18 2023/03/18

To: JKaur@rockyview.ca
Planning Services Department
Rocky View County
262075 Rocky View Point
Rocky View County, AB T4A 0X2

RE: Application PL20230002 Number: 08731001
Applicant: Chloe Cartwright
Owner: Chloe Cartwright

Location of subject property: A portion of SE 31-28-03-05WM located 0.81 kilometers (0.50 miles) north of Highway 574 (Township Road 284), on the west side of Range Road 35.

From: Cliff Mork _____ Jackie Mork _____
Print names
Address or proximity to subject property NW 32-28-3-5 Township Rd 290

It has come to my/our attention that an application has been submitted to redesignate subject lands from Business, Recreation District (B-REC) to Residential, Rural District (R-RUR) to facilitate a future subdivision of +/- 26.71 hectares (+/- 66.00 acres) with a +/- 33.99 hectare (+/- 84.00 acres) remaining B-REC. Map in application indicates 10 lots ranging from +/-2.5 hectares (+/-6.18 acres) to +/- 3.23 hectares (+/- 8.00 acres). Currently there is one subdivision out of this quarter section and with the owner's home there would be 12 houses on this property.

Regarding this rezoning and future subdivision in this agricultural area I/we are:

Opposed to application.

Reasons for my/our decision above regarding this application are:

- 1) Increase traffic in area
- 2) Concerns of crime
- 3) Lack of water for that many locations

Signature (s) Jackie Mork _____ Ceb _____

Date March 19, 2023 _____ Mar 19, 2023 _____

To: JKaur@rockyview.ca
Planning Services Department
Rocky View County
262075 Rocky View Point
Rocky View County, AB T4A 0X2

RE: Application PL20230002 Number: 08731001
Applicant: Chloe Cartwright
Owner: Chloe Cartwright

Location of subject property: A portion of SE 31-28-03-05WM located 0.81 kilometers (0.50 miles) north of Highway 574 (Township Road 284), on the west side of Range Road 35.

From: Bernice McLean

Print names

Address or proximity to subject property
SE-25-028-04-5

It has come to my/our attention that an application has been submitted to redesignate subject lands from Business, Recreation District (B-REC) to Residential, Rural District (R-RUR) to facilitate a future subdivision of +/- 26.71 hectares (+/- 66.00 acres) with a +/- 33.99 hectare (+/- 84.00 acres) remaining B-REC. Map in application indicates 10 lots ranging from +/-2.5 hectares (+/-6.18 acres) to +/- 3.23 hectares (+/- 8.00 acres). Currently there is one subdivision out of this quarter section and with the owner's home there would be 12 houses on this property.

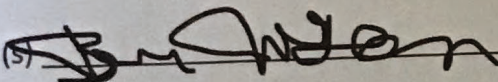
Regarding this rezoning and future subdivision in this agricultural area I/we are:

Opposed to application.

Reasons for my/our decision above regarding this application are:

Farm land can never be replaced. In our area there isn't enough to be viable for farmers to conduct business and make a profit. Doesn't make sense to allow small parcels of farmable land to go to waste.

Signature (S)



Date

March 20, 2023

To: JKaur@rockyview.ca
Planning Services Department
Rocky View County
262075 Rocky View Point
Rocky View County, AB T4A 0X2

RE: Application PL20230002 Number: 08731001
Applicant: Chloe Cartwright
Owner: Chloe Cartwright

Location of subject property: A portion of SE 31-28-03-05WM located 0.81 kilometers (0.50 miles) north of Highway 574 (Township Road 284), on the west side of Range Road 35.

From: Glenda Butler
Print names
Address or proximity to subject property SE-25-028-04-5

It has come to my/our attention that an application has been submitted to redesignate subject lands from Business, Recreation District (B-REC) to Residential, Rural District (R-RUR) to facilitate a future subdivision of +/- 26.71 hectares (+/- 66.00 acres) with a +/- 33.99 hectare (+/- 84.00 acres) remaining B-REC. Map in application indicates 10 lots ranging from +/-2.5 hectares (+/-6.18 acres) to +/- 3.23 hectares (+/- 8.00 acres). Currently there is one subdivision out of this quarter section and with the owner's home there would be 12 houses on this property.

Regarding this rezoning and future subdivision in this agricultural area I/we are:

Opposed to application.

Reasons for my/our decision above regarding this application are:

Farmland should never be split off.
Can never replace or build new.

I oppose this.

Signature (s) Glenda Butler

Date March 20th 2023

To: JKaur@rockyview.ca
Planning Services Department
Rocky View County
262075 Rocky View Point
Rocky View County, AB T4A 0X2

RE: Application PL20230002 Number:
08731001

Applicant: Chloe Cartwright
Owner: Chloe Cartwright

Location of subject property: A portion of SE 31-28-03-05WM located 0.81 kilometers (0.50 miles) north of Highway 574 (Township Road 284), on the west side of Range Road 35.

From: Dave and Amanda Holmberg

Print names

Address or proximity to subject property

3440 Township Road 290, Rural Mountain View County, T0M 0R0

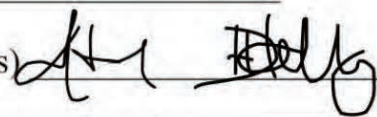
It has come to my/our attention that an application has been submitted to redesignate subject lands from Business, Recreation District (B-REC) to Residential, Rural District (R-RUR) to facilitate a future subdivision of +/- 26.71 hectares (+/- 66.00 acres) with a +/- 33.99 hectare (+/- 84.00 acres) remaining B-REC. Map in application indicates 10 lots ranging from +/-2.5 hectares (+/-6.18 acres) to +/- 3.23 hectares (+/- 8.00 acres). Currently there is one subdivision out of this quarter section and with the owner's home there would be 12 houses on this property.

Regarding this rezoning and future subdivision in this agricultural area I/we are:

Opposed to application.

Reasons for my/our decision above regarding this application are:

We're opposed to the proposal of any subdivisions in the area. We moved to the country to get away from developments similar to what's proposed.

Signature (s)  _____

Date March 16, 2023

To: JKaur@rockyview.ca
Planning Services Department
Rocky View County
262075 Rocky View Point
Rocky View County, AB T4A 0X2

RE: Application PL20230002 Number: 08731001
Applicant: Chloe Cartwright
Owner: Chloe Cartwright

Location of subject property: A portion of SE 31-28-03-05WM located 0.81 kilometers (0.50 miles) north of Highway 574 (Township Road 284), on the west side of Range Road 35.

From: Llana McCowan & J. Dean Morley

Print names

Address or proximity to subject property: 29040 RR 35, Mountain View – 3 miles north

It has come to my/our attention that an application has been submitted to redesignate subject lands from Business, Recreation District (B-REC) to Residential, Rural District (R-RUR) to facilitate a future subdivision of +/- 26.71 hectares (+/- 66.00 acres) with a +/- 33.99 hectare (+/- 84.00 acres) remaining B-REC. Map in application indicates 10 lots ranging from +/-2.5 hectares (+/-6.18 acres) to +/- 3.23 hectares (+/- 8.00 acres). Currently there is one subdivision out of this quarter section and with the owner’s home there would be 12 houses on this property.

Regarding this rezoning and future subdivision in this agricultural area I/we are:

Opposed to application.

Reasons for my/our decision above regarding this application are:

This is an agricultural area and should not be subject to new community development. Dogpound is only 4 miles away. The area in the development land is currently farm land and produces hay and or grain crop (if farmed and managed as needed). The access is on RR35 which is a normal country gravel road used heavily by farm equipment during the spring, summer and fall months. We feel very opposed to adding 10 new families to this area – families who will want to ride bikes on the road, keep animals, likely have two vehicles per household, create additional traffic, who will drain precious water and would require septic systems installed.

Signature (s)  

Date Mar 20/23 Mar 20, 2023

To: JKaur@rockyview.ca
Planning Services Department
Rocky View County
262075 Rocky View Point
Rocky View County, AB T4A 0X2

RE: Application PL20230002 Number: 08731001
Applicant: Chloe Cartwright
Owner: Chloe Cartwright

Location of subject property: A portion of SE 31-28-03-05WM located 0.81 kilometers (0.50 miles) north of Highway 574 (Township Road 284), on the west side of Range Road 35.

From: Blaine + Sasha Pike
Print names

Address or proximity to subject property 3514 Twp Rd 290

It has come to my/our attention that an application has been submitted to redesignate subject lands from Business, Recreation District (B-REC) to Residential, Rural District (R-RUR) to facilitate a future subdivision of +/- 26.71 hectares (+/- 66.00 acres) with a +/- 33.99 hectare (+/- 84.00 acres) remaining B-REC. Map in application indicates 10 lots ranging from +/-2.5 hectares (+/-6.18 acres) to +/- 3.23 hectares (+/- 8.00 acres). Currently there is one subdivision out of this quarter section and with the owner's home there would be 12 houses on this property.

Regarding this rezoning and future subdivision in this agricultural area I/we are:

Opposed to application.

Reasons for my/our decision above regarding this application are:

Concerned with the amount of proposed dwellings & the impact it will have on the ground water in the area. Would also like to understand why only part of the land is being requested for re-zoning.

Signature (s) Sasha Pike

Date March 20, 2023.

To: J.Kaur@rockyview.ca
Planning Services Department
Rocky View County
262075 Rocky View Point
Rocky View County, AB T4A 0X2

RE: Application PL20230002 Number: 08731001
Applicant: Chloe Cartwright
Owner: Chloe Cartwright

Location of subject property: A portion of SE 31-28-03-05WM located 0.81 kilometers (0.50 miles) north of Highway 574 (Township Road 284), on the west side of Range Road 35.

From: Don + Sherry Robertson

Print names

Address or proximity to subject property 1 mile north

It has come to my/our attention that an application has been submitted to redesignate subject lands from Business, Recreation District (B-REC) to Residential, Rural District (R-RUR) to facilitate a future subdivision of +/- 26.71 hectares (+/- 66.00 acres) with a +/- 33.99 hectare (+/- 84.00 acres) remaining B-REC. Map in application indicates 10 lots ranging from +/- 2.5 hectares (+/- 6.18 acres) to +/- 3.23 hectares (+/- 8.00 acres). Currently there is one subdivision out of this quarter section and with the owner's home there would be 12 houses on this property.

Regarding this rezoning and future subdivision in this agricultural area I/we are:

Opposed to application.

Reasons for my/our decision above regarding this application are:

Will bring too much traffic, people & pets to our area.

Signature (s) Sherry Robertson

Date Mar. 21 / 2023

To: JKaur@rockyview.ca
Planning Services Department
Rocky View County
262075 Rocky View Point
Rocky View County, AB T4A 0X2

RE: Application PL20230002 Number: 08731001
Applicant: Chloe Cartwright
Owner: Chloe Cartwright

Location of subject property: A portion of SE 31-28-03-05WM located 0.81 kilometers (0.50 miles) north of Highway 574 (Township Road 284), on the west side of Range Road 35.

From: TANYA PRANGER MARY PRANGER
Print names

Address or proximity to subject property 3472 A twp. Rd. 290A

It has come to my/our attention that an application has been submitted to redesignate subject lands from Business, Recreation District (B-REC) to Residential, Rural District (R-RUR) to facilitate a future subdivision of +/- 26.71 hectares (+/- 66.00 acres) with a +/- 33.99 hectare (+/- 84.00 acres) remaining B-REC. Map in application indicates 10 lots ranging from +/-2.5 hectares (+/-6.18 acres) to +/- 3.23 hectares (+/- 8.00 acres). Currently there is one subdivision out of this quarter section and with the owner's home there would be 12 houses on this property.

Regarding this rezoning and future subdivision in this agricultural area I/we are:

Opposed to application.

Reasons for my/our decision above regarding this application are:

- increase in traffic
- well water for existing residents in area may be affected
- disruption of migratory patterns for wildlife i.e. moose / deer etc...

Signature (s) [Signature] Mary Pranger

Date MARCH 21/2023 MARCH 21/23

Friday March 24, 2023

Re: File Number 08731001, Application Number PL20230002, Division 4

Planning Services Department
Rocky View County
262075, Rocky View Point
Rocky View County, AB
T4A 0X2

Attention Jasmine Kaur

Hello Jasmine,

My wife and I live in a community within the vicinity of the land that has been proposed for rezoning.

Please consider this correspondence as our adamant opposition to the proposed rezoning application noted above, for the following reasons:

Agricultural lands, arable and pasture lands, are under ever increasing pressure for subdivision development. The proposed land for rezoning is in an area that is dominantly agriculture use and is very productive farmland.

Urban sprawl is of utmost concern to us especially at a time where we are being directed by all levels of Government to be more considerate of our environment.

We respectfully offer the following points as reasons for our opposition to the application:

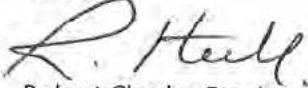
1. Our area is a Farming community and a subdivision would not be compatible with the current lifestyle / livelihood of the area.
 2. Conflicts between acreage owners and working farms regarding the by-products of farming i.e. smells, noise dust.
 3. Lack of respect for Private Property, i.e. trespassing, dogs chasing livestock, etc.
 4. Crime rates that seem to follow this incessant creep of urban development.
 5. Impact on Wildlife sanctuary (including vehicle collisions with same).
 6. Increased traffic which will raise the probability of vehicular accidents.
 7. The appalling messes that some acreage owners seem to accumulate on their property.
 8. Demands by acreage owners to upgrade roads which result in higher taxes.
 9. Fresh water use and waste water disposal.
- It is our understanding that the land in question has previously, (and more than once) been the subject of possible subdivision, which were denied.
 - If this current proposal is approved we fear that further development proposals on the same land will be submitted and approved. In other words this proposal will serve as precedence and not only on this land but for others in the area.
 - The land proposed for rezoning is in the middle of surrounding agricultural lands and also in the area of Madden and Botrell (areas that are designated by Rocky View County as Non-Growth areas), so development here is unreasonable and unacceptable.

Our main concern is the "death by a thousand cuts" to the agricultural heritage in our community and beyond. Agriculture is of critical importance in the feeding of our citizens. It is also necessary in supporting future generations of Farmers and Ranchers, peoples that have been raised in the Industry and also for new Canadians that are so inclined. Please refer to the Alberta Advantage Immigration Program, specifically Farm Stream.

Agriculture lands needs to be preserved for Agriculture uses.

Please feel free to contact me should you have any questions or concerns.

Sincerely



Robert Charles Steele

61-3507 Township Road 290A, Dogpound Alberta
[REDACTED]

To: JKaur@rockyview.ca
Planning Services Department
Rocky View County
262075 Rocky View Point
Rocky View County, AB T4A 0X2

RE: Application PL20230002 Number: 08731001
Applicant: Chloe Cartwright
Owner: Chloe Cartwright

Location of subject property: A portion of SE 31-28-03-05WM located 0.81 kilometers (0.50 miles) north of Highway 574 (Township Road 284), on the west side of Range Road 35.

From: Quentin Zaharia Kim Zaharia
Print names

Address or proximity to subject property Ya Km West of Range Road 35 on Twp. 290A in Dogpound.

It has come to my/our attention that an application has been submitted to redesignate subject lands from Business, Recreation District (B-REC) to Residential, Rural District (R-RUR) to facilitate a future subdivision of +/- 26.71 hectares (+/- 66.00 acres) with a +/- 33.99 hectare (+/- 84.00 acres) remaining B-REC. Map in application indicates 10 lots ranging from +/-2.5 hectares (+/-6.18 acres) to +/- 3.23 hectares (+/- 8.00 acres). Currently there is one subdivision out of this quarter section and with the owner's home there would be 12 houses on this property.

Regarding this rezoning and future subdivision in this agricultural area I/we are:

Opposed to application.

Reasons for my/our decision above regarding this application are:

We are a small Hamlet and want to preserve and enjoy the peace, quiet and wild life. We don't want the increase in traffic & congestion that comes from a subdivision along with the damage to the roads as ~~they~~ currently we are continuously maintaining them. Dogpound does not have the infrastructure to support a subdivision of this size and approval will set the tone for more subdivisions. Mountainview County no longer approves →

Signature (s) K = [Signature] [Signature]

Date March 24, 2023

Subdivisions in our hamlet of Dogpound as they consider it an agriculture community.

As the only access to this proposed subdivision is through Mountainview County the increased traffic & congestion will have a direct impact on our infrastructure, roads & property taxes to maintain the area & support the subdivision.

Approved to application

[Faint, illegible handwritten text, possibly bleed-through from the reverse side of the page]

To: JKaur@rockyview.ca
Planning Services Department
Rocky View County
262075 Rocky View Point
Rocky View County, AB T4A 0X2

RE: Application PL20230002 Number: 08731001
Applicant: Chloe Cartwright
Owner: Chloe Cartwright

Location of subject property: A portion of SE 31-28-03-05WM located 0.81 kilometers (0.50 miles) north of Highway 574 (Township Road 284), on the west side of Range Road 35.

From: Al & Jamie Veres Box 277 Cremona Toronto
Print names

Address or proximity to subject property SW 18 29 30 5
3.5 miles NE of Mrs Cartwright.

It has come to my/our attention that an application has been submitted to redesignate subject lands from Business, Recreation District (B-REC) to Residential, Rural District (R-RUR) to facilitate a future subdivision of +/- 26.71 hectares (+/- 66.00 acres) with a +/- 33.99 hectare (+/- 84.00 acres) remaining B-REC. Map in application indicates 10 lots ranging from +/-2.5 hectares (+/-6.18 acres) to +/- 3.23 hectares (+/- 8.00 acres). Currently there is one subdivision out of this quarter section and with the owner's home there would be 12 houses on this property.

Regarding this rezoning and future subdivision in this agricultural area I/we are:

Opposed to application.

Reasons for my/our decision above regarding this application are:

it was explained that the proposal is for
multi lot subdivisions to take place of 5-10 ac.
We don't have the infrastructure to start
building that size community out here.

Signature (s) _____

Date _____

[Handwritten Signature]
Mar 24/23

RR 2 Crossfield, AB T0M0S0
March 23, 2023

Jasmine Kaur, Planner, Planning and Development Services
Rocky View County
JKaur@rockyview.ca

RE: Application PL2023002 File number: 08731001

Dear Ms. Kaur,

I am writing to adamantly oppose the application for redesignation for the purpose of subdivision on the subject property of Chloe Cartwright in Division 4.

The subject property is within an agricultural area that is predominantly farmland. Despite no Area Structure Plan, Conceptual Scheme, or Master Site Development Plan, over time a few Rural Residential properties and acreages have been designated, which has taken agricultural land out of production.

We are not in a growth area of Rocky View County and subdivisions should be directed to growth areas as defined in the County Plan. Further subdivision within this northern agricultural area of the County would diminish the inventory of farmland and would be adding incompatible, unfavorable, and intrusive development within this farming community. Regardless of past decisions within our community, further fragmentation needs to stop, except for first parcel out which is permitted in the County Plan.

The Cartwright quarter where this proposed parcel is located was designated from Agriculture to B-REC in 2012 and an existing first parcel out has already been done. The +/-66 acre parcel that is proposed for redesignation to R-RUR and future subdivision of 10 lots would total 12 houses, including the applicant's house, and the house on the first parcel out. A creek running through, a sloped terrain, a grouping of trees, or a mountain view make a nice backdrop for an acreage, but it is land that is suited and desperately needed for livestock pasture. I do not believe acreages with land for hobby horses count as viable usage of productive agricultural land. We are a 'mixed' farming area. Lands that are not suitable for cultivation for cereal crops or hay are essential for pasture, which is in short supply for grazing livestock.

Since the applicant is willing to rezone, the redesignation would be best suited for an A-GEN designation, which is most fitting and appropriate for the Cartwright property in this community. To see the vision and purpose of this application reach its goals, the applicant should consider relocating this business idea to an area where the proposed plan would align with the surrounding uses in the community and in a recognized growth area. Simply put, this is the wrong location for this proposed development.

The danger in approving this redesignation application would set a two-fold precedent.

First, some may see subdivision of their land as a path to financial gain, or for estate planning purposes. However, the future stewardship of farmland is not being considered and it leaves others to contemplate- why not divide my farmland into parcels too. It would be a financial gain for me and acreage lots for my family, relatives, and friends. The rationale would be- well, the neighbor did it, why can't I do it too. So, why farm or rent my farmland when there is more profit in rezoning and subdividing my land.

Secondly, the remainder of the subject quarter is designated as B-REC. The potential is there for a future rezoning from B-REC to R-RUR to accomplish a 'phase two' and further develop the remainder into subdivided lots. Precedence will have been established with the first subdivision. This may not be the intention of the current owner, but it would 'open the door' for any future owner or developer.

I've addressed the foundation of my concern, i.e. to conserve and protect agricultural lands and lands that have agricultural potential. The applicant herself has farmed this quarter section and has also rented it out to others as farmland and livestock grazing since it was purchased in 1988. It was first farmed with export hay, then round hay bales, and for the last two years it has been rented as pasture. A recent advertisement by the applicant listed this property available as as pasture for rent for the 2023 season.

There are additional reasons for my objection and why this proposed application is not compatible with existing land uses in this farming community. What's more are the different lifestyles and needs of acreage owners and farmers- they clash: hours of work; spraying of chemicals; movement of large farm equipment and livestock (e.g. speeding and unsafe driving on rural roads with lack of common sense for slow moving machinery); lack of respect and/or trespassing (e.g. to walk, quad or skidoo on neighbor's land, dogs chasing cattle); liability (e.g. a bull breaks through a fence and damages the acreage hedge; a protective mother cow charges because someone just wanted to see the calf closer up or take a selfie); increased traffic on roads (dust from traffic on gravel roads, noise of more traffic, increased accidents with wildlife and livestock, increased wear and tear on roads compounded by road maintenance issues).

A subdivision not only affects adjacent neighbors, but it also affects the entire community. It negatively disturbs the nature of "country living" and diminishes the peacefulness of the country atmosphere when acreages and subdivisions increasingly scar the landscape that are better located in areas of designated growth.

For any or all the reasons I have addressed, please deny this application.

Respectfully submitted,

Keren Farquharson

SE 36-28-4-W5

SE 4-29-3-W5

SE 2-29-5-W5

Concerns Regarding proposal for designation of land Application PL20230002 Number 08731001

Reasons:

Impact to the farming environment-

How will the roads be cleared are the residents going to clear the roads?

One road out if this subdivision only if there is an emergency.

Sewage Disposal-How is it to be removed from site-contamination

Garbage disposal-How is it to be removed from site

Water usage- impact regarding supply of ground water in area

Water is at a premium in the farming area many wetlands', ponds and well, are drying up due to the lack of moisture at this time what is the future loss of moisture going to result in a populated area proposed. The water the applicant is noting is available for this project is fed by rain, there is no other water source feeding the site. What happens when the supply site runs out, it takes over 100 years to be replaced? There are many wells that have been drilled on this property and were all dry.

Fire protection for both homes and surrounding area farms. Farming areas have had frequent fires while farming due to sparks from equipment, lighting etc. Fire department closest one is Madden volunteer fire department 30-minute or more response time to area of fire. These are farmers in the area that have to drive to fire department then wait for enough persons to get there then drive to the fire.

Increased Liability to farms in area due to increased population in a small area- people entering farm land without permission. Pets etc. wondering onto farm land where there is livestock. Liability will be higher to protect ourselves from Liability suits for people venturing where they should not be or approaching farm animals' livestock that are not used to strangers.

Wild life will be impacted immensely due to the populated area. Mainly due to noise pollution. And changes in the land use.

Road in the area is not built for increased or heavy traffic.

I do not agree at all with the plan having business rec and commercial rec together. There is a tiny green space showing in the plan that is still showing designed business commercial this should be all designated green space not to be touched. There are too many homes squashed into one side of the property. There should be far less homes on larger acres. No Commercial land at all this no a good combination for the community or for this proposal for residence.

There is large farm machinery that takes the whole road on 35, as well as the surrounding roadways and highways in the area. Moving from one field to another on 35, people have to stop pull into the ditch to meeting machinery, cattle liners, fertilizer equipment, commercial fuel trucks etc.

My property is east of this property with just the road between us, any development of this type will impact our lives.

Less Homes, more protected green areas on this project and far more discussion on size of lots and safety regulations and procedures put into place before looking at this as a viable project. Also consider getting rid of the commercial lands. Cannot see anyone wanting to purchase property in the country to find they are living next to a commercial project.

There are many farmers in our rural area concerned about our land and way of living and we look to our Alberta and Federal Governments and our County to assure that our farm lands are protected for us and for the future generation to farm. This is a way of life for the agriculture communities. When these types of changes are brought forward, we are looking to our Counties to protect the agriculture communities. No farms or land left will result in no food production or industry in Alberta. Something to think about.

To: JKaur@rockyview.ca
 Planning Services Department
 Rocky View County
 262075 Rocky View Point
 Rocky View County, AB T4A 0X2

RE: Application PL20230002 Number: 08731001
 Applicant: Chloe Cartwright
 Owner: Chloe Cartwright

Location of subject property: A portion of SE 31-28-03-05WM located 0.81 kilometers (0.50 miles) north of Highway 574 (Township Road 284), on the west side of Range Road 35.

From: Darrin Taylor Diana Taylor

Print names

Address or proximity to subject property NE 25 T-28 R-4 05

It has come to my/our attention that an application has been submitted to redesignate subject lands from Business, Recreation District (B-REC) to Residential, Rural District (R-RUR) to facilitate a future subdivision of +/- 26.71 hectares (+/- 66.00 acres) with a +/- 33.99 hectare (+/- 84.00 acres) remaining B-REC. Map in application indicates 10 lots ranging from +/-2.5 hectares (+/-6.18 acres) to +/- 3.23 hectares (+/- 8.00 acres). Currently there is one subdivision out of this quarter section and with the owner's home there would be 12 houses on this property.

Regarding this rezoning and future subdivision in this agricultural area I/we are:

Opposed to application.

Reasons for my/our decision above regarding this application are:

The proposed use of multiple subdivisions on prime agricultural land is not suitable for a farming community due to reasons such as maintaining safety on roads that are heavily used by large farming equipment and the reduction of available land in which to produce agricultural products that benefit society.

Signature (s) Darrin Taylor Diana Taylor

Date March 26, 2023 March 26, 2023

To: JKaur@rockyview.ca
Planning Services Department
Rocky View County
262075 Rocky View Point
Rocky View County, AB T4A 0X2

RE: Application PL20230002 Number: 08731001
Applicant: Chloe Cartwright
Owner: Chloe Cartwright

Location of subject property: A portion of SE 31-28-03-05WM located 0.81 kilometers (0.50 miles) north of Highway 574 (Township Road 284), on the west side of Range Road 35.

From: Ed & CAROLIE CARLSON
Print names

Address or proximity to subject property 285007 LOCHEND RD

It has come to my/our attention that an application has been submitted to redesignate subject lands from Business, Recreation District (B-REC) to Residential, Rural District (R-RUR) to facilitate a future subdivision of +/- 26.71 hectares (+/- 66.00 acres) with a +/- 33.99 hectare (+/- 84.00 acres) remaining B-REC. Map in application indicates 10 lots ranging from +/-2.5 hectares (+/-6.18 acres) to +/- 3.23 hectares (+/- 8.00 acres). Currently there is one subdivision out of this quarter section and with the owner's home there would be 12 houses on this property.

Regarding this rezoning and future subdivision in this agricultural area I/we are:

Opposed to application.

Reasons for my/our decision above regarding this application are:

Concerned about water supply & abuse of over consumption
Loss of agriculture land - Farmable & livestock pasture
Subdivision not suitable in this area

Signature (s) Ed Carlson Carol Carlson

Date Mar 26/2023 March 26, 2023

March 27, 2023

RE: Application PL20230002 Number: 08731001

Applicant: Chloe Cartwright

Owner: Chloe Cartwright

Dear Members:

We (Peter & Velma Jokinen) live directly across the road from the proposed large-scale development of numerous additional lots. Our Legal land description is **SW 32 28 3 W5**. We are long term tenants of Maxine McArthur, coming up 12 years. We moved out to the property to live in a quiet rural atmosphere, to avoid the hum drum of city living, to enjoy our animals and the resident wildlife. We have horses, dogs, and cats.

Our home is approx. 300 meters from the road that separates us; we are opposed to the large-scale development for several reasons:

- Increased traffic volume, traffic noise, traffic safety
 - Excessive dust in the air from increased traffic.
 - Increased need for road maintenance.
- Loss of privacy
 - Living room picture window faces one of the proposed lots/buildings.
 - Our bedroom faces the road.
 - Landowners/children/pets possibly exploring and trespassing.
- Loss of quiet enjoyment on our own place
 - Chloe currently has tenants residing in her residence, occasionally children loudly playing, subsequently, noises carry very clearly, can only imagine the level of added noise from numerous residences.
- Concerned about the effect of the aquifer.
 - Increased water usage affecting the water supply.
- Environmental Effects
 - Loss of valuable agricultural land.
 - Sewage disposal into ground.
 - Further impacting the aquifer.
 - Fire Hazards – risk of grass fires, etc.
 - Local fire protection services are already limited in capacity/response times.
 - Excessive garbage along roads.

- Excessive garbage in our yard – wind blows hard in our direction, mostly from the west/northwest.
- Resident wildlife, such as moose, deer, etc. will be impacted.
- Our property will be exposed to additional risk
 - Gates being opened to visit our horses, dogs, or just to be mischievous.
 - Graffiti on out buildings, etc. (already dealing with graffiti on extended portion of property)
 - Trespassing on the back fields of the property.

Living as close to the proposed subdivision as we do, our privacy and quiet living as we have been enjoying for over 12 years would come to a halt. As a result, Maxine would lose us as tenants as we would want to move to a quieter location.

Thank you for taking the time to review our concerns and for taking them into consideration!

Kind regards,



Peter Jokinen



Velma Jokinen

RE: Application PL20230002 Number: 08731001
Applicant: Chloe Cartwright
Owner: Chloe Cartwright

Location of subject property: A portion of SE 31-28-03-05WM located 0.81 kilometers (0.50 miles) north of Highway 574 (Township Road 284), on the west side of Range Road 35.

From: GARY & DONNA RACH
Print names
Address or proximity to subject property NE 27-28-3-W5

It has come to my/our attention that an application has been submitted to redesignate subject lands from Business, Recreation District (B-REC) to Residential, Rural District (R-RUR) to facilitate a future subdivision of +/- 26.71 hectares (+/- 66.00 acres) with a +/- 33.99 hectare (+/- 84.00 acres) remaining B-REC. Map in application indicates 10 lots ranging from +/- 2.5 hectares (+/- 6.18 acres) to +/- 3.23 hectares (+/- 8.00 acres). Currently there is one subdivision out of this quarter section and with the owner's home there would be 12 houses on this property.

Regarding this rezoning and future subdivision in this agricultural area I/we are:

Opposed to application.

Reasons for my/our decision above regarding this application are:

WATER - MAIN REASONS
TRAFFIC IN AN ALREADY BAD ROAD
RURAL COMMUNITY

Signature (s) Donna Rach G. Rach

Date March 28, 2023

Re. File # 08731001, Application # PL20230002 (Chloe Cartwright)

Reasons for opposing the application:

- We are concerned about the loss of yet more crop and/or grazing land to development. A large land parcel is conducive to agricultural activities, small acreage lots tend not to be utilized for agricultural activities.
- Wildlife everywhere is under pressure. Another small acreage development will add to that pressure by displacing or disrupting wildlife and wildlife migration.
- While the land in question has apparently been tested for adequate water supply, there is no way of telling what the cumulative effect of up to 10 additional acreages will have on the underground waterways. With the seemingly dryer climate we have experienced over the last number of years, I believe there is a real risk of exhausting the water supplies in this area.
- We are concerned about the effect that up to 10 additional septic fields may have on the quality of the water in this area.
- We are concerned about the impact this proposed development will have on our roads. If there is a choice between driving on gravel roads versus driving on paved roads, the paved roads will be preferred. Our road through Dogpound, and the section of Twp Rd 290 from Hwy 766 to the intersection of Twp Rd 290 and 290A are chip-sealed, and are subject to deterioration faster than a paved road. With the additional traffic 10 new acreages will bring, this road will require more frequent maintenance, which presents an additional cost to Mountainview County and the taxpayers residing in the county.
- There is also a concern that with increased traffic that there will be increased risks of accidents.
- We are concerned that with more development that there will be an increase in crime in the area. As a city grows, crime follows. As rural areas are developed, crime will follow. There are already enough issues with crime in many rural areas.

To: JKaur@rockyview.ca
Planning Services Department
Rocky View County
262075 Rocky View Point
Rocky View County, AB T4A 0X2

RE: Application PL20230002 Number: 08731001
Applicant: Chloe Cartwright
Owner: Chloe Cartwright

Location of subject property: A portion of SE 31-28-03-05WM located 0.81 kilometers (0.50 miles) north of Highway 574 (Township Road 284), on the west side of Range Road 35.

From: COLIN SWARRICK
Print names
Address or proximity to subject property SW 28-28-3 with vented

It has come to my/our attention that an application has been submitted to redesignate subject lands from Business, Recreation District (B-REC) to Residential, Rural District (R-RUR) to facilitate a future subdivision of +/- 26.71 hectares (+/- 66.00 acres) with a +/- 33.99 hectare (+/- 84.00 acres) remaining B-REC. Map in application indicates 10 lots ranging from +/-2.5 hectares (+/-6.18 acres) to +/- 3.23 hectares (+/- 8.00 acres). Currently there is one subdivision out of this quarter section and with the owner's home there would be 12 houses on this property.

Regarding this rezoning and future subdivision in this agricultural area I/we are:

Opposed to application.

Reasons for my/our decision above regarding this application are:

① TRAFFIC
② AGRICULTURAL AREA + Water is a concern for our
animals on our vented land

Signature (s) [Signature]
Date March 25/2023

To: JKaur@rockyview.ca
Planning Services Department
Rocky View County
262075 Rocky View Point
Rocky View County, AB T4A 0X2

RE: Application PL20230002 Number: 08731001
Applicant: Chloe Cartwright
Owner: Chloe Cartwright

Location of subject property: A portion of SE 31-28-03-05WM located 0.81 kilometers (0.50 miles) north of Highway 574 (Township Road 284), on the west side of Range Road 35.

From: Cody Farguharson Niki Farguharson
Print names
Address or proximity to subject property SW-30-28-3-W5

It has come to my/our attention that an application has been submitted to redesignate subject lands from Business, Recreation District (B-REC) to Residential, Rural District (R-RUR) to facilitate a future subdivision of +/- 26.71 hectares (+/- 66.00 acres) with a +/- 33.99 hectare (+/- 84.00 acres) remaining B-REC. Map in application indicates 10 lots ranging from +/-2.5 hectares (+/-6.18 acres) to +/- 3.23 hectares (+/- 8.00 acres). Currently there is one subdivision out of this quarter section and with the owner's home there would be 12 houses on this property.

Regarding this rezoning and future subdivision in this agricultural area I/we are:

Opposed to application.

Reasons for my/our decision above regarding this application are:
I am worried about water. I do not believe that the added stress to the
current water Aquifer is not needed. That system does water my cows
and supply water for my crops. I also had a meeting with chloe and
she indicated that this subdivision could be for estate purposes
which I believe is not supported in RVC. Also increased traffic on that
road will hinder our farming operations.

Signature (s) [Signature] [Signature]
Date March 26 2023 March 26, 2023

To: JKaur@rockyview.ca
Planning Services Department
Rocky View County
262075 Rocky View Point
Rocky View County, AB T4A 0X2

RE: Application PL20230002 Number: 08731001
Applicant: Chloe Cartwright
Owner: Chloe Cartwright

Location of subject property: A portion of SE 31-28-03-05WM located 0.81 kilometers (0.50 miles) north of Highway 574 (Township Road 284), on the west side of Range Road 35.

From: William & Laurel Pedersen

Print names

Address or proximity to subject property:
NW21-28-3W5

It has come to my/our attention that an application has been submitted to redesignate subject lands from Business, Recreation District (B-REC) to Residential, Rural District (R-RUR) to facilitate a future subdivision of +/- 26.71 hectares (+/- 66.00 acres) with a +/- 33.99 hectare (+/- 84.00 acres) remaining B-REC. Map in application indicates 10 lots ranging from +/-2.5 hectares (+/-6.18 acres) to +/- 3.23 hectares (+/- 8.00 acres). Currently there is one subdivision out of this quarter section and with the owner's home there would be 12 houses on this property.

Regarding this rezoning and future subdivision in this agricultural area I/we are:

Opposed to application.

Reasons for my/our decision above regarding this application are:



The character and nature of the subject neighborhood is primarily agricultural.

This is no accident, as many of the residents have lived on and worked this land for many generations and are passionate about protecting agricultural land for the purpose of growing and producing food. We are members in a regional group called Protect Our Agricultural Land (POAC) for just this reason. Although the subject quarter section was re-designated Business, Recreation or B-REC, this re-designation was done without our knowledge or support. Redesignation from agriculture to other purposes results in precious farmland being taken out of production. It has also created division between neighbours who have conflicting visions and uses for the land.

We believe this application is incompatible for other reasons, including the disruption of this relatively natural area by increasing residential density and development, which would bring construction, increasing demands for already-scarce water and potential pollution thereof, including sewage. Increased traffic also negatively impacts the neighbourhood, for example by making the moving of agricultural equipment and animals more of a safety risk.

We are in strong opposition to redesignating and sub-dividing agricultural land for other uses in our area and respectfully request that Rocky View County decline this application.

Thank you,

Signature (s)		
Date	<u>MAR 28, 2023</u>	<u>March 28, 2023</u>

March 29, 2023

File Number: 08731001
Application File Number: PL20230002
Division: 4

Rocky View County
Planning Services Department
Attention: Jasmine Kaur

RE: Opposition to Application PL20230002

Dear Jasmine,

We are residents of Division 4 in NW Rocky View County. We live a quarter mile to the south of the Cartwright property.

We wanted to voice our utmost concern for our rural farming community that is on the cusp of losing our precious agricultural land to more non-agricultural development.

The future protection of our AG way of life lies solely in the hands of our respected Councillors and decision makers at RVC. It's not only a way of life for us, but more importantly it is our source of income, it's our investments, our way to contribute to the economy, it's how we pay our taxes and our bills, and it's our society's food and beverage source (no barley no beer). In addition to all of that, many of us have deep family roots in farming life. It is our roots, and it is our Alberta Heritage.

Additional issues we see affecting our community concerning this application are the following:

1. It is not located in, or near, a designated growth area. The closest hamlets of Bottrel or Madden are also not in a designated growth area.
2. There is no infrastructure in place for such an increase in density.
3. There is no Area Structure Plan.
4. There is no Conceptual Scheme.
5. This will create an unorganized community and an unattractive landscape in the county.
6. Current roads in the area will not handle the increased traffic volume.
7. The impact to our road system will result in an increase in road maintenance.
8. Cluster acreages lead to poor water stewardship; poor environmental stewardship; poor wildlife stewardship.
9. Our right to live in peace and safety will be disregarded as a farming community.

Our hope is that all consultations regarding this Application will take into consideration the negative impact towards all the people and livelihoods that will be affected for miles around, that will only serve to benefit one.

Please prevent further erosion of our agricultural lands in our community and protect it by denying this application.

Thank you for your time and consideration in this matter.

Kind regards,

Patrick and Karen Singer

To: JKaur@rockyview.ca
 Planning Services Department
 Rocky View County
 262075 Rocky View Point
 Rocky View County, AB T4A 0X2

RE: Application PL20230002 Number: 08731001
 Applicant: Chloe Cartwright
 Owner: Chloe Cartwright

Location of subject property: A portion of SE 31-28-03-05WM located 0.81 kilometers (0.50 miles) north of Highway 574 (Township Road 284), on the west side of Range Road 35.

From: Lesley Rhys-Williams

s

Address or proximity to subject property _NW 31 28 3W5

It has come to my/our attention that an application has been submitted to redesignate subject lands from Business, Recreation District (B-REC) to Residential, Rural District (R-RUR) to facilitate a future subdivision of +/- 26.71 hectares (+/- 66.00 acres) with a +/- 33.99 hectare (+/- 84.00 acres) remaining B-REC. Map in application indicates 10 lots ranging from +/-2.5 hectares (+/-6.18 acres) to +/- 3.23 hectares (+/- 8.00 acres). Currently there is one subdivision out of this quarter section and with the owner's home there would be 12 houses on this property.

Regarding this rezoning and future subdivision in this agricultural area I/we are:

X Opposed to application.

Reasons for my/our decision above regarding this application are:

I farm portions of the quarter directly adjacent to this proposal. We have seen an increase of trespass in direct proportion to the proximity of developments which increase traffic. The existing infrastructure will not support the traffic created by commuters. I have people scoping and entering the house while I'm away and have experienced groups of people trespassing on the property to view and pet my livestock. This is a liability. I've had two animals shot, one from the road and one during an act of trespass into the yard. While both situations were reported to the RCMP no perpetrator was ever found or charged.

The existing water table will not support additional high water usage residences and the sandstone substrate which exists at between two and four feet sub surface makes it very

difficult and expensive to maintain a modern septic system to support a suburban lifestyle water consumption. In all likelihood these homes will need to utilize aboveground berms or jets to disperse effluent.

Having multiple high value homes in a subdivision inhabited by commuters or weekend residences in this remote area will require a large support commitment from our RCMP and Peace Officers since these homes will be very attractive to thieves and vandals.

Signature (s) Lesley Rhys-Williams

Date March 30, 2023

S. D. Hall 2014 Ltd.
P. O. Box [REDACTED] Cochrane AB [REDACTED]

March 29, 2023

To: Planning Services Department, Rocky View County c/o County Contact: Jasmine Kaur,

Re: Chloe Cartwright application
Legal: SE-31-28-03-W05M; File #08731001; Application #: PL20230002 Div: 4

S.D. Hall 2014 Ltd. owns land near the land that is the subject of the above-mentioned application.

As a representative of S. D. Hall 2014, Ltd., I want to register that we **OPPOSE** this application for the following reasons:

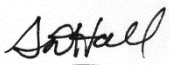
1. It is not compatible with land use in the area which is agricultural.
 - Compatibility of lands within an agricultural area is critical to support the focus, viability, and sustainability of agricultural practice.
 - There are known distractions and harm done to agriculture in areas where compatibility was compromised. Let's not have this mistake repeated again in Rocky View County (RVC).

2. It is not consistent with the existing land use designation for this area.
 - We believe RVC had good reasoning behind its designations of agricultural areas and growth areas. This application is not in a RVC designated growth area.
 - Once agricultural land is gone, humanity does not get it back. RVC must be forward thinking about issues such as food security and fighting climate change with carbon capture via Fescue grasslands. Our future generations depend on the wise and responsible decisions RVC makes now.

On behalf of S. H. Hall 2014 Ltd., I thank you for your time and registering our OPPOSITION to the above-mentioned application.

Most sincerely,

per



Susan Hall

January 30, 2024

Re: Bylaw C-8492-2024 - PL 20230002 (0873)

Our Legal NE-31-28-03-05

County Plan: Goal - 'To provide residents with a healthy and attractive community' (9 residences) on a parcel of land surrounded by agricultural operations.

Our ag zoned land is on the boundary of this pro development.

Issues with integrating a Residential Development with Operating Farms.

1. Our herds of cows have adapted to surviving in a area where there are a lot of predators (coyotes other wild life). Because they are protecting (1 young + the herd) they can become aggressive if approached by strangers or dogs.
2. About 300 yards from the ~~boundary~~ boundary is a dugout that provides water for the animals. It cannot be fenced off.
3. Fencing including chain link will not stop animals and people from trespassing.
(IF a cow were to enter this fenced gated community, it would be difficult to remove)
 - We have electric fencing fairly close to the boundary. It stops our cows from damaging feed crops. Anyone touching it would get a shock.
4. Dogs will spook and stampede cows.
 - Some breeds will kill sheep if they come near them.

5. Water: Concern regarding impact this Develop could have on the 'Area of Recharge' located on applicants' parcel. (All groundwater aquifers rely on 'Areas of Recharge' for replenishment.)
6. Concern with Runoff from stormwater.
7. We have TWO BLIND EXITS onto Hwy 35. Its challenging exiting onto a narrow road of fast moving vehicles with a slow moving Bale Truck.
8. Concern - Intrusion with Development of ~~Infrastructure~~, Infrastructure, etc.

Judging The impact of an influx of people and vehicular Traffic is hard with The limited information provided regarding plans for this 160 acre parcel.

- we don't know The plans for remaining acre
- at a future date application could be made for smaller sized lots (There are lots of precedents of this happening).

Respectfully Yours

Elaine and Robert Watson
260211 Mountain Ridge Place
Rocky view County AB. T4C 2Y1

SEAN RANKIN & KRISTIN MILLERLandowners: NW -20-28-3-w5 (1 mile south of proposed future subdivision)


January 30/2024

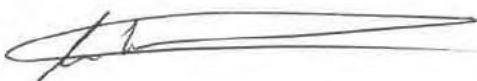
Rocky View Council / Legislative & Intergovernmental Services
262075 Rocky View Point
Rocky View County, AB T4A0X2**SUBJECT: Bylaw C-8492-2024-PL20230002(08731001)**

Dear : ROCKY VIEW COUNCIL

My name is Sean Rankin and my wife and myself own the land listed above that is located just over 1 mile south of proposed future Cartwright subdivision. As local Farmers and Ranchers in the area we are concerned with the proposed development of productive farmland into residential uses. It has been stated that this is not farmable land. However, along side family we currently farm almost 5000 acres of land in Rocky View and Mountain View Counties and this area in question is some of our most producing and farmable land we rent/own.

In addition to already having a 'first parcel out' on the quarter section this area has not been recognized as a growth area by RVC. The loss of agricultural land, increased traffic and destruction of wildlife to move 'freely' are just a few of the reasons we strongly oppose the re-designation and any future subdivisions at this location.

Sincerely,



Sean Rankin/Kristin Miller

January 31.2024

In regards to Application C-8492-2024 – PL2023002

From: Marie Clarke and Gary Poynter
29072 Range Road 35

We would like to advise the county that we do not approve of this Re designation application. It is very important that we protect the Agriculture in this small community. This potential subdivision will disrupt the wildlife. The location is on a narrow gravel road, this road will not sustain the amount of traffic.

It will surely create lots of construction and disturbance. We chose to live in a rural community for the peaceful and quiet enjoyment of our country living. We ask that this application be declined and the land usage remain as Business Rec. If this is approved it will open the door for future applications and goodbye to country living.

Thanks in Advance for your support to decline the application.
See you on Feb 13 for the council meeting.

Marie Clarke



Land Suitability

Llana McCowan and Dean Morley – NE 6-29-3-W5 (29040 RR 35 MVC)
Opposition to Application File PL2023002 for Redesignation of 55 acres from Business
Recreation District (B-REC) to Residential Rural District (R-RUR) to Facilitate
Subdivision

Land Suitability Rating System (LSRS)

DESCRIPTION

The land suitability rating system (LSRS) is a procedure for rating the suitability of land for agricultural spring-seeded small grains and hardy oilseeds. The system is based on the soil-climate-landscape potential and is an improvement on the Canada Land Inventory capability rating that it replaces.

Note 1: as per the LSRS website, the rating are also applicable to brome grass and alfalfa.

Note 2: Canada Land Inventory - CLI

LSRS is applied to an area of land called a polygon.

- There are three components to the suitability rating:
 - Suitability class (this is a national classification) – indicating a limitation factor (1 = none through 7 = unsuitable);
 - Limitation code – a two-character code which will reflect climate, soil and/or landscape within the suitability class representing why there is a limitation;
 - Portion of the polygon the limitation applies to (10 = 100%, 5 = 50%, etc.)

<https://open.alberta.ca/publications/land-suitability-rating-system#summary>

Where We Are

We live in Mountain View County (red X), just over 1 mile from the applicant's Rocky View County property (Chinook Ridge pin).

Both our properties exist within the Alberta land polygon 12105 which encompasses 11,506.72 acres.



Polygon 12105 Information as of January 27, 2024

The screenshot displays the Alberta Soil Information Viewer interface. The top navigation bar includes the Alberta and Canada logos, and the text "Alberta Soil Information Viewer". A search bar is located in the top left. The main content area is divided into a left sidebar and a right map area.

General Information

Select polygons on the map
12105

Variable	Value
POLY_ID	12105
Map Unit Name	DVG1/H11
Landform	H11 - hummocky - low relief
LSRS Rating (Spring Grains)	3HT(10)

Landscape Model Descriptions:
Orthic Black Chernozem on medium textured (L, CL) till (DVG).
The polygon may include soils that are not strongly contrasting from the dominant or co-dominant soils (1).
Hummocky, low relief landform with a limiting slope of 6% (H11).

Buttons: Image, Landform Model, Landform Profile, Export to PDF

The map area shows a large grey polygon labeled "12105" with several red annotations: "Dogpound" (circled), "Township Rd 290" (boxed), "22" (boxed), and "Bolton" (circled). The map also shows topographic contours, roads (Township Road 284, 574), and soil map units (T2R3WA, T2R3WS).

Report on Soil Polygon: 12105

Variable	Value
POLY_ID	12105
Map Unit Name	DVG1/H1I
Landform	H1I - hummocky - low relief
LSRS Rating (Spring Grains)	3HT(10)

Landscape Model Descriptions:

Orthic Black Chernozem on medium textured (L, CL) till (DVG).

The polygon may include soils that are not strongly contrasting from the dominant or co-dominant soils (1). Hummocky, low relief landform with a limiting slope of 6% (H1I).

Image:



Polygon 12105 – 3HT(10)

LSRS rating 3HT(10) for polygon 12105 (as of January 27th, 2024) indicates:

- 3 = moderate limitations
- HT = the moderate limitations are caused by:
 - Climate Temperature = Inadequate heat units for the optimal growth and
 - Landscape = slopes steep enough to incur a risk of water erosion or to limit production
- (10) = 100% of the area of the polygon have these limitations applicable

- <https://open.alberta.ca/dataset/dcoe6b58-b9d9-45d4-8d68-9d9dbd21687a/resource/f339217e-c4ae-4dc3-b619-883023350199/download/lrs-explained.pdf>

Farming in Our Polygon – Hay, Barley, Canola, Grazing



Discussion

In 2012, the applicant was able to convince the Rocky View County counsel that her land was “not farmable”, and a redesignation was approved to B-Rec.

In our opinion, this was an unfortunate decision as the land is far from “not farmable” and in our opinion, this occurred as there was no one at the hearing to contest the provided information.

In the applicant’s support letter posted on her Chinook Ridge website (dated June 26, 2023), she states she has “...revised the plans to alleviate my neighbor’s stress regarding...” and the first point indicates:

- **Loss of agricultural land** – Rocky View County deemed it non-agricultural in 2012. It has not changed. Rocky slabs, wetlands, slope, CLI classifications (4H & 4T – lack of Heat to dry soil due to east-sloping Topography), history, and a neighbor’s letter.

Rocky View, in my opinion did not deem her land to be “non-agricultural” – they allowed a redesignation.

As per the BLOG information on the Chinook Ridge website, the letter from the neighbour indicated it was their opinion the land was not prime farmland – but it does not indicate the land is un-farmable.

Note: The LSRS website indicates it replaces the CLI classifications (4H, 4H, T) in 2017.

opinion this is not prime farmland and truly lives up to its' Canadian Land Inventory Classification as:

Class 4H – Severe limitations due to temperature.

Class 4H, T – Severe limitations due to temperature and adverse topography.

Discussion

- The information provided by the applicant in relation to the LSRS rating of our polygon land area has led people to believe the applicant's land is not farmable.
- We need to stop the continued loss of agricultural lands. Development of new residential communities on farmland should not be allowed.

<https://www.google.com/url?sa=t&rct=j&q=&esrc=s&source=web&cd=&cad=rja&uact=8&ved=2ahUKEwiLwJmYoYOEAXWizQIHfyAsEQFnoECAoQAw&url=https%3A%2F%2Fcms.eas.ualberta.ca%2FUrbanEnvOb%2Fwp-content%2Fuploads%2Fsites%2F21%2F2018%2F01%2FUrban-Suburban-Smart-and-Wet-Growth-in-Alberta.pdf&usq=AOvVaw1vZUdZqJzVDllkjkzgtwf&opi=89978449>

- The LSRS polygon ratings and the Google Earth map of our polygon show sustainable agriculture in this area. The applicant's land is no different in soil, temperature or slope from our land.
 - At our highest point of farmed land (+/-40 acres) to our lowest, we experience a 25-metre drop (over a 422.82 metre distance).
 - At the applicant's highest point of land to the lowest, it is a 27-metre drop (over a 784.65 metre distance).
- As with any agricultural pursuit, good land stewardship is critical to production success.
- Whether the farming practice is to sow spring-seeded grains or oil crops, to produce hay and/or to provide pasture to graze, the land must be carefully managed, or it will begin to not produce.

Applicant's Information - Disputing

In our review and interpretation of the LSRS, our land polygon and the experience of living in this area since 2011 – we dispute the information being provided by the applicant related to the land being “unfarmable” or “non-agricultural”.

We feel this information may be inappropriately swaying some people's opinion and feel propelled to present the facts as we understand them to be to help ensure this misinformation does not incorrectly influence the County's decision in this application.

I have the benefit of having been raised on a century old grain farm in Manitoba, farmed by my grandfather and father and my brother is an agronomist.

This information has been reviewed with my family and our views on the land use with our polygon are consistent in our opinions:

The applicant's land is just as farmable as our land and the land surrounding it, within the LSRS polygon.

Thank you for allowing us to present this information. We are strongly opposed to this redesignation.

To: Rocky View County Council
Legislative & Intergovernmental Services
Rocky View County
262075 Rocky View Point
Rocky View County, AB, T4A 0X2

RE: Application: PL20230002 (08731001) Bylaw: C-8492-2024
Applicant: Chloe Cartwright
Owner: Chloe Cartwright

Location of subject property: A portion of SE 31-28-03-05WM located 0.81 kilometers (0.50 miles) north of Highway 574 (Township Road 284), on the west side of Range Road 35.

From: Darrin Taylor Diana Taylor
Print names
Address or proximity to subject property NE 25 T-28 R-4 05

It has come to our attention that an application has been submitted to rezone subject lands from Business, Recreation District (B-REC) to Residential, Rural District (R-RUR) to facilitate future subdivision of 9 new lots of +/- 4 hectares (+/- 6-10.00 acres) with a +/- 33.99 hectare (+/- 84.00 acres) remaining B-REC for undisclosed recreational development. Currently there is one subdivision out of this quarter section and with the owner's home there would be 10 houses on this property.

Regarding this rezoning and future subdivision in this agricultural area I/we are:

Opposed to application.

Reasons for our decision above regarding this application are:

The proposed use of multiple acreages on prime agricultural land is not suitable for a farming community due to reasons such as maintaining safety on roads that are heavily used by large farming equipment and the reduction of available land in which to produce agricultural products that benefit society.

Signature (s) Darrin Taylor Diana Taylor
Date January 27 2024 January 27 2024

From: [Jillian Halbert](#)
To: [Michelle Dollmaier](#)
Subject: FW: Opposition: Application C-8492-2024 - PL2023002
Date: Wednesday, January 31, 2024 11:15:45 AM

Hi Michelle,

Please see public submission below for your purposes. I apologize – I did not know you had take this file in Jasmine’s absence.

JILLIAN HALBERT

She/Her/Hers

Administrative Assistant | Legislative & Intergovernmental Services

ROCKY VIEW COUNTY

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

Phone: 403-520-6604

JHalbert@rockyview.ca | www.rockyview.ca

From: Legislative Officers <LegislativeOfficers@rockyview.ca>
Sent: Monday, January 29, 2024 12:06 PM
To: A. Holm <a[REDACTED]>
Cc: Legislative Officers <LegislativeOfficers@rockyview.ca>; Jasmine Kaur <JKaur@rockyview.ca>
Subject: RE: Opposition: Application C-8492-2024 - PL2023002

Hello,

Thank you for your comments on the proposed bylaw. They will be included in the agenda for Council’s consideration.

Thank you,

LEGISLATIVE OFFICERS

Legislative and Intergovernmental Services

ROCKY VIEW COUNTY

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

Phone: 403-230-1401

legislativeofficers@rockyview.ca | www.rockyview.ca

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

From: A. Holm <a[REDACTED]>
Sent: Saturday, January 27, 2024 3:41 PM
To: Legislative and Intergovernmental Services <LegislativeServices@rockyview.ca>

Subject: Opposition: Application C-8492-2024 - PL2023002

Hello,

With regard to the Application C-8492-2024 -PL2023002, my husband and I, Dave and Amanda Holmberg, would like to express our opposition to the proposal of subdivision of the land.

We can appreciate that one would like to use their land as they wish, however, building a subdivision out in this beautiful farming country goes against every reason we all bought out here. There are multiple concerns, including an increase in traffic and resources needed to sustain such a community, wear on the already less-than-ideal roads out here, and taxing existing natural resources such as water supply, to name a few.

If the owner is so keen to sell off the land, may we suggest selling the parcel in its entirety so that someone can appreciate it as is, without excess development.

We are away for the hearing date unfortunately, but wanted to ask the county to consider denying the owner's request to subdivide.

Thank you for your time and consideration,

Dave & Amanda Holmberg

3440 Township Road 290
Rural Mountain View
TOM ORO



Sent from Gmail Mobile

January 30, 2024

Attention: Ms. Dollmaier:

Re: File 08731001 Application PL20230002

Regarding: Bylaw C-8492-2024 to redesignate a portion of SE-31-28-03-W05M from Business, Recreation District (B-REC) to Residential, Rural District (R-RUR) to facilitate future subdivision of 9 new lots.

This bylaw would have a direct affect upon our parcel of land (NW-31-28-03-W5M), immediately bordering the parcel in question.

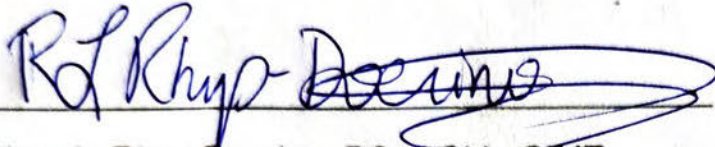
We are opposed for the following reasons:

- The subdivision would have a negative impact on the level of water table-due to high usage and constant demand.
- There would be a notable increase in pollution (not only contaminants to water, soil, and air, but also light and noise pollution). The combined effect of these would have a devastating effect on the otherwise virtually pristine environment.
- There would most certainly be detrimental effects of the proposed development on wildlife and natural habitat.
- Increased road wear and tear would affect all local residents.
- Inevitably, there would be an increase in property taxes to local residents for repair and maintenance of roads due to the resulting increase in traffic.
- The sandstone substrate will not easily support septic systems.
- There are livestock operations on the three adjacent quarters which would be impacted.
- Agricultural lands are worth protecting.

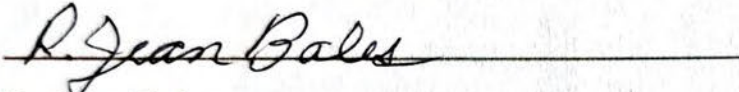
Thank you for considering our input. We regret we are unable to be in attendance at the hearing. Three of us work full-time; the other is dependent upon the others for transportation (having restricted mobility at age 83).

Regards,

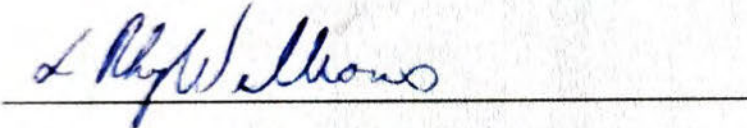
The landowners at NW-31-28-03-W5M; (directly adjacent property)



Rhonda Rhys-Doering, BSc., CIL, CIMT



R. Jean Bales



Lesley Rhys-Williams, BSc.

____ Susan Herbert _____

Susan C Herbert, R.V.T.

From: [Legislative Officers](#)
To: [Protect Our Agricultural Community](#)
Cc: [Michelle Dollmaier](#); [Legislative Officers](#)
Subject: RE: To: Rocky View County Council, and Administration Re Application PL2023002
Date: Wednesday, January 31, 2024 11:12:04 AM

Hello,

Thank you for your comments on the proposed bylaw. They will be included in the agenda for Council's consideration.

Thank you,

LEGISLATIVE OFFICERS

Legislative and Intergovernmental Services

ROCKY VIEW COUNTY

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

Phone: 403-230-1401

legislativeofficers@rockyview.ca | www.rockyview.ca

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

From: Protect Our Agricultural Community <poac35@gmail.com>
Sent: Tuesday, January 30, 2024 8:13 PM
To: Legislative and Intergovernmental Services <LegislativeServices@rockyview.ca>
Subject: To: Rocky View County Council, and Administration Re Application PL2023002

RE: RVC Redesignation Application File PL2023002 – Bylaw C-8492-2024

(To redesignate a portion of SE 31-28-03 W5M from B-REC to R-RUR to facilitate future subdivision of 9 new lots)

We, the undersigned, represent 130+ local community members in Division 4 of RVC, as well as neighbors in MVC who are near to the proposed redesignation, which we oppose. POAC (Protect Our Agricultural Community) was organized as a group in 2021 after seeing a newspaper article in Rocky View Weekly (attachment 1).

We have attached the local area map and membership list for all who share in this purpose, to protect agricultural lands from incompatible development in our common, agricultural and ranching community (attachments 2, 3, 4).

There are severe impacts this redesignation would have on our agricultural area and we feel this will quite literally change the face of our rural community. This development scheme is being proposed in an area far-removed from any recognized growth area with miles and miles of active, large scale, commercial agricultural farmland, and livestock ranches. A cluster of nine new lots located in our

vicinity will adversely impact the uniquely industrious, commercial farming operators, as well as POAC members who live here for quiet enjoyment.

This application is undesirable to our membership because we find the concept misplaced in our community. The County Plan says on page 38 that there is a “need to allow operators to go about their day-to-day business without new land uses adversely impacting their operation”. Our membership believes this redesignation would negatively affect all of us.

The subject property already has a First Parcel Out, and any further fragmentation of this property is undesirable. The redesignation proposes nine new lots and along with the two existing residences on this property it would effectively be one house less than Madden has and nine houses more than Bottrel. Paragraph 320 in the LUB says that a maximum of two dwelling units would be allowed on each of the R-RUR parcels (attachment 5). Technically, with nine new parcels that would apportion eighteen dwelling units within the R-RUR land designation. In addition to that, each new parcel would have a discretionary use to operate a variety of businesses, some of which could see a steady stream of activity day or night. This development would be its own bustling small town, more populated than Madden or Bottrel.

Agricultural lands are in great demand, so we must maintain, sustain, and protect them. Reflecting on a post harvest season, livestock feed was scant, cattle had to be sold off, and feed had to be hauled in from afar. This makes it an absolute shame that this desperately needed agricultural land is being considered for development, because cattle ranchers are desperate for grazing land, and livestock owners are desperate for land in order to grow feed. Farmland is critically needed to meet the immense demand of producers.

Our grievances deepen with the knowledge that there is still 84 acres of this property that remains zoned B-REC. It is still unknown what type of development would occur on this remaining 84-acre parcel. All the development concepts brought forward previously were not compatible with large scale agricultural farming operations. However, precedence could be set with this application. Nonetheless, our circumstances have not changed, and any incompatible development will remain unsupported.

The guiding principle for a new development is to do so in close proximity to existing developments. This application for redesignation is in contravention to the intent and purpose of those guidelines where new developments are to be in a designated growth area. This community cannot handle the redesignation being proposed. We are not equipped for it. There isn't suitable infrastructure to support it; there are no amenities. Our community is not an identified growth area.

Therefore, POAC membership is asking you to vote 'no' on this redesignation application. We are unquestionably opposed to the redesignation of 66 acres of this property from B-REC to R-RUR.

Respectfully submitted,
POAC Representatives:
Karen Singer
Keren Farquharson

Llana McCowan
Poac35@gmail.com

ATTACHMENT E: POLICY REVIEW

Regional Growth Plan	
Rural and Country Cluster Placetypes	
3.1.5.1	The Rural and Country Cluster Placetype should be characterized by larger lot sizes, lower density, and single-detached housing. This Placetype may include country cluster patterns that configure housing development in a focused area and preserves remaining land for open space.
Generally Complies	While the proposed tentative subdivision plan does not include open space for the development, it does include larger lot sizes at a lower density and single-detached housing.
3.1.5.2	Rural and Country Cluster Placetype, when it is not clustered shall comply with the following: (a) the development shall not be located within a Preferred Growth Area; and (b) the maximum Density is 1.2 dwelling units / hectare (0.5 dwelling units/acre).
Complies	The proposal is not located with a preferred growth area and is within the allowed density of 0.5 dwelling units / acre.

Municipal Development Plan (County Plan)	
Managing Residential Growth – Agricultural Area	
5.10	<i>Residential development in the agricultural area shall be guided by the goals and policies of this Plan.</i>
Conflicts	The proposed redesignation to country residential is not within an ASP area or a fragmented quarter section.
5.11	<i>Support first parcel out residential and agricultural subdivision in the agricultural area as per the policies of this Plan (section 8).</i>
Not Applicable	The proposed subdivision would result in the creation of a fragmented quarter section.
Agriculture – Minimize Land Use Conflict	
8.25	Discourage intrusive and/or incompatible land use in the agricultural area.
Conflicts	The proposed country residential development would not be compatible with the surrounding agricultural area.
8.26	Applicants proposing new residential, institutional, commercial, and industrial land uses shall design and implement measures to minimize their adverse impacts on existing agriculture operations, based on the County's 'agriculture boundary design guidelines.'
Not Applicable	As a condition of subdivision, the applicant would need to provide information on how the agriculture boundary design guidelines are being applied to the site.
Country Residential Development – Country Residential Communities	
10.2	<i>Country residential development in the agriculture area shall be guided by the goals and policies of this Plan.</i>
Conflicts	The proposed country residential parcel is not within an ASP area or a fragmented quarter section.
Country Residential Development – Fragmented Country Residential Areas	
10.11	<i>Within a fragmented quarter section, the redesignation of residential lots or agricultural parcels less than or equal to 10 hectares (24.7 acres) in size to a new residential land use may be supported if the following criteria are met: a. A lot and road plan is provided that;</i>

	<ul style="list-style-type: none"> <i>i. plans for an area determined by the County at the time of redesignation application. The plan shall include, at a minimum, all residential or small agricultural acreages that are adjacent to the application;</i> <i>ii. includes design measures to minimize adverse impacts on existing agriculture operations; and</i> <i>iii. demonstrates potential connectivity to residential or small agricultural acreages outside of the lot and road plan area.</i> <p><i>b. A technical assessment of the proposed design is provided, to demonstrate that the lot and road plan area is capable of supporting increased residential development. The assessment shall address:</i></p> <ul style="list-style-type: none"> <i>i. the internal road network, water supply, sewage treatment, and stormwater management; and</i> <i>ii. any other assessment required by unique area conditions.</i> <p><i>c. A technical assessment of the impact on off-site infrastructure, roads, and stormwater systems is be provided;</i></p> <p><i>d. A report is provided that documents the consultation process undertaken to involve affected landowners within the plan area in the preparation and/or review of the lot and road plan.</i></p>
Not Applicable	The parcel is not within a fragmented quarter section.
Transportation – Road Access	
16.13	<p><i>Residential redesignation and subdivision applications should provide for development that:</i></p> <ul style="list-style-type: none"> <i>a. provides direct access to a road, while avoiding the use of panhandles;</i> <i>b. minimizes driveway length to highways/roads;</i> <i>c. removes and replaces panhandles with an internal road network when additional residential development is proposed; and</i> <i>d. limits the number and type of access onto roads in accordance with County Policy.</i>
Complies	The proposed subdivision includes the use of two internal roads to provide lots direct access to a road.

Land Use Bylaw C-8000-2020	
R-RUR Residential, Rural District	
319	<p><i>Minimum Parcel Size</i></p> <ul style="list-style-type: none"> <i>a) 1.6 ha (3.95 ac)</i>
Complies	The proposed R-RUR parcels will range from ± 6.18 acres to ± 8.00 acres in size.



BYLAW C-8492-2024

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-8492-2024*.

Definitions

2 Words in this Bylaw have the same meaning as those set out in the *Land Use Bylaw* and *Municipal Government Act* except for the definitions provided below:

- (1) **“Council”** means the duly elected Council of Rocky View County;
- (2) **“Land Use Bylaw”** means Rocky View County Bylaw C-8000-2020, being the *Land Use Bylaw*, as amended or replaced from time to time;
- (3) **“Municipal Government Act”** means the *Municipal Government Act*, RSA 2000, c M-26, as amended or replaced from time to time; and
- (4) **“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 ± 24.12 hectare (± 59.6 acre) portion of SE-31-28-03-W05M from Business, Recreation District (B-REC) to Residential, Rural District (R-RUR) as shown on the attached Schedule 'A' forming part of this Bylaw.

4 THAT a ± 24.12 hectare (± 59.6 acre) portion of SE-31-28-03-W05M is hereby redesignated to Residential, Rural District (R-RUR) as shown on the attached Schedule 'A' forming part of this Bylaw.

Effective Date

5 *Bylaw C-8492-2024* 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 _____ day of _____, 2024

READ A SECOND TIME this _____ day of _____, 2024

UNANIMOUS PERMISSION FOR THIRD READING this _____ day of _____, 2024

READ A THIRD AND FINAL TIME this _____ day of _____, 2024

Reeve

Chief Administrative Officer

Date Bylaw Signed

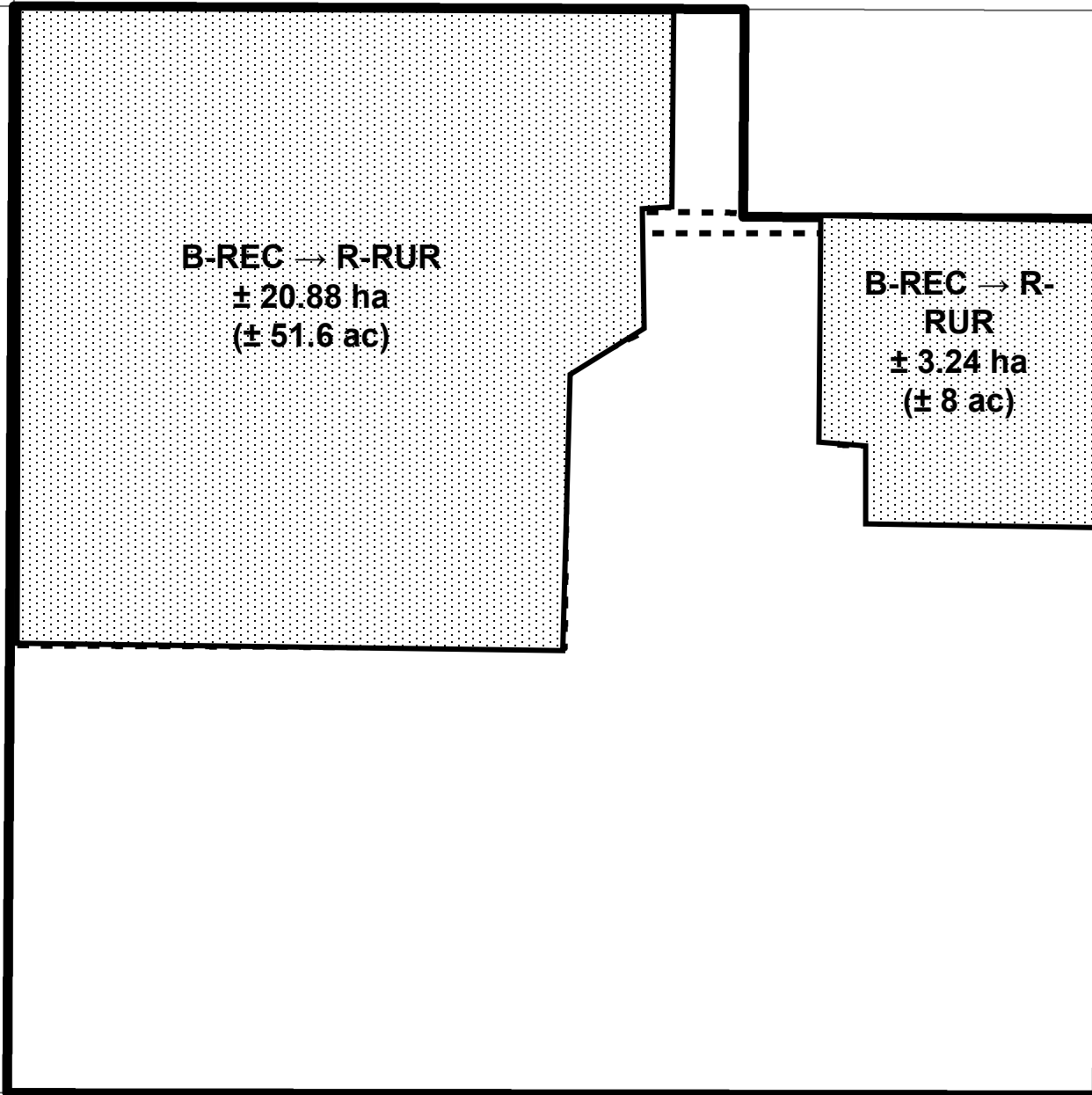
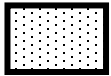
Schedule 'A'

Bylaw
C-8492-2024

Amendment

FROM
Business, Recreation District
(B-REC)

TO
Residential,
Rural District
(R-RUR)





Direct Control Amendment Item: Residential/Business

Electoral Division: 2 File: 1013-301 / Harmony Plan Area

Table with 4 rows: Date (February 13, 2024), Presenter (Oksana Newmen, Senior Planner), Department (Planning), Approved by (Executive Director / Director and/or Chief Administrative Officer)

REPORT SUMMARY

The purpose of this report is to assess a County-led amendment to Direct Control Bylaw C-6688-2008 (DC-129) to allow the Development Authority the ability to consider requests to vary the required minimum property line setback distance by up to 50%.

The proposed amendments would allow the Development Authority discretionary powers to approve the location of a building that does not meet the minimum setback distance(s) prescribed within a particular development cell.

The subject parcel is located within Harmony; therefore, the Bylaw was evaluated in accordance with the Municipal Development Plan (County Plan), Harmony Conceptual Scheme, and Direct Control Bylaw C-6688-2008 (DC-129).

The application was found to be generally consistent with the policies of the County Plan, Harmony Conceptual Scheme, and DC-129.

Four properties along Grayling Lane in Harmony were identified to have been approved for a Building Permit when they did not meet the minimum setback distances to the south property line for the attached decks.

ADMINISTRATION'S RECOMMENDATION

- THAT Bylaw C-8463-2024 be given first reading.
THAT Bylaw C-8463-2024 be given second reading.
THAT Bylaw C-8463-2024 be considered for third reading.
THAT Bylaw C-8463-2024 be given third and final reading.

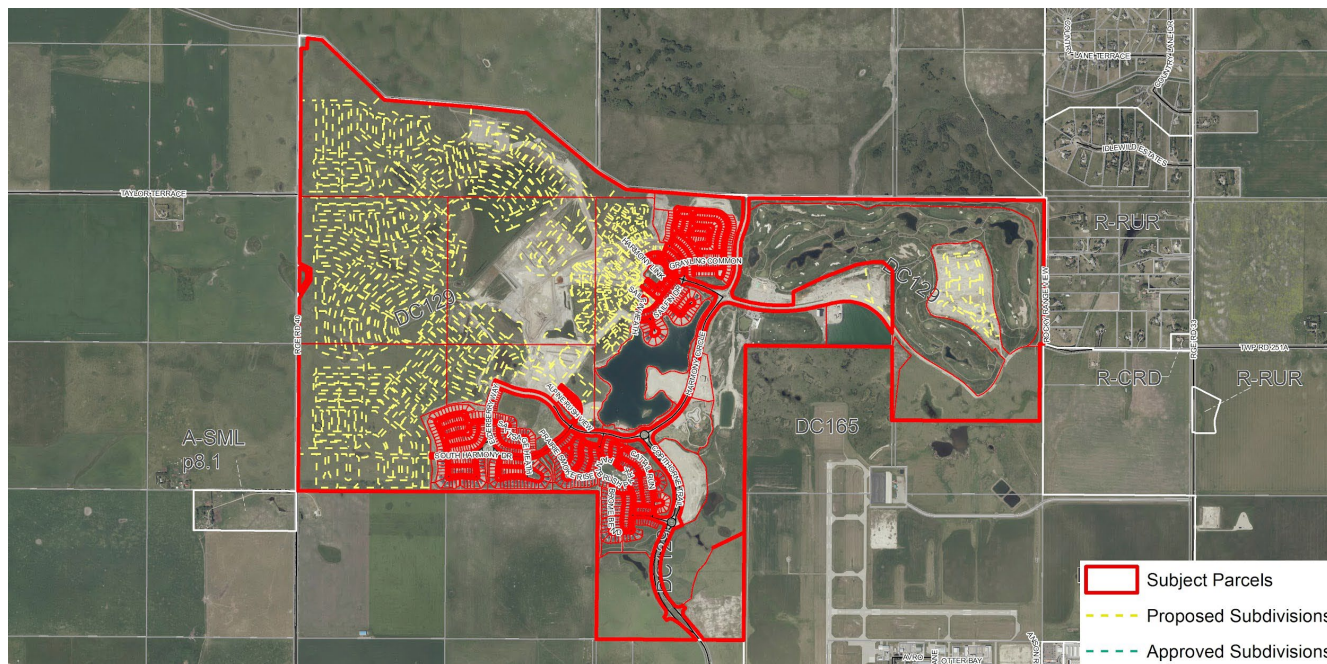


Direct Control Amendment Item: Residential/Business

BACKGROUND

Location (Attachment A)

Located within Harmony, approximately 3.22 kilometres (2 miles) north of Township Road 250 and on the east side of Range Road 40.



Site History (Attachment B)

On October 7, 2008, Council approved Bylaw C-6688-2008 (DC-129) establishing the Direct Control District for the Harmony Plan area.

Between May 2017 and November 2022, various amendments to DC-129 were adopted to align the Direct Control District with the evolving nature of the development.

In Q1 2023, Administration received legal advice noting that Development Permit applications proposing development requiring variances within a Direct Control district should not be approved unless there is a specific clause that would allow for such variances to be considered. In March 2023, Administration notified various landowners and developers within Direct Control Districts of the change in direction based on this legal advice. Due to this change, Administration worked with the developer of Harmony to propose amendments to DC-129 to allow for limited variance powers for setbacks to property lines.

Upon further investigation, four properties along Grayling Lane were identified to have been approved for a Building Permit when they did not meet the minimum setback distances for the proposed attached decks to the south property line. These dwellings with attached decks are located closer to the south property line than what can be considered with the proposed variance ability in this application.

Intermunicipal and Agency Circulation (Attachment C)

The application was circulated to all necessary intermunicipal neighbours, internal and external agencies.

This application was circulated to The City of Calgary; The City raised no concerns on the proposed amendments.

Alberta Transportation and Economic Corridors has provided no concerns on the proposed amendments.

Direct Control Amendment Item: Residential/Business

Landowner Circulation (Attachment D)

The application was circulated to 798 adjacent landowners in accordance with the *Municipal Government Act* and County Policy C-327 (Circulation and Notification Standards); 1 letter in support, and 1 letter in opposition were received.

ANALYSIS

Policy Review (Attachment E)

The proposed amendments generally align with the overarching policies of the County Plan, the Harmony Conceptual Scheme, and Direct Control Bylaw C-6688-2008 (DC-129).

The County Plan and Harmony Conceptual Scheme supports the continued development of the hamlet of Harmony in accordance with the approved conceptual scheme.

Land Use Bylaw C-4841-1997 (LUB) allows for the Development Authority to consider variances to the LUB in accordance with the specific variance clauses for deck extensions and riparian areas. The LUB additionally has a variance clause for direct control districts; however, the Harmony DC District does not reference the applicability of this portion of the LUB as part of the general restrictions section of the DC. As such, the variance powers under Part 4 of the LUB cannot be considered for Development Permits within Harmony, which was the intent of the inclusion of section 67.5 of the LUB.

COMMUNICATIONS / ENGAGEMENT

Consultation was conducted in accordance with statutory requirements and County Policy C-327.

IMPLICATIONS

Financial

No financial implications identified at this time.

Processing Time & Applicant Cost

If the proposed amendments to DC-129 are not supported, then applications for variances to the minimum property line setbacks would require a Direct Control District Bylaw Amendment application; these applications come with a higher application fee and longer processing time compared to a development permit.

STRATEGIC ALIGNMENT

This report is a statutory obligation under the *Municipal Government Act*.

Effective Service Delivery	SD4: Services are continually assessed for improvements in cost efficiency, effectiveness, and customer experience	SD4.1: Percent of services that are assessed annually for innovation opportunities and have demonstrable efficiency improvements	Variance applications could be considered through a Development Permit process instead of a Direct Control District amendment, which would provide for a more efficient application process and a cost reduction in services provided.
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Direct Control Amendment Item: Residential/Business

ALTERNATE DIRECTION

No alternative options have been identified for Council's consideration.

ATTACHMENTS

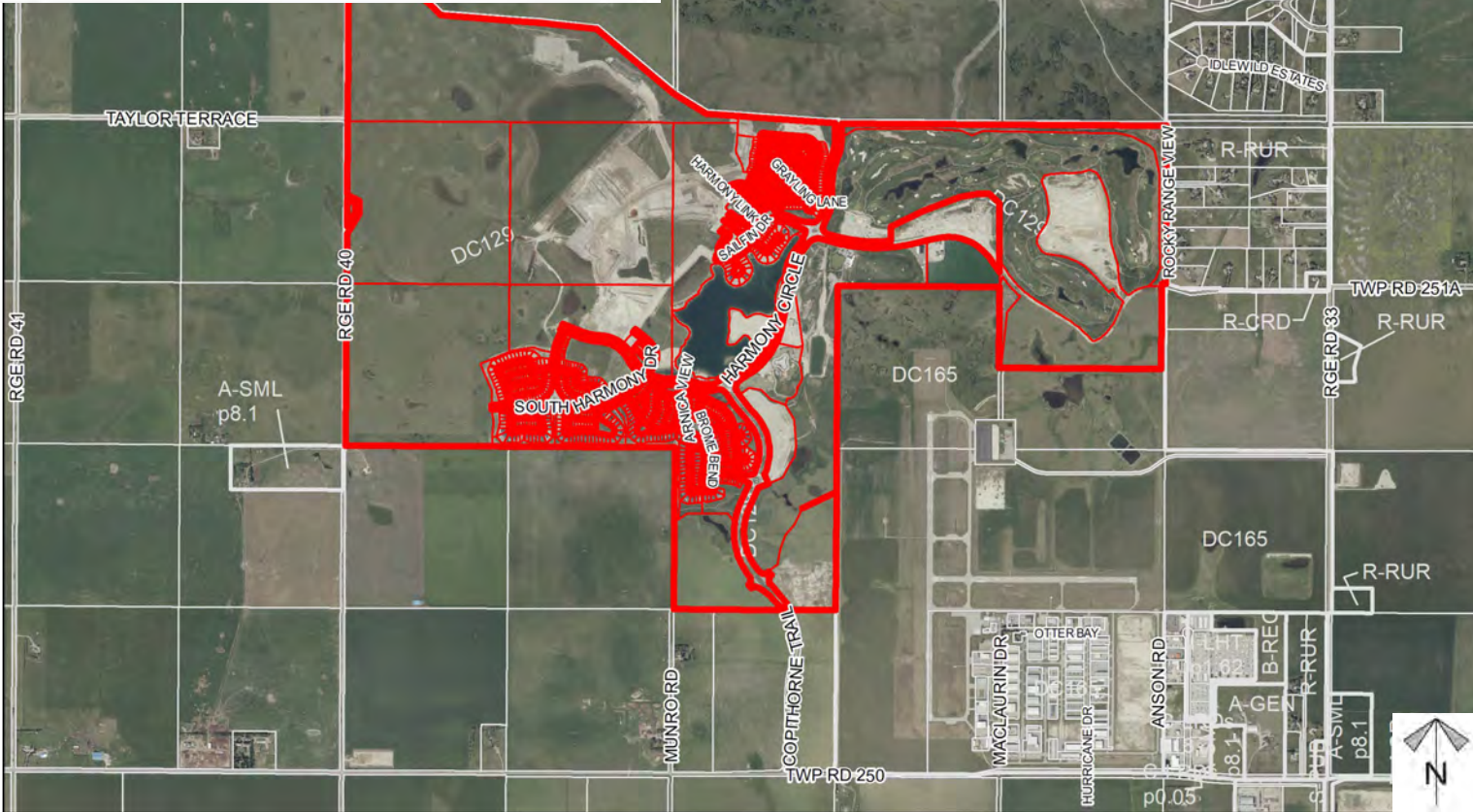
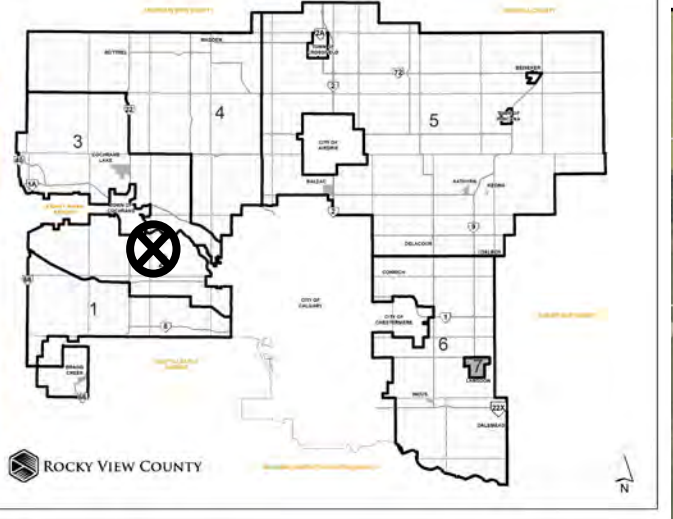
- Attachment A: Map Set
- Attachment B: Application Information
- Attachment C: Application Referral Responses
- Attachment D: Public Submissions
- Attachment E: Policy Review
- Attachment F: Draft Bylaw C-8463-2024
- Attachment G: DC-129 Redline



Location & Context

Amendment Proposal

Amendment to Direct Control District (DC-129) to allow the Development Authority the ability to consider variance requests to the minimum property line setbacks up to 50% of the described minimum setback distance through a Development Permit process.

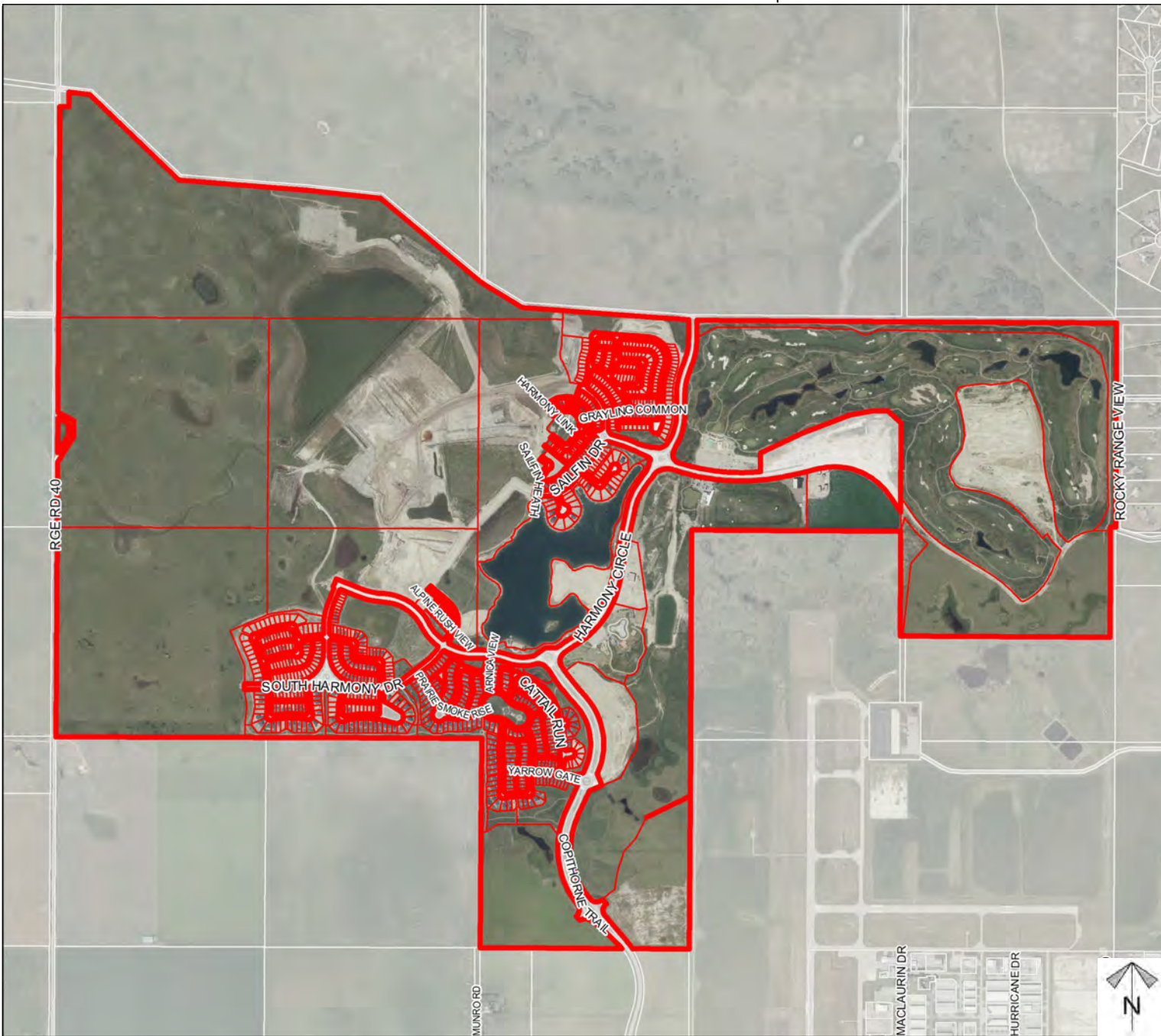


Division: 2
Roll:
File: 1013-301 Harmony (DC 129)
Printed: April 22, 2023
Legal: Within section 08.1
Page 2 of 5 of 5748-
W05M

Development Proposal

Amendment Proposal

Amendment to Direct Control District (DC-129) to allow the Development Authority the ability to consider variance requests to the minimum property line setbacks up to 50% of the described minimum setback distance through a Development Permit process.

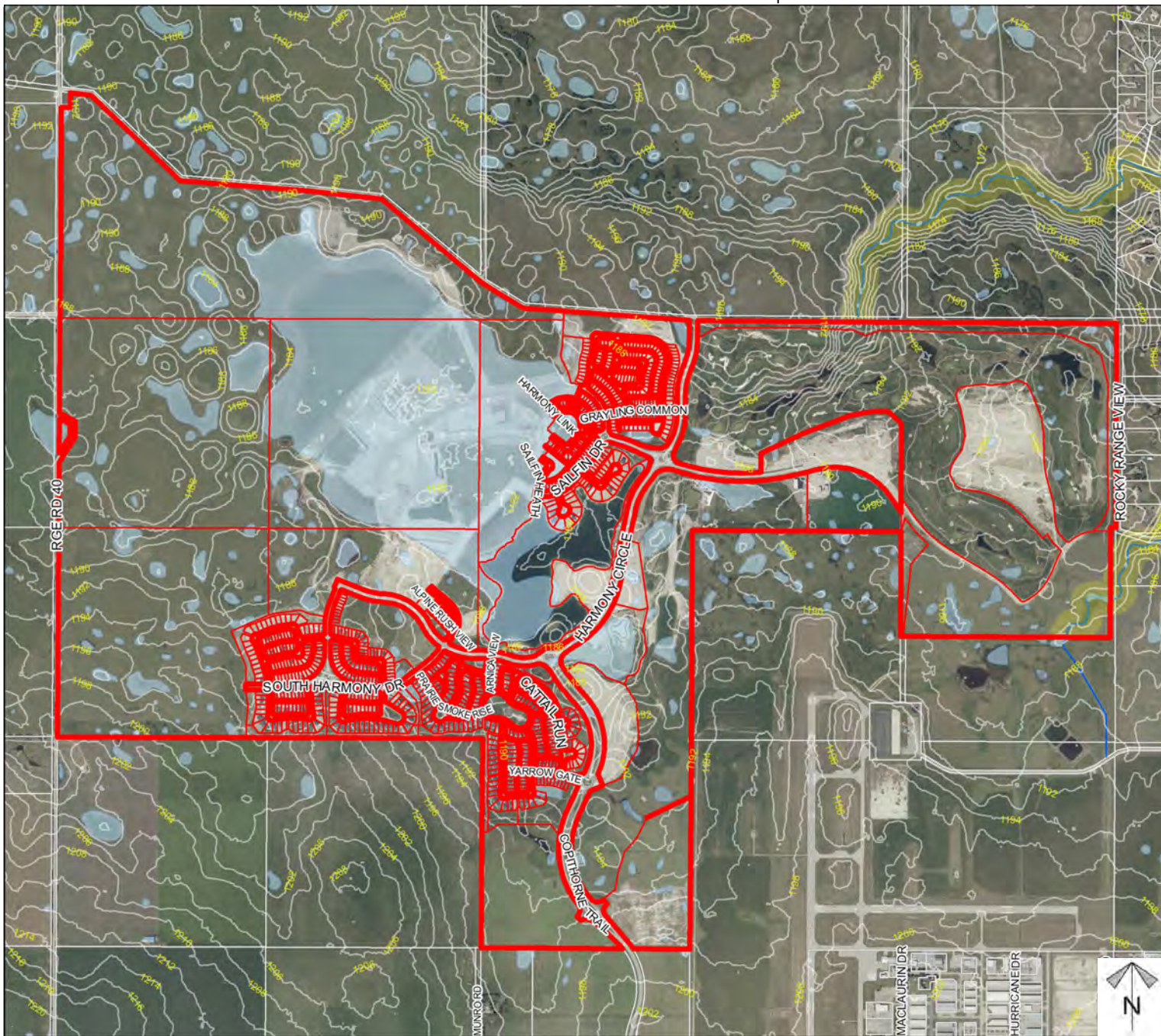


Division: 2
 Roll:
 File: 1013-301 Harmony (DC 129)
 Printed: April 22, 2023
 Legal: Within section 08-02-56 of 576-
 W05M

Environmental

Amendment Proposal

Amendment to Direct Control District (DC-129) to allow the Development Authority the ability to consider variance requests to the minimum property line setbacks up to 50% of the described minimum setback distance through a Development Permit process.



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

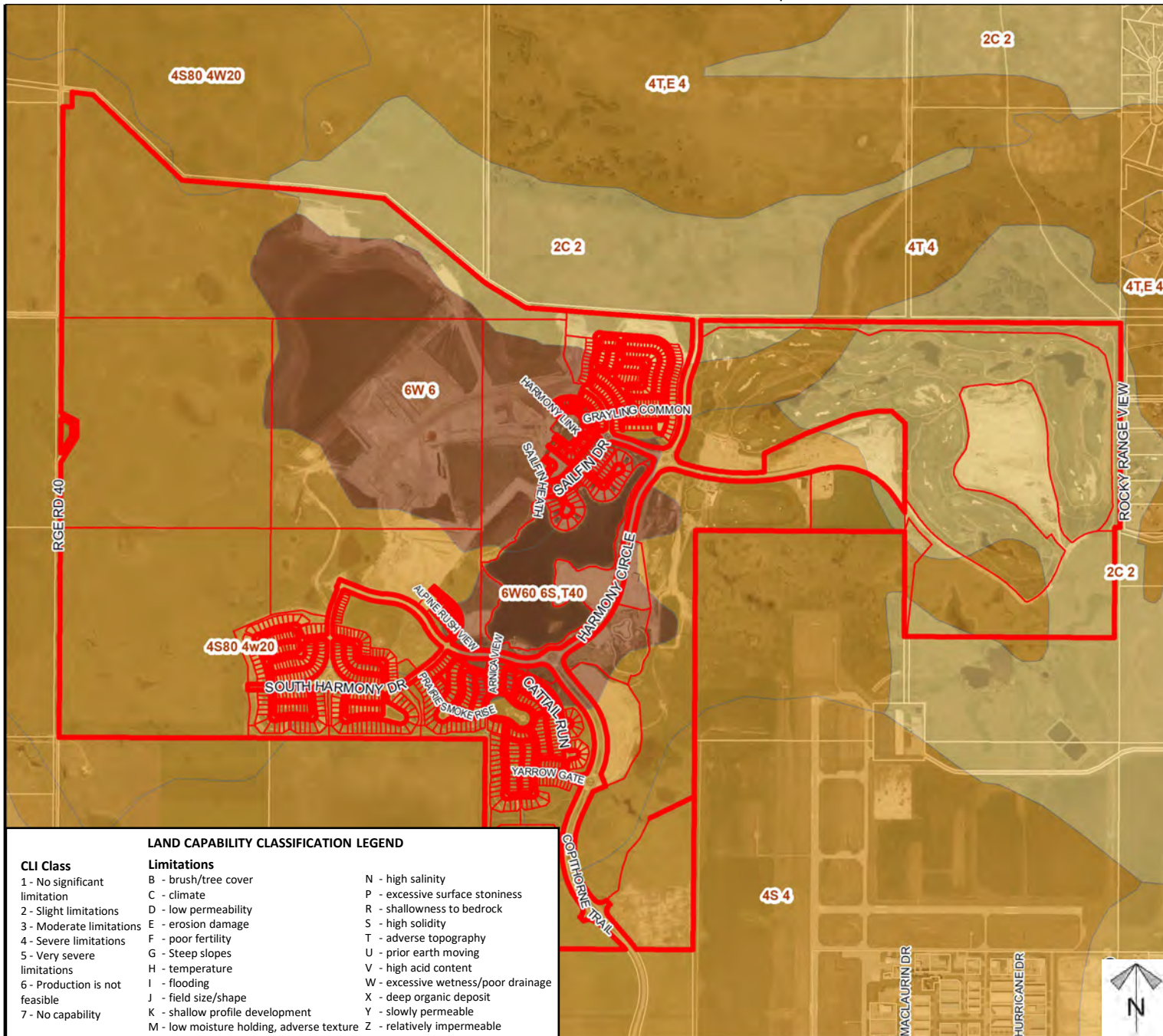
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 Roll:
 File: 1013-301 Harmony (DC 129)
 Printed: April 22, 2023
 Legal: Within section
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 W05M



Soil Classifications

Amendment Proposal

Amendment to Direct Control District (DC-129) to allow the Development Authority the ability to consider variance requests to the minimum property line setbacks up to 50% of the described minimum setback distance through a Development Permit process.



LAND CAPABILITY CLASSIFICATION LEGEND

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

Landowner Circulation Area

Amendment Proposal

Amendment to Direct Control District (DC-129) to allow the Development Authority the ability to consider variance requests to the minimum property line setbacks up to 50% of the described minimum setback distance through a Development Permit process.

Legend


Support

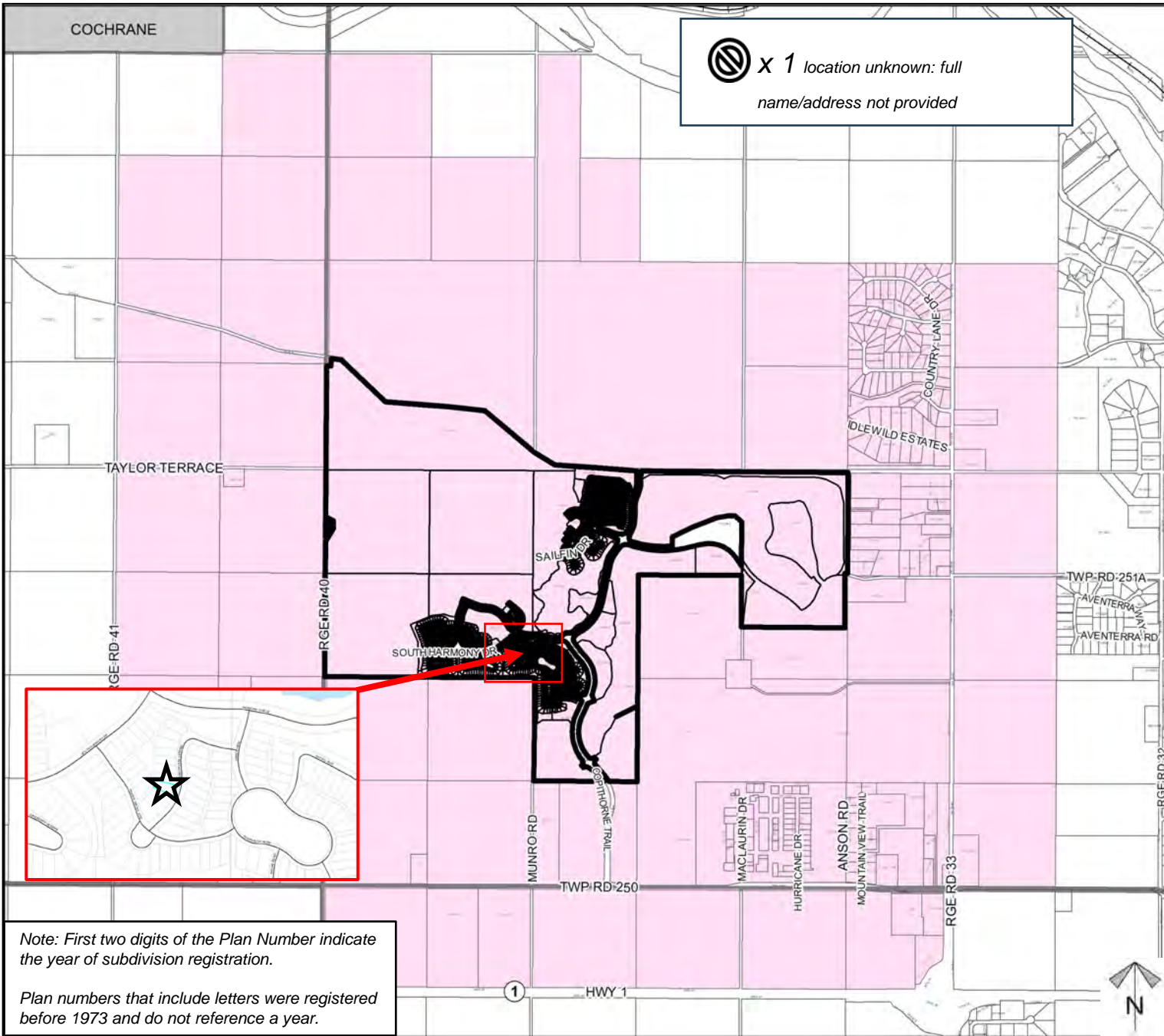


Not Support



Division: 2
Roll:
File: 1013-301 Harmony (DC 129)
Printed: April 22, 2023
Legal: Within section
Page 259 of 576
W05M

 x 1 location unknown: full name/address not provided



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.

ATTACHMENT B: APPLICATION INFORMATION

APPLICANT/OWNERS: Rocky View County	DATE APPLICATION RECEIVED: N/A
GROSS AREA: N/A	LEGAL DESCRIPTION: Harmony Plan Area (Portions of Section 5, 7, 8, and 9 within TWP 25, RGE 03, W05M)
Pre-Application Meeting Held: <input type="checkbox"/>	Meeting Date: N/A
SOILS (C.L.I. from A.R.C.): N/A	
HISTORY:	
November 1, 2022: Council adopted amendments to Direct Control District (DC 129) to remove the development permit requirement for show homes; to remove residential building projections within the VC-1 development cell; to relax the minimum lot frontage width, side yard setbacks, garage to overall building face ration, and maximum lot coverage within the VR-2 development cell; and to revise Schedule A of the Bylaw to amend the development cell areas and numbering.	
June 8, 2021: Council adopted amendments to the Harmony Conceptual Scheme through Bylaw C-8153-2021; amendments to Harmony Conceptual Scheme Appendix C (Stage 3 Neighbourhood Plan) through Bylaw C-8154-2021; amendments to Harmony Conceptual Scheme Appendix D (Stage 4 Neighbourhood Plan) through Bylaw C-8155-2021; amendments to Harmony Conceptual Scheme Appendix E (Stage 5 Neighbourhood Plan) through Bylaw C-8156-2021; and, amendments to Direct Control District (DC 129) through Bylaw C-8157-2021.	
January 26, 2020: Council adopted amendments to Direct Control District (DC 129) through Bylaw C-8085-2020.	
May 9, 2017: Council adopted the Stage 3 Neighbourhood Plan as an appendix of the Harmony Conceptual Scheme through Bylaw C-7672-2017.	
May 9, 2017: Council adopted the Stage 2 Neighbourhood Plan as an appendix of the Harmony Conceptual Scheme through Bylaw C-7670-2017.	
March 14, 2017: Council adopted amendments to the Stage 1 Neighbourhood Plan through Bylaw C-7640-2017.	
October 7, 2008: Council redesignated the subject lands from Ranch and Farm District to Direct Control District through Bylaw C-6688-2008.	
October 7, 2008: Council adopted the Stage 1 Neighbourhood Plan as an appendix of the Harmony Conceptual Scheme through Bylaw C-6687-2008.	
February 13, 2007: Council adopted the Harmony Conceptual Scheme through Bylaw C-6411-2007.	
TECHNICAL REPORTS SUBMITTED: None.	

ATTACHMENT C: APPLICATION REFERRAL RESPONSES

AGENCY	COMMENTS
<i>School Authority</i>	
Rocky View Schools	No response received.
Calgary Catholic School District	No response received.
Public Francophone Education	No response received.
Catholic Francophone Education	No response received.
<i>Province of Alberta</i>	
Alberta Ministry of Environment and Protected Areas	Thank you for referring the proposed DC 129 Amendment to the Lands Division for review and comment. I have reviewed the proposed amendment and have no concerns.
Alberta Transportation and Economic Corridors	Alberta Transportation and Economic Corridors has no concerns or requirements with respect to this proposal.
Alberta Sustainable Development (Public Lands)	No response received.
Alberta Culture and Community Spirit (Historical Resources)	No response received.
Energy Resources Conservation Board	No response received.
Alberta Health Services	No response received.
<i>Public Utility</i>	
ATCO Gas	ATCO Gas has no objections to the Proposed.
ATCO Pipelines	ATCO Transmission high pressure pipelines has no objections.
AltaLink Management	No response received.
FortisAlberta	No concerns.
TELUS Communications	TELUS Communications Inc. has no objection or concern to the above circulation.

AGENCY	COMMENTS
Shaw Communications	On behalf of Shaw Communications, we have reviewed the 1013-301 (Div 2) circulation and have no objections with the amendment.
Adjacent Municipality	
The City of Calgary	<p>The City of Calgary has reviewed the below noted circulated application referencing the Rocky View/Calgary Intermunicipal Development Plan (IDP) and other applicable policies.</p> <p>The City of Calgary has no comments regarding proposed amendment to Direct Control District (DC-129) to allow the Development Authority the ability to consider variance requests to the minimum setbacks.</p>
Internal Departments	
Recreation, Parks, and Community Support	As municipal reserves do not seem to be impacted by the application and amendments, recreation has no comment at this time.
GIS Services	No response received.
Building Services	No response received.
Fire Services & Emergency Management	No response received.
Capital and Engineering Services	<p>General:</p> <ul style="list-style-type: none"> Engineering has no comments on the proposed DC amendment. Any concerns will be addressed at the DP stage once a variance is requested.
Agriculture & Environment Services	No response received.

Circulation Period: May 11, 2023, to June 8, 2023.

Logan Cox

From: K W <[REDACTED]>
Sent: May 14, 2023 10:22 AM
To: Logan Cox; Division 2, Don Kochan
Subject: [EXTERNAL] - Harmony Application 1013-301

Logan,

I received the County's circulation on yet another 'small change' from Harmony. If interpreting the notice correctly it appears Harmony desires to increase the under roof lot coverage across the entire development by up to 50%.

A couple of things come to mind.

First is the stormwater calculations (pre=post, adequate outlet) may need to be re-engineered to account for the increase in hardened surfaces interrupting precipitation events to ensure residents within and without Harmony are not affected by an increase in stormwater volume, rate and timing.

Second is the County ought to undertake some manner of an historical audit to tabulate the litany of changes to the original concept scheme approved for Harmony. Only then would the County be in a position to understand the cumulative impacts of all the amendments over time and whether they are substantial or sustainable. If substantial, perhaps it's time for Harmony and the County to conduct public open houses rather than the picayune direct notice to adjacent landowners.

For example, some level of government oversight is starting to recognize the cumulative impact of unabated development evidenced by Alberta Transportation recently requesting Bingham (and the County?) to complete a new TIA that accounts for Bingham and Harmony.

Thanks

Kevin

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

Logan Cox

From: AJ Booker <[REDACTED]>
Sent: June 9, 2023 7:09 PM
To: Logan Cox
Subject: [EXTERNAL] - Harmony Plan Area; 1013-301

Logan,

Apologies for the late submission.

I am in support of the proposed amendment allowing setback variances to be determined at a Development Authority level.

However, I do wonder if there should be some mechanism that differentiates between requests for setback changes that occur prior to construction vs those that occur after. My suggestion would be a much tighter limitation for those that occur post-construction.

Thanks,
AJ Booker
17 Arrowleaf Landing

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

ATTACHMENT E: POLICY REVIEW

Municipal Development Plan (County Plan)	
Hamlets: Planning and Design Considerations	
9.9	<i>In order to retain rural character, identify a distinct community, and preserve views, a physical separation between an urban boundary and a hamlet is desirable. Preferred uses of land to achieve this transition are:</i> <i>a. Agriculture;</i> <i>b. Open space and parks;</i> <i>c. Conservation lands such as wetland complexes;</i> <i>d. Stormwater retention areas; and</i> <i>e. Compact country residential development within the transition area.</i>
Complies	The Harmony Conceptual Scheme establishes a landscaping buffer between the developed area and adjacent agricultural land uses which serves to achieve this physical separation. The landscaping buffer is not anticipated to be impacted by this Bylaw amendment.
9.11	<i>Encourage a variety of housing forms to be developed in hamlets in order to provide a range of affordability and lifestyle opportunities for county residents.</i>
Complies	The application complies with this policy by encouraging a variety of housing forms. Further, the amendment may allow for consideration of structures that may not conform to the standard building home design and requires setback variances, which would be subject to administrative review.

Conceptual Scheme - Harmony	
5.2.2	<i>The Harmony community will contain a variety of housing forms in keeping with the principles of the conceptual scheme. Subsequent development approval applications will delineate the location, type and associated regulations for each housing form.</i>
Complies	The Harmony Conceptual Scheme identifies that regulations may change as development approval applications shape the design of the community.
5.3.1	<i>The employment lands will be subject to development of architectural design guidelines and performance standards in conjunction with subsequent development applications.</i>
Complies	It is understood that Harmony is subject to architectural design guidelines. However, the County does not review applications for compliance with architectural design guidelines.

Land Use Bylaw C-4841-97	
9.7	<i>The Development Authority may:</i> <i>(a) Refer a Development Permit application, in whole or in part, to any outside agency or local authority it deems necessary for comment;</i> <i>(b) Provide a written time extension agreement, in alignment with the Bylaw;</i> <i>(c) Allow a variance, in alignment with the Bylaw</i>
Complies	The 1997 LUB allows for variance powers to most setbacks, including limited variance powers to riparian setbacks and deck extensions.
67.5	<i>Where a development does not comply with the approved DC Direct Control regulations for the site, the Development Authority may, if satisfied that the proposed variance will not unduly interfere with the amenities of the neighbourhood nor materially interfere or affect the use, enjoyment, or value of neighboring properties, issue a Development Permit granting a variance.</i>
Not Applicable	DC-129 does not reference this part (Part 4) of the LUB, it only references that Part 1, 2, and 3, of Land Use Bylaw C-4841-97 shall apply. As such, the variance powers given under this section cannot be considered within the boundaries of DC-129.



BYLAW C-8463-2024

A bylaw of Rocky View County, in the Province of Alberta, to amend Rocky View County Bylaw C-6688-2008, being the *Direct Control Bylaw (DC-129)*.

The Council of Rocky View County enacts as follows:

Title

1 This bylaw may be cited as *Bylaw C-8463-2024*.

Definitions

2 Words in this Bylaw have the same meaning as those set out in the *Land Use Bylaw* and *Municipal Government Act* except for the definitions provided below:

- (1) “**Council**” means the duly elected Council of Rocky View County;
- (2) “**Land Use Bylaw**” means Rocky View County Bylaw C-8000-2020, being the *Land Use Bylaw*, as amended or replaced from time to time;
- (3) “**Municipal Government Act**” means the *Municipal Government Act*, RSA 2000, c M-26, as amended or replaced from time to time; and
- (4) “**Rocky View County**” means Rocky View County as a municipal corporation and the geographical area within its jurisdictional boundaries, as the context requires.

Effect

3 THAT Bylaw C-6688-2008, as amended, being the Direct Control Bylaw (DC-129), be amended as detailed in Schedule ‘A’ forming part of this Bylaw.

Effective Date

4 *Bylaw C-8463-2024* 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 _____ day of _____, 2024

READ A SECOND TIME this _____ day of _____, 2024

UNANIMOUS PERMISSION FOR THIRD READING this _____ day of _____, 2024

READ A THIRD AND FINAL TIME this _____ day of _____, 2024

Reeve

Chief Administrative Officer

Date Bylaw Signed



SCHEDULE 'A'
FORMING PART OF BYLAW C-8463-2024

Amendment #1:

Add the following to Section 3.0.0:

- 3.17.0 The Development Authority may grant a variance to each site's minimum front yard, side yard and rear yards by a maximum of 50%, so long as the variance would not materially interfere with or affect the use, enjoyment or value of a nearby parcel of land, or adversely affect property access, safety, or utility rights of way.

Amendment #2:

Replace Table 1 (8.5.1) – Village Residential 1 Parcel Regulations a., which reads:

- a. For rules regarding minimum projection into the side yard, refer to the Development Regulations section of the Rocky View County Land Use Bylaw. Where it can be demonstrated that a relaxation of up to 0.05 m is required, and it can be demonstrated that the relaxation is required due to construction error, Administration may grant a relaxation at its sole discretion.

With the following:

- a. Repealed.

Amendment #3:

Replace Section 9.3.0, which reads:

- 9.3.0 Minimum Limits
Except for 9.3.1 and 9.4.0, all minimum and maximum limits shall be as per Table 2(9.5.1) of this Bylaw.

- 9.3.1 Exterior Project Boundary: Condition A as per Schedule "B": 20 m (66 ft).

With the following:

- 9.3.0 Minimum Limits
Except for 9.3.1, 9.3.2, and 9.4.0, all minimum and maximum limits shall be as per Table 2 (9.5.1) of this Bylaw.

- 9.3.1 Exterior Project Boundary: Condition A as per Schedule "B": 20 m (66 ft).

- 9.3.2 Lots 18 through 24, inclusive, Block 30, Plan 1911856; within NW-08-25-03-W05M shall have a minimum dwelling setback of 4.5 m (14.76 ft) and a minimum attached deck setback of 2.5 m (8.20 ft), from the south property line.

Amendment #4:

Replace Table 2 (9.5.1) – Village Residential 2 Parcel Regulations a., which reads:

- a. For rules regarding minimum projection into the side yard, refer to the Development Regulations section of the Rocky View County Land Use Bylaw. Where it can be demonstrated that a relaxation of up to 0.05 m is required, and it can be demonstrated that the relaxation is required due to construction error, Administration may grant a relaxation at its sole discretion.

With the following:

- a. Repealed.

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OFFICE CONSOLIDATION

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

Bylaw	Amendment Type	Date of Approval
C-6688-2008	Original Bylaw	October 7, 2008
	Amendments to Sections 1 – 9 and Schedule 'A'. Addition of Schedule 'D'.	March 14, 2017
C-7671-2017	Amendments to Table of Contents, Section 5.2.0, 5.3.1, 5.3.2, 5.4.0 c), 5.4.0 d), 5.5.0 g), 9.0.0, Schedule 'A', Schedule 'C', and general renumbering.	May 9, 2017
C-7884-2019	Amendments to Section 6.1.0, 6.2.0, Table 1 and Table 2, Section 10.0.0.	June 25, 2019
C-8079-2020	Replacement of Schedule A.	October 27, 2020
C-8080-2020	Amend Schedule A.	October 27, 2020
C-8085-2020	Amendments to Section 5.2.0, 5.3.1, 5.4.0, 5.6.0, 5.8.0, 5.9.0, 5.12.0, 5.13.0, 8.7.0, Definitions, Table 1 and Table 2, Schedule 'C'.	January 26, 2021
C-8157-2021	Update various sections, add an additional three land use districts, added sections 10.0-13.0, and the addition of a Vacation Rental use. Amendments made to accommodate changes to number of units, and rear yard setback	June 8, 2021
C-8315-2022	Amendments to Sections 3.2.0, 3.13.0, 5.7.0 Amendments to Table 2 (9.5.1) Remove Section 10.2.0 and 11.2.0	November 1, 2022
C-8463-2024	Amendments to Sections 3.0.0 and 9.3.0. Amendments to Table 1 (8.5.1) and Table 2 (9.5.1).	

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ROCKY VIEW COUNTY
BYLAW C- 6688- 2008

A Bylaw of Rocky View County to amend Bylaw C-4841-97 (The Land Use Bylaw).

WHEREAS the Council deems it desirable to amend the said Bylaw; and

WHEREAS the Council of Rocky View County (“the County”) has received an application to amend Section 5, Land Use Map No. 58 of Bylaw C-4841-97 to redesignate NW Section 5-25-03-W5M; Section 7-25-03-W5M; SW Section, NW Section and NE Section 8-25-03-W5M; NW Section 9-25-03-W5M, a portion of SW Section 9-25-03-W5M; a portion of each SW Section, SE Section and NW Section of 18-25-03-W5M; and a portion of SW Section 17-25-03-W5M from Ranch and Farm District to Direct Control; and

WHEREAS a notice was published on August 26, 2008 and September 2, 2008 in the Rocky View Weekly, a newspaper circulating in the County, advising of the Public Hearing for October 7, 2008; and

WHEREAS Council held a Public Hearing and has given consideration to the representations made to it in accordance with Section 692 of the Municipal Government Act, being Chapter M-26 of the Revised Statutes of Alberta, 2000, and all amendments thereto.

NOW THEREFORE the Council of Rocky View County enacts the following:

1. That Part 5, Land Use Map No. 58 of Bylaw C-4841-97 be amended to redesignate NW Section 5-25-03-W5M; Section 7-25-03-W5M; SW Section, NW Section and NE Section 8-25-03-W5M; NW Section 9-25-03-W5M, a portion of SW Section 9-25-03-W5M; a portion of each SW Section, SE Section and NW Section of 18-25-03-W5M; and a portion of SW Section 17-25-03-W5M from Ranch and Farm District to Direct Control District, as shown on the attached Schedule “A” attached hereto and forming part of the Bylaw; and
2. That a portion of the lands within NW Section 5-25-03-W5M; Section 7-25-03-W5M; SW Section, NW Section and NE Section 8-25-03-W5M; NW Section 9-25-03-W5M, a portion of SW Section 9-25-03-W5M; a portion of each SW Section, SE Section and NW Section of 18-25-03-W5M; and a portion of SW Section 17-25-03-W5M are hereby redesignated to Direct Control District, as shown on Schedule “A” attached to and forming part of this Bylaw; and
3. That the regulations of the Direct Control District comprise:
 - 1.0.0 General Regulations
 - 2.0.0 Subdivision Regulations
 - 3.0.0 Development Regulations
 - 4.0.0 Land Use Regulations - Future Development Cell (FD)
 - 5.0.0 Land Use Regulations - Village Core 1 Development Cell (VC-1)
 - 6.0.0 Land Use Regulations - Employment Campus Development Cell (E-1)
 - 7.0.0 Land Use Regulations - Golf Facilities and Open Space Development Cell (GO)
 - 8.0.0 Land Use Regulations - Village Residential 1 Development Cell (VR-1)
 - 9.0.0 Land Use Regulations – Village Residential 2 Development Cell (VR-2)
 - 10.0.0 Land Use Regulations – Village Residential 3 Development Cell (VR-3)
 - 11.0.0 Land Use Regulations – Village Residential 4 Development Cell (VR-4)
 - 12.0.0 Land Use Regulations – Neighbourhood Core Development Cell (N-C)
 - 13.0.0 Definitions

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1.0.0 General Regulations

- 1.1.0 Parts 1, 2 and 3 of the Land Use Bylaw C-4841-97 shall apply to all uses contemplated by this Bylaw, and within each Section of Part 3, the regulations under the sub-heading of “Business Development” shall apply to all commercial developments, except where noted otherwise in this Bylaw.
- 1.2.0 For the purposes of this Bylaw, the lands shall be divided into Land Use Districts, the boundaries and description of which shall be more or less as indicated in Schedule “A” attached hereto and forming part herein, except as otherwise approved by Council. The location, maximum size and shape of the Land Use Districts are approximate and will be more precisely determined at the subdivision stage in a form and substance satisfactory to the County.
- 1.3.0 The following infrastructure activities are permitted in all Development Cells:
- a) Roads necessary for access and internal vehicular circulation (including road rights-of-way, bridges and areas for intersection improvements);
 - b) Deep and shallow utility distribution and collection systems and facilities such as sewage, stormwater, potable water or solid waste disposal system or telecommunication, electrical power, water, or gas distribution systems and water treatment facilities;
 - c) Stormwater systems and facilities;
 - d) Raw water supply, storage (i.e. reservoir) and distribution facilities;
 - e) Earthworks necessary for the preparation of land for site construction;
 - f) Public Parks;
 - g) Parking and loading;
 - h) Planting and seeding;
 - i) Pedestrian pathways;
 - j) Temporary sales/information centre; and
 - k) Fences.
- 1.4.0 The Developer will work with the County to arrive at an agreement regarding the operation and ownership of the potable water utilities, stormwater utilities, and wastewater utilities that will ultimately serve the County’s constituents.
- 1.5.0 As per the Harmony Conceptual Scheme, the overall number of *residential units* within the area outlined in Schedule “A” will be tied to the capacity of the infrastructure systems and will be up to a maximum of 4,480 dwelling units (excluding Residential Care Facilities and *Secondary Suites*).
- 1.6.0 Unless noted elsewhere in this Bylaw, parking and loading regulations will be based on the Land Use Bylaw C-4841-97 Section 30 and Schedule 5.
- 1.7.0 Building heights shall be in accordance with the Land Use Bylaw unless otherwise noted and measured as the vertical distance between the average elevation around the perimeter of the building and in the case of:
- a) A flat roof - the highest point of the roof surface or the parapet, whichever is greater;
 - b) Any other roof type - the highest point or peak of the roof;

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- c) Building height to exclude environmental building components such as solar panels and green roof elements;
- d) For the purpose of determining the building height in this Direct Control Bylaw, architectural features (including steeples) that are designed to reduce the perceived mass, to emphasize a landmark building that locates a focal point for a community or village, or to screen roof maintenance equipment (i.e., elevator shafts) shall be excluded from the calculation of the Building Height so long as they represent less than 20% of the roof area.

1.8.0 If there is a discrepancy between the metric and imperial measurement, metric prevails.

1.9.0 Emergency Services

1.9.1 Water for fire-fighting along with all-weather access roads are required for fire-fighting during all stages of development and designed to meet County requirements and standards.

1.9.2 Where a fire pump and hydrant system is proposed for firefighting, a Building Permit shall be obtained for the installation of the fire-suppression system for the development area, prior to entering into a Development Agreement with the County. The fire suppression system shall be designed to provide continuous coverage, with all requirements of the Alberta Building Code met, and engineering drawings shall be stamped by the engineer.

1.9.3 Emergency Services shall be operational for occupancy to be granted to any structure in the development area.

2.0.0 Subdivision Regulations

2.1.0 The County may require as part of the application for subdivision:

2.1.1 A Stormwater Management Plan prepared by a qualified professional in a form and substance satisfactory to the County.

2.1.2 A Traffic Impact Analysis prepared by a qualified professional in a form and substance satisfactory to Alberta Transportation and the County.

2.1.3 A Preliminary Certificate to Divert and Use Water obtained from Alberta Environment.

2.1.4 Other technical and engineering studies prepared by a qualified professional in a form and substance satisfactory to the County.

2.2.0 No subdivision shall be endorsed until:

2.2.1 A Construction Management Plan has been prepared by a qualified professional, in a form and substance satisfactory to the County.

2.2.2 An Emergency Response Plan has been prepared by a qualified professional in a form and substance satisfactory to the County.

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- 2.2.3 All necessary easements and rights-of-way related to the sanitary sewer, water and stormwater systems, and the supply and distribution of power, gas, telephone, and cable television have been confirmed in a form and substance satisfactory to the County.
- 2.2.4 A Conceptual Landscape Plan which includes all County owned public lands (i.e. parks, boulevards, pathways) has been provided to the County in a form and substance satisfactory to the County.
- 2.2.5 All necessary licenses, permits, and approvals have been obtained from Alberta Environment with regards to the piped water supply and distribution system required to service the development and this piped water supply and distribution system has been confirmed in a manner satisfactory to the County.
- 2.2.6 All necessary licenses, permits, and approvals have been obtained from Alberta Environment with regards to the wastewater system and treatment facility required to service the development and this wastewater system and treatment facility has been confirmed in a manner satisfactory to the County.
- 2.2.7 All necessary licenses, permits, and approvals have been obtained from Alberta Environment with respect to:
- a. a potable water supply and distribution system to service the *subject lands* or portions thereof and a License to Divert and Use Water is obtained from Alberta Environment; and
 - b. the design, location and operational protocol of the sewage treatment facilities servicing the *subject lands* or portions thereof.
- 2.2.8 All necessary licenses permits and approvals have been obtained from Alberta Environment with regards to the stormwater system required to service the development and this stormwater system and treatment facility has been confirmed in a manner satisfactory to the County.
- 2.3.0 Notwithstanding 2.2.0, the County may endorse a subdivision where a subdivision is proposed that would not require servicing or would require further subdivision in order to conform to the Harmony Conceptual Scheme.
- 2.4.0 The Applicant and/or Owner shall collaborate with the County or its agent to produce agreements with respect to Harmony. The agreements are to be entered into by the Applicant and/or Owner as well as the County or its agent and shall not supersede any other County policies. The County shall not approve a subdivision on the *subject lands* prior to entering into the following agreements:
- 2.4.1 Stormwater
- The agreement shall provide information and/or direction regarding the following:
- The lake/retention pond
 - How the operation, maintenance and monitoring of the stormwater system meets Provincial standards

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- Interest in lands where stormwater system facilities are located
- Ownership of the stormwater system
- Off-site overland drainage and escape routes

2.4.2 Water

The agreement shall provide information and/or direction regarding the following:

- The lake/reservoir
- How the operation, maintenance and monitoring of the potable water system meets Provincial standards
- Interest in lands where potable water system facilities are located
- Raw water systems used for irrigation purposes
- Ownership of the potable water system

2.4.3 Sanitary Sewer

The agreement shall provide information and/or direction regarding the following:

- Spray irrigation lands
- How the operation, maintenance and monitoring of the wastewater system meets Provincial standards
- Interest in lands where wastewater conveyance system and treatment facilities are located
- Ownership of the wastewater system

2.4.4 Solid Waste

The agreement shall provide information and/or direction regarding the following:

- Interest in lands where solid waste management system facilities are located
- Waste collection and transfer facilities
- Implementation of waste reduction and recovery processes and facilities for construction materials
- How the operation and monitoring of the solid waste management system meets Provincial standards
- Ownership of the solid waste management system

2.5.0 The County may, through a Development Agreement(s) required by any subdivision and/or development permit affecting these Lands, specify any regulation, criteria or condition necessary to ensure all Subdivision and Development on the Lands conform to the development proposals and representations upon which this Bylaw is based, as determined by and to the satisfaction of the County.

2.6.0 A Harmony Lot Owners' Association in a form acceptable to the County and its successors such as a registered homeowners association or a condominium association will be legally established by the Developer and a restrictive covenant confirming that

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each owner of an interest in the *subject lands* will be a member of the Lot Owner's Association. The restrictive covenant will be satisfactory to the County and will be registered against the titles prior to any registered financial encumbrances and registered concurrently with the plan of survey.

3.0.0 Development Regulations

- 3.1.0 Except where specifically noted that Council approval is required, the Development Authority shall consider and decide on applications for Development Permits for all uses listed by this Bylaw, provided the provisions of all Sections contained herein are completed in form and substance.
- 3.2.0 Notwithstanding provisions elsewhere in this Bylaw, the following uses are deemed approved without requirement for a Development Permit when all other criteria of this Bylaw are met:
- a. *Dwelling, Single Detached*
 - b. *Dwelling, Semi-Detached*
 - c. *Accessory Building*
 - d. *Show Home*
- 3.3.0 Where the exterior project boundary setback is greater than the interior parcel line setback, the exterior project boundary setback shall prevail.
- 3.4.0 The construction of the raw water reservoir, water supply and distribution system, and wastewater treatment and collection system will require a Development Permit or shall be constructed under a Development Agreement and permitted by Alberta Environment.
- 3.5.0 No occupancy or final occupancy associated with either a Building or a Development Permit will be issued until connections have been made to the piped potable water and wastewater system. Staged modular units that are capable of functioning as part of a permanent potable and wastewater solution are acceptable until the Harmony project develops to the point where staged full scale treatment facilities can operate efficiently. All water and wastewater treatment solutions will be developed to the satisfaction of the County and Alberta Environment.
- 3.6.0 The use of any portion of the *subject lands* for private storm ponds or raw water reservoir and/or a recreation lake shall only be permitted if their design and construction is in accordance with plans and specifications prepared by a qualified professional to the satisfaction of the County and Alberta Environment where applicable.
- 3.7.0 Private roads (i.e. located within a condominium parcel and/or private lot) shall be constructed in accordance with the design standards submitted by the Developer to the County's satisfaction.
- 3.8.0 All applications for development and building approval within the grading plan area, shall, as a condition of approval, submit "grade verification" to the County. Grade verification shall be prepared by a qualified professional and verify that the elevations at the bottom of footing and main floor are in compliance with finished grades identified in the final lot grades.

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- 3.9.0 Notwithstanding provisions stated elsewhere in this Bylaw, the Development Authority may issue a Development Permit for stripping and grading, which does not include installation of underground services, gravel or paving, prior to Subdivision Approval or issuance of a Development Agreement, provided a grading plan and a sediment and erosion control plan are approved to the satisfaction of the County and will not contradict the final stormwater management plan.
- 3.10.0 All development shall be in accordance with a Stormwater Management Plan approved by the County.
- 3.11.0 A Traffic Impact Analysis review shall be required once build out assumptions have exceeded those identified within the initial study to the satisfaction of the County.
- 3.12.0 A temporary sales/information centre may be considered by the Development Authority as a use on the *subject lands*.
- 3.13.0 Show Homes may be developed on the subject lands without a Development Permit in accordance with Section 3.2.0. Additionally, Show Homes may be considered by the Development Authority on the subject lands prior to the endorsement of a plan of subdivision, provided that:
- a) conditional approval for subdivision has been granted by the Subdivision Authority for that cell, and further, that no occupancy of the said homes shall occur until full municipal services (power, gas, sewer, water, telephone, etc.) are available to and immediately usable by residents of said dwellings and the plan of subdivision has been registered;
 - b) the hours that any show homes may be open to the public shall not be earlier than 9:00 a.m. or later than 8:00 p.m.; and
 - c) In the absence of a fully executed Development Agreement, a signed Pre-Endorsement Development Agreement is required prior to *Show Home* construction.
- 3.14.0 The hours that any show home may be open to the public shall not be earlier than 9:00 a.m. or later than 8:00 p.m.
- 3.15.0 Landscaping
- 3.15.1 Where landscaping is proposed under a Development Permit on a lot, landscaping shall be provided in accordance with a Detailed Landscape Plan to be submitted to the County upon application for a Development Permit. The Detailed Landscape Plan shall identify:
- the location, type, size, and extent of all hard and soft landscaping;
 - the plant material to be used;
 - location, type and extent of irrigation; and
 - a description of the maintenance program to be used to ensure all plant material is kept in a healthy state.
- 3.15.2 The landscaping and open spaces shall enhance the appearance of commercial and public buildings and also provide a connection to other areas of development. Landscape buffers along street frontages and within parking areas shall be designed as integrated, continuous elements.

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3.15.3 At the sole discretion of the County, the minimum County requirement for 10% of the site to be landscaped may be exempted in the Village Core 1 Development Cell (VC-1) at the discretion of the Development Authority, where 100% site coverage for the building is permissible. If an exemption is granted, a developer may be permitted to provide money in lieu of landscaping to provide landscaping on adjacent public property when:

- a) there are physical impediments (i.e. utility restrictions) to providing 10% landscaping;
- b) there is sound justification (i.e. waterfront and/or boat house dwellings or to enhance building/streetscape interface) as to why the exemption should be made to provide landscaping on-site;
- c) where off-site landscaping would benefit the development; and
- d) Alternate provisions can be made for on-site stormwater management.

3.15.4 Landscape buffers between development areas shall be of an appropriate size and density.

3.16.0 Airport Related No Build Zone

An Airport Related No Build Zone is defined by a 20.0 m setback on either side of the projected runway centreline to a total building setback of 40.0 m located underneath the Airport Runway Approach (See Schedule "A"). The Airport Related No Build Zone only applies to above grade building structures (excluding roadways and associated street furniture, parking facilities, navigational aids, open space, and the *golf course*). The Airport Related No Build Zone is in addition to its corresponding land use and is subject to the regulations stated within this Bylaw.

3.17.0 The Development Authority may grant a variance to each site's minimum front yard, side yard and rear yards by a maximum of 50%, so long as the variance would not materially interfere with or affect the use, enjoyment or value of a nearby parcel of land, or adversely affect property access, safety, or utility rights of way.

4.0.0 Land Use Regulations - Future Development Cell (FD)

4.1.0 Purpose and Intent

The purpose of this Cell is intended to:

- Be applied to lands awaiting development within the Harmony community subject to further land use amendments;
- Allow for the continuation of interim land uses of an agricultural operations nature which can be removed to allow for future comprehensive development as per the provisions of the Harmony Conceptual Scheme;
- Allow for the implementation of utility infrastructure uses necessary to support development within the community;
- Provide for community amenity open space; and
- Allow for preparation of the lands for future development.

4.2.0 Uses

- 4.2.1 Accessory Building
- 4.2.2 Public Market
- 4.2.3 Agriculture, General
- 4.2.4 Public Park

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- 4.2.5 Agricultural Support Services
- 4.2.6 Raw Water Reservoir and/or Recreational Lake
- 4.2.7 Commercial Communications (CC) Facilities, (Types A, Type B, and Type C)
- 4.2.8 Sign
- 4.2.9 *Historical and Cultural Interpretations*
- 4.2.10 *Utility, Power Generation Type A and Type B*
- 4.2.11 Horticultural Development

4.3.0 Minimum Requirements

4.3.1 Exterior Project Boundary Setbacks:

Conditions A and B are depicted in Schedule “B” and establish minimum setbacks from the exterior (outside) boundary of the *subject lands*. Condition A is depicted by a solid black line and Condition B is depicted by a dashed black line.

- a) Condition A as per Schedule “B”: 100 m (328 ft).
- b) Condition B as per Schedule “B”: 20 m (66 ft).

4.3.2 Interior Parcel Lines (those lot lines that fall within the external boundary):

a) Front Yard Setback:

- i) 60 m (197 ft) from any external Township or Range Road.
- ii) 15 m (49 ft) from any internal subdivision road.

b) Side Yard:

- i) 60 m (197 ft) from any Township or Range Road.
- ii) 15 m (49 ft) from any internal subdivision road.
- iii) 6 m (20 ft) from all other parcel boundaries.

c) Rear Yard:

- i) 60 m (197 ft) from any Township or Range Road.
- ii) 30 m (98 ft) from all other parcel boundaries.

4.4.0 Maximum Requirements

4.4.1 Building Height: 12 m (39.37 ft.)

5.0.0 Land Use Regulations – Village Core 1 Development Cell (VC-1)

5.1.0 Purpose and Intent

The purpose of this Cell is intended to:

- Provide a vibrant focal point for the overall development of the Harmony community through the provision of a mix of land uses within a well-defined area;
- Provide a range of services and amenities for residents, employees and adjacent areas;
- Accommodate a variety of housing forms within a higher density setting;
- Provide small to medium scale commercial, institutional and personal service uses;
- Provide for community amenity space, pedestrian space; and
- Allow for the implementation of utility infrastructure.

5.2.0 Development Limits

The lands within VC-1 Cell shall be notationally divided into two areas (Area A and Area B), as per Schedule “C”, in order to apply permitted uses. Proposed development within each Area is to be in accordance with the architectural guidelines at time of development permit.

5.3.0 Uses

5.3.1 Area A

- 5.3.1.1 Accessory Building
- 5.3.1.2 Amusement and Entertainment Services
- 5.3.1.3 Animal Health Care Services, Small Animal
- 5.3.1.4 *Arts and Crafts*
- 5.3.1.5 Arts and Culture Centre
- 5.3.1.6 Bed and Breakfast Home
- 5.3.1.7 Child Care Facility
- 5.3.1.8 Commercial Business
- 5.3.1.9 Commercial Communications Facilities, Type A
- 5.3.1.10 Conference Centre
- 5.3.1.11 Drinking Establishment
- 5.3.1.12 *Dwelling, Multi-Family*
- 5.3.1.13 Dwelling, Semi-Detached
- 5.3.1.14 Dwelling, Single Detached
- 5.3.1.15 Dwelling, Row
- 5.3.1.16 Government Services
- 5.3.1.17 Grocery Store, Regional
- 5.3.1.18 Grocery Store, Local
- 5.3.1.19 Health Care Services
- 5.3.1.20 Home-Based Business, Types I and II
- 5.3.1.21 Hotel

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- 5.3.1.22 Indoor Participant Recreation Services
- 5.3.1.23 Laboratories
- 5.3.1.24 Liquor Sales
- 5.3.1.25 Live/work Unit
- 5.3.1.26 Lodging Houses and Country Inns
- 5.3.1.27 Medical Treatment Services
- 5.3.1.28 Mixed-Use Developments
- 5.3.1.29 Museum
- 5.3.1.30 Offices
- 5.3.1.31 Outdoor Café
- 5.3.1.32 Patio, Accessory to Principal Building Use
- 5.3.1.33 Personal Service Business
- 5.3.1.34 Private Amenity Space
- 5.3.1.35 Private Clubs and Organizations
- 5.3.1.36 Public Building
- 5.3.1.37 Public Market
- 5.3.1.38 Public Park
- 5.3.1.39 Recycling Collection Point
- 5.3.1.40 Religious Assembly
- 5.3.1.41 Residential Care Facility
- 5.3.1.42 Restaurant
- 5.3.1.43 Retail Food Store
- 5.3.1.44 Retail Garden Centre
- 5.3.1.45 Retail Store, Local
- 5.3.1.46 School, Public or Separate
- 5.3.1.47 School or College, Commercial
- 5.3.1.48 *Secondary Suite*
- 5.3.1.49 Sign
- 5.3.1.50 Specialty Food Store
- 5.3.1.51 *Utility, Power Generation Type A and Type B*
- 5.3.1.52 Vacation Rental
- 5.3.1.53 *Wellness Resort*

5.3.2 Area B (Peninsula)

- 5.3.2.1 Accessory Building
- 5.3.2.2 *Arts and Crafts*
- 5.3.2.3 Arts and Culture Centre
- 5.3.2.4 Child Care Facility
- 5.3.2.5 Commercial Communications (CC) Facility, Type A
- 5.3.2.6 *Dwelling, Multi-Family* (see 5.13.1)
- 5.3.2.7 *Dwelling, Row* (see 5.3.1)
- 5.3.2.8 *Dwelling, Semi-Detached* (see 5.3.1)
- 5.3.2.9 *Dwelling, Single Detached* (see 5.3.1)
- 5.3.2.10 Home-Based Business, Type I & II
- 5.3.2.11 Indoor Participant Recreation Services
- 5.3.2.12 Outdoor Café
- 5.3.2.13 *Outdoor Recreation, Neighbourhood Area*
- 5.3.2.14 Patio, Accessory to Principal *Business* Use
- 5.3.2.15 Private Amenity Space
- 5.3.2.16 Private Clubs and Organizations
- 5.3.2.17 Retail Store, Local (see 5.3.2)

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- 5.3.2.18 Restaurant
- 5.3.2.19 *Secondary Suite* (see 5.3.1)
- 5.3.2.20 Sign
- 5.3.2.21 *Utility, Power Generation* Type A & Type B
- 5.3.2.22 Vacation Rental

5.4.0 Minimum Setback Requirements:

- a) The minimum building setback to a property line is 0 m (0 ft).

5.5.0 Maximum Limits:

- a) Height:
 - i) Dwelling, Row; Dwelling, Semi-Detached, Dwelling, Single Family: 13 m (42.65 ft).
 - ii) *Dwelling, Multi-Family*: 17 m (55.77 ft).
 - iii) Accessory Buildings: 12 m (39.37 ft)
 - iv) Mixed-Use, Commercial and Residential buildings: 16 m (52.49 ft).
 - v) Hotel: 20 m (65.62 ft)
 - vi) All other uses: 17 m (55.77 ft).

5.6.0 Building Orientation and Design:

a) Mixed-Use Development / Commercial Development:

- i) Service bays, roof top mechanical units and storage areas shall be screened from adjacent buildings.

b) Residential Area:

- i) All ground floor *residential units*, along a view corridor and particularly when fronting onto a public thoroughfare or park shall provide an entrance with direct access to grade unless access is inappropriate due to site conditions.
- ii) *Private amenity space* for ground floor *residential units* may be located in the front yard, provided the issues of privacy, security, light, and access are addressed to the satisfaction of the County.
- iii) Buildings shall create a definite street edge. Entries along the street shall be relatively consistent with no large breaks between doors and walkways.

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- iv) Side elevations on a corner lot shall have the compatible application of exterior finishes and architectural detailing as the front elevation.
- v) Where the rear abuts open space or a public thoroughfare (view corridor) that is clearly visible, it shall have exterior finishes and architectural detailing compatible with the front elevation.
- vi) All parts of the building, from the overall form shall be designed with a sense of proportion to each other.

5.7.0 Projections:

a) Commercial Development / Mixed-Use Development:

All projecting awnings and signage will be appropriate to the building and guided by the Harmony Architectural Guidelines.

- b) Waterfront: Portions of buildings located adjacent to the waterfront may project over, into, or onto the water.
- c) Roadways: Pedestrian bridges may project over public roadways to provide linkages between buildings.

5.8.0 Live/Work Units:

- a) That portion used for work purposes shall be restricted to the ground floor only.
- b) A maximum of three non-resident employees may work within the live/work unit unless otherwise allowed by the County.
- c) The resident owner or owner's employee, as resident, shall be responsible for the business activity performed.
- d) Signage shall be non-illuminated in residential areas and shall be compatible with the architectural guidelines of the residential neighbourhood to the satisfaction of the County.
- e) All live/work *residential units* fronting onto a public thoroughfare shall have an entrance with direct access to grade.
- f) Except as provided elsewhere in this Bylaw, a portion of the *residential unit* may be located on the same floor as a non-residential use in the Mixed-Use / Commercial Areas.
- g) Live/work units shall be limited to those uses which do not create a nuisance by way of electronic interference, dust, noise, odour, smoke, bright light or anything of an

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offensive or objectionable nature which is detectable to normal sensory perception outside the live-work unit.

5.9.0 Mixed-Use Development and Commercial Development:

- a) A building may be occupied by a combination of one or more of the uses listed and each use shall be considered a separate use, and each use shall obtain a Development Permit. A Development Permit may include a number of uses and/or units within a building.
- b) The *residential units* shall have at grade access that is separate from the access for commercial premises. Direct access from a *residential unit* to a commercial premise shall not be permitted.
- c) A minimum of 4 m² (43 ft²) of *private amenity space* shall be provided for each *residential unit* in the building.
- d) No use or operation within a building shall cause or create the emission of toxic matter beyond the building that contains it. The handling, storage and disposal or any toxic or hazardous materials or waste shall be in accordance with the regulations of any government authority having jurisdiction.

5.10.0 On-Water Buildings:

- a) Buildings may be located on the water provided there is a minimum separation of 3 m between the buildings including any projections or decks.

5.11.0 Parking and Loading:

- a) Park and loading spaces for residential and live/work uses shall be provided as per the following table:

Land Use	Minimum Parking Requirements
Dwellings, Row; Dwellings, Semi-Detached	1.5 stalls and 0.15 visitor stalls per unit
All Other Residential	1 stall per unit; and 0.15 visitor stalls per unit
Live/Work Units	2 stalls per unit

- b) Notwithstanding Section 30 - Parking and Loading, and Schedule 5 - Parking, Schedule 6 - Loading, of the Land Use Bylaw (C-4841-97), parking and loading requirements regarding the number of stalls required for mixed use development and commercial development in the VC-1 district shall be based on a parking and loading needs assessment prepared by a Professional Transportation Engineer. The assessment shall be submitted in conjunction with the first development permit application for structures within the VC-1 district.
- c) On-site parking shall not be allowed within 3.0 m (9.84 ft) of a public thoroughfare.
- d) Parking structures shall not project more than 1 m (3 ft) above grade.

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5.12.0 Retaining Walls and Fences

- a) For residential uses other than multi-family residential, the height of an exposed retaining wall or other building wall located within a rear yard shall not exceed 1.5 m (4.92 ft) unless otherwise allowed by the County.

6.0.0 Land Use Regulations – Employment Campus Development Cell (E-1)6.1.0 Purpose and Intent

The purpose of this Cell is intended to:

- Accommodate comprehensively planned employment related land uses that contribute to the local and regional economy;
- Provide an attractive work environment;
- Provide recreational and institutional based business opportunities;
- Provide for community amenity space; and
- Allow for the implementation of utility infrastructure.
- Accommodate a mix of commercial uses that support and attract employment

6.2.0 Uses

- 6.2.1 Accessory Building
- 6.2.2 Agricultural Support Services
- 6.2.3 Amusement and Entertainment Services
- 6.2.4 Animal Health Care Services, Inclusive
- 6.2.5 Arts and Culture Centre
- 6.2.6 Athletic and Recreation Services
- 6.2.7 Auctioneering Services
- 6.2.8 Automotive Services
- 6.2.9 Business Park
- 6.2.10 Child Care Facility
- 6.2.11 Commercial Business
- 6.2.12 Commercial Communications Facilities, Type A, Type B, Type C
- 6.2.13 Commercial Recreation Facilities
- 6.2.14 Conference Centre
- 6.2.15 Dealership/Rental Agency, Automotive
- 6.2.16 Drinking Establishment
- 6.2.17 General Industry Type I
- 6.2.18 Government Services
- 6.2.19 Health Care Services
- 6.2.20 Hotel/Motel
- 6.2.21 Indoor Participant Recreation Services
- 6.2.22 Laboratories
- 6.2.23 Liquor Sales
- 6.2.24 Lodging Houses and Country Inns
- 6.2.25 Market Gardens
- 6.2.26 Medical Treatment Services
- 6.2.27 Mixed-Use Developments
- 6.2.28 Museum
- 6.2.29 Office Parks

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- 6.2.30 Outdoor Cafe
- 6.2.31 Outdoor Participant Recreation Services
- 6.2.32 Patio, Accessory to Principal Business Use
- 6.2.33 Personal Service Business
- 6.2.34 *Private Amenity Space*
- 6.2.35 Private Clubs and Organizations
- 6.2.36 Public Market
- 6.2.37 Public Park
- 6.2.38 Raw Water Reservoir and/or Recreational Lake
- 6.2.39 Recycling Collection Point
- 6.2.40 Religious Assembly
- 6.2.41 Research Parks
- 6.2.42 Restaurant
- 6.2.43 Retail Food Store
- 6.2.44 Retail Store, Local
- 6.2.45 School, Public or Separate
- 6.2.46 School or College, Commercial
- 6.2.47 Sign
- 6.2.48 *Utility, Power Generation Type A & Type B*
- 6.2.49 Vacation Rental
- 6.2.50 *Wellness Resort*

6.3.0 Minimum Limits

6.3.1 Exterior Project Boundary Setbacks:

Conditions A and B are depicted in Schedule “B” and establish minimum setbacks from the exterior (outside) boundary of the *subject lands*. Condition A is depicted by a solid black line and Condition B is depicted by a dashed black line.

- a) Condition A as per Schedule “B”: 100 m (328 ft).
- b) Condition B as per Schedule “B”: 20 m (66 ft).

6.3.2 Interior Parcel Line (those lot lines that fall within the external boundary):

- a) Front Yard:
 - i) 15 m (49 ft) from any Township or Range Road.
 - ii) 5.0 m (16.40 ft) from any internal subdivision road.
- b) Side Yard: 6.0 m (19.7 ft) except where a fire resistant wall is provided in accordance with the Alberta Building Code, 0.0 m (0.0 ft).

6.3.3 Rear Yard: 6 m (20 ft).

- a) Where the Minimum Building Setbacks are greater than the Parcel Minimum Setbacks, the Development Cell regulations shall prevail.

6.4.0 Maximum Limits

6.4.1 Height:

- a) Building Height: 18 m (59.0 ft).

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- 6.4.2 Floor Area:
- a) Retail Food Store: 3,251 m² (35,000 ft²).
 - b) Retail Store, Local: 1,860 m² (20,000 ft²).

6.4.3 Site Coverage: 45%.

6.5.0 Special Regulations

6.5.1 Auctioneering services are to be provided entirely within buildings and does not permit the use of outdoor storage or display.

6.5.2 A building may be occupied by a combination of one or more of the uses listed for this Cell and each use shall be considered as a separate use. A Development Permit may include a number of uses and/or units within a building.

6.5.3 *Residential units* and commercial premises shall not be permitted on the same storey of a building except for stairwells/entranceways.

6.5.4 *Residential units* shall not be located on the ground floor of a building.

6.5.5 The *residential units* shall have at grade access that is separate from the access for commercial premises. Direct access from a *residential unit* to a commercial premise shall not be permitted.

6.5.6 A minimum of 4 m² (43 ft²) of *private amenity space* shall be provided for each *residential unit* in the building.

6.5.7 No use within any building or structure on the lands shall cause or create air contaminants, visible emissions or particulate emissions beyond the building which contains them.

6.5.8 No use or operation within a building shall cause or create the emission of noxious odours or vapour beyond the building that contains the use or operation.

6.5.9 No use or operation within a building shall cause or create the emission of toxic matter beyond the building that contains it. The handling, storage and disposal or any toxic or hazardous materials or waste shall be in accordance with the regulations of any government authority having jurisdiction.

6.6.0 Building Orientation and Design

6.6.1 Service bays, roof top mechanical units and storage areas shall be appropriately screened to the satisfaction of the County.

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7.0.0 Land Use Regulations – Golf Facilities and Open Space Cell (GO)**7.1.0 Purpose and Intent**

The purpose of this Cell is intended to:

- Provide for the development, operation and management of a *golf course* and associated recreational facilities;
- Provide uses that complement *golf course* facilities;
- Provide recreational based business opportunities;
- Provide for community amenity space;
- Allow for the implementation of utility infrastructure; and
- Allow for treated wastewater spray irrigation on *golf course* lands.

7.2.0 Development Limits

The lands within the GO Cell shall be notationally divided into areas, as per Schedule “D”, in order to apply permitted uses. The location, size and shape of each area are approximate and will be more precisely determined at the subdivision stage in a form and substance satisfactory to the County.

7.3.0 Uses**7.3.1 Area A**

- 7.3.1.1 Accessory Buildings
- 7.3.1.2 Commercial Communications (CC) Facilities, Type A, Type B, Type C
- 7.3.1.3 *Golf Course*
- 7.3.1.4 *Golf Course Driving Range*
- 7.3.1.5 *Golf Course Maintenance and Storage Facilities*
- 7.3.1.6 Private Clubs and Organizations
- 7.3.1.7 *Outdoor Recreation, Neighbourhood Area*
- 7.3.1.8 Raw Water Reservoir and/or Recreational Lake
- 7.3.1.9 Sign
- 7.3.1.10 *Utility, Power Generation* Type A & Type B
- 7.3.1.11 Vacation Rental

7.3.2 Area B

- 7.3.2.1 Accessory Building
- 7.3.2.2 Commercial Communications (CC) Facilities, Type A, Type B, Type C
- 7.3.2.3 *Golf Course*
- 7.3.2.4 *Golf Course Driving Range*
- 7.3.2.5 *Golf Course Clubhouse Facilities* and Conference Centre
- 7.3.2.6 *Golf Course Maintenance and Storage Facilities*
- 7.3.2.7 Indoor Participant Recreation Services
- 7.3.2.8 *Outdoor Recreation, Neighbourhood Area*
- 7.3.2.9 Private Clubs and Organizations
- 7.3.2.10 Sign
- 7.3.2.11 *Utility, Power Generation* Type A & Type B
- 7.2.2.12 Vacation Rental

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7.4.0 Minimum and Maximum Requirements

7.4.1 Minimum Building Setbacks:

- a) Front Yard Setback: 6 m (19.7 ft).
- b) Side Yard Setback: 3 m (9.8 ft).
- c) Rear Yard Setback: 6 m (19.7 ft).

7.4.2 Airport No Building Zone: A building setback zone as defined by 20 m either side of the projected runway centreline to a total building setback of 40 m located underneath the Airport Runway Approach. This building setback regulation applies to above grade building structures.

7.4.3 Maximum Height:

- a) Building Height: 18 m (59.0 ft.)

7.5.0 Special Regulations

7.5.1 The design of the *golf course* shall provide for integration with the natural setting by maximizing retention of natural landforms, unique vegetation and open space including the protection of natural drainage channels.

7.5.2 Parking requirements for the *golf course* clubhouse shall be 3 parking stalls per 1 golf hole.

7.5.3 A development permit application shall address the potential requirements for limiting the seasons and hours of operation, including maintenance activities. These could include seasonal or other temporary closures.

7.5.4 A development permit application shall address the potential requirement for fencing of the development for wildlife and/or human use management purposes.

7.5.5 The raw water reservoir is an integral component of the stormwater and wastewater systems; therefore, development within this cell is subject to an engineering review with regards to impacts to the stormwater management plan, potable water, and sanitary sewer infrastructure and operations.

8.0.0 Land Use Regulations – Village Residential 1 Development Cell (VR-1)8.1.0 Purpose and Intent

The purpose of this Cell is intended to:

- Accommodate a variety of housing forms within a range of low to medium density housing units;
- To cluster housing to increase open space and servicing efficiency;
- Provide for community amenity space; and
- Allow for the implementation of utility infrastructure.

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8.2.0 Uses

- 8.2.1 Accessory Building
- 8.2.2 Child Care Facility
- 8.2.3 Commercial Communications (CC) Facilities, Type A
- 8.2.4 Dwellings, Multi-Family
- 8.2.5 Dwellings, Semi-Detached
- 8.2.6 Dwellings, Single Detached
- 8.2.7 Dwellings, Row
- 8.2.8 Home-Based Business, Type I & Type II
- 8.2.9 Private Amenity Space
- 8.2.10 Public Park
- 8.2.11 *Secondary Suite*
- 8.2.12 Sign
- 8.2.13 *Utility, Power Generation Type A*
- 8.2.14 Vacation Rental

8.3.0 Minimum Limits

Except for 8.3.1 and 8.4.0, all minimum and maximum limits shall be as per Table 1 (8.5.1) of this Bylaw.

8.3.1 Exterior Project Boundary: Condition B as per Schedule “B”: 20 m (66 ft).

8.4.0 Maximum Limits

8.4.1 Building Height:

- a) Dwellings, Row; Dwellings, Semi-Detached, Dwellings, Single Detached: 13 m (42.65 ft).
- b) Dwellings, Multi-Family: 15 m (49.21 ft).
- c) All other uses: 12 m (39.37 ft).

8.5.0 Minimum/Maximum Lot Area Requirements:

8.5.1 Table 1 (8.5.1) specifies the minimum lot area, minimum/maximum lot widths, minimum front, rear and side yard setbacks, and maximum lot average, and shall apply to all buildings within the Village Residential Development Cell (VR-1).

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8.7.0 Special Regulations

- 8.7.1 The front driveway connecting a garage (attached and/or detached) to a public road must be a minimum of 6.0 m (19.68 ft) in length, measured from:
1. the back of the public sidewalk to the front of the garage; or
 2. the road curb where there is no public sidewalk to the front of the garage.

TABLE 1 (8.5.1) - Village Residential 1 Parcel Regulations

HOUSING TYPE ^e	LOT FRONTAGE ^f		MINIMUM LOT AREA m ² (ft ²)	MINIMUM FRONT YARD SETBACKS		MINIMUM REAR YARD SETBACKS		MINIMUM SIDE YARD SETBACKS ^a		MAXIMUM RATIO OF GARAGE TO TOTAL BUILDING FACE (%)	MAXIMUM LOT COVERAGE (%)
	Minimum	Maximum		Principal Building	Accessory Building	Principal Building	Accessory Building	Principal Building	Accessory Building		
	Metres (Feet)			Metres (Feet)		Metres (Feet)		Metres (Feet)			
REAR ACCESS^e											
Single Detached	13.41 (44.00)	15.24 (50.00)	526.00 (5,661.82)	6.00 (19.69)		9.00 (29.53)	0.60 (1.97)	4.26 total/2.74 one side (14.00 total/9.00 one side)	0.60 (1.97)		40
	15.25 (50.03)		607.00 (6,533.69)					4.88 total/3.35 one side (16.00 total/11.00 one side)			
Semi-Detached	10.36 (33.99)		324.00 (3,487.51)			7.50 (24.60)		1.82 (6.00)/0 from property line on which a party wall is located			
Row	9.14 (29.99)		243.00 (2,615.63)			7.50 (24.60)			2.43 (8.00)/0 from property line on which a party wall is located		
FRONT ACCESS^e											
Single Detached	18.28 (59.97)	24.39 (80.02)	728.00 (7,836.13)	6.00 (19.69)		9.00 (29.53)	0.60 (1.97)	5.48 total/3.35 one side (18.00 total/11.00 one side) ^c	0.60 (1.97)	60 ^d	35
	24.40 (80.05)	30.48 (100.00)	1012.00 (10,893.08)	9.00 (29.53) ^e		10.50 (34.45)		6.70 total/4.57 one side (22.00 total/15.00 one side) ^c		50 ^d	
	30.49 (100.03)		1,335.00 (14,369.82)	9.00 (29.53) ^e		12.00 (39.37)		9.14 total/6.09 one side (30.00 total/20.00 one side) ^c		45 ^d	
Semi-Detached	13.41 (44.00)		404.00 (4,348.62)	6.00 (19.69)		7.50 (24.60)		1.82 (6.00)/0 from property line on which a party wall is located			
Row	10.97 (36.00)		319.00 (3,433.69)	6.00 (19.69)	7.50 (24.60)	2.43 (8.00)/0 from property line on which a party wall is located	60 ^d		55		

a. ~~For rules regarding minimum projection into the side yard, refer to the Development Regulations section of the Rocky View County Land Use Bylaw. Where it can be demonstrated that a relaxation of up to 0.05 m is required, and it can be demonstrated that the relaxation is required due to construction error, Administration may grant a relaxation at its sole discretion. Repealed~~

b. Where a rear garage is accessed from the front of the lot, the minimum side yard setback shall be 2.44 metres (8.00 feet).

c. If garage front is parallel to street then garage eavline shall not project greater than 2.43 metres (8.00 feet) from the eavline of the house front.

d. Minimum front yard reduced to 6.10 metres (20.00 feet) if garage doors do not face the street is oriented perpendicular to street.

e. Where a lot has both front and rear access, the setbacks shall apply based on the garage location indicated on the Building Grade plan. Multiple access can be permitted where they are indicated on the Building Grade plan and approved through the Architectural Control process.

f. Housing Types and lot frontages are identified for each parcel in the Lot Frontage Plan, provided by the developer.

g. Where a rear garage is attached to the principal building, the minimum rear yard setback shall be 6.00 metres (19.69 feet)

9.0.0 Land Use Regulations – Village Residential 2 Development Cell (VR-2)

9.1.0 Purpose and Intent

The purpose of this Cell is intended to:

- Accommodate a variety of housing types and densities that sensitively integrate with adjacent uses within and outside Harmony;
- Cluster housing to increase open space and servicing efficiency;
- Provide for community amenity space; and
- Allow for the implementation of utility infrastructure.

9.2.0 Uses

- 9.2.1 Accessory Buildings
- 9.2.2 Child Care Facility
- 9.2.2 Commercial Communications Facility Type A
- 9.2.3 Dwellings, Multi-Family
- 9.2.4 Dwellings, Row
- 9.2.5 Dwellings, Semi-Detached
- 9.2.6 Dwellings, Single Detached
- 9.2.7 Home-Based Business, Types I and II
- 9.2.8 *Private Amenity Space*
- 9.2.9 Public Park
- 9.2.10 *Secondary Suite*
- 9.2.11 Sign
- 9.2.12 *Utility, Power Generation* Type A
- 9.2.13 Vacation Rental

9.3.0 Minimum Limits

Except for 9.3.1, 9.3.2, and 9.4.0, all minimum and maximum limits shall be as per Table 2(9.5.1) of this Bylaw.

9.3.1 Exterior Project Boundary: Condition A as per Schedule “B”: 20 m (66 ft).

9.3.2 Lots 18 through 24, inclusive, Block 30, Plan 1911856; within NW-08-25-03-W05M shall have a minimum dwelling setback of 4.5 m (14.76 ft) and a minimum attached deck setback of 2.5 m (8.20 ft), from the south property line.

9.4.0 Maximum Limits

9.4.1 Building Height:

- a) Dwellings, Row; Dwellings, Semi-Detached, Dwellings, Single Detached: 13.00 m (42.65 ft).
- b) Dwellings, Multi-Family: 15.00 m (49.21 ft).
- c) All other uses: 12.00 m (39.37 ft).

9.5.0 Minimum/Maximum Lot Area Requirements:

9.5.1 Table 2 (9.5.1) specifies the minimum lot area, minimum/maximum lot widths, minimum front, rear and side yard setbacks, and maximum lot coverage, and

shall apply to all buildings within the Village Residential 2 Development Cell(VR-2).

9.7.0 Special Regulations

9.7.1 The front driveway connecting a garage (attached and/or detached) to a public road must be a minimum of 6.0 m (19.68 ft) in length, measured from:

1. the back of the public sidewalk to the front of the garage; or
2. the road curb where there is no public sidewalk to the front of the garage.

TABLE 2 (9.5.1) – Village Residential 2 Parcel Regulations

HOUSING TYPE ^e	LOT FRONTAGE ^f		MINIMUM LOT AREA m ² (ft ²)	MINIMUM FRONT YARD SETBACKS		MINIMUM REAR YARD SETBACKS		MINIMUM SIDE YARD SETBACKS ^g		MAXIMUM RATIO OF GARAGE TO TOTAL BUILDING FACE (%)	MAXIMUM LOT COVERAGE (%)
	Minimum	Maximum		Principal Building	Accessory Building	Principal Building	Accessory Building	Principal Building	Accessory Building		
	Metres (Feet)			Metres (Feet)		Metres (Feet)		Metres (Feet)			
REAR ACCESS^h											
Single Detached	11.58 (37.99)	13.41 (44.00)	380.00 (4,090.27)	4.50 (14.76)		9.00 (29.53)	0.60 (1.97)	3.05 total/1.52 one side (10.00 total/5.00 one side)	0.60 (1.97)		45
	13.42 (44.03)	15.24 (50.00)	442.00 (4,736.12)	6.00 (19.69)	3.66 total/1.52 one side (12.00 total/5.00 one side)						45
	15.25 (50.03)		500.00 (5,381.96)	6.00 (19.69)	4.26 total/1.52 one side (14.00 total/5.00 one side)						
Single-Detached (Wide Shallow) ^b	17.07 (56.00)		460.00 (4,951.40)	4.50 (14.76)		7.50 (24.60)		3.66 total/1.52 one side (12.00 total/5.00 one side)			45
Semi-Detached	10.36 (33.99)		310.00 (3,336.81)	6.00 (19.69)		7.50 (24.60)					55
Row	6.09 (19.98) two party walls / 7.61 (24.97) one party wall		200.00 (2,152.78)	4.50 (14.76)		7.50 (24.60)		1.52 (5.00)/0 from property line on which a party wall is located	0.60 (1.97)/0 from property line on which a party wall is located		60
FRONT ACCESS^h											
Single Detached	12.19 (39.99)	14.02 (46.00)	395.00 (4,251.75)	6.00 (19.69)		8.00 (26.25)	0.60 (1.97)	3.05 total/1.52 one side (10.00 total/5.00 one side) ^c	0.60 (1.97)	75 ^d	45
	14.03 (46.03)	18.29 (60.01)	460.00 (4,951.40)	6.00 (19.69)	3.66 total/1.52 one side (12.00 total/5.00 one side) ^c			65 ^d		40	
	18.30 (60.04)	24.39 (80.02)	600.00 (6,458.35)	6.00 (19.69)	9.00 (29.53)	4.87 total/1.52 one side (16.00 total/5.00 one side) ^c		60 ^d			
	24.40 (80.05)	30.48 (100.00)	800.00 (8,611.13)	9.00 (29.53) ^e	10.50 (34.45)	5.48 total/1.52 one side (18.00 total/5.00 one side) ^c		50 ^d		35	
	30.49 (100.03)		1,000.00 (10,763.91)	9.00 (29.53) ^e	12.00 (39.37)	6.70 total/2.13 one side (22.00 total/7.00 one side) ^c		45 ^d			
Single Detached (Wide Shallow)	21.95 (72.01)		570.00 (6,135.43)	4.50 (14.76)		9.00 (29.53)		4.26 total/1.52 one side (14.00 total/5.00 one side) ^c		60 ^d	40
Semi-Detached	11.58 (37.99)	13.41 (44.00)	324.00 (3,487.51)	6.00 (19.69)		7.50 (24.60)			0.60 (1.97)/0 from property line on which a party wall is located	65 ^d	55
	13.42 (44.03)		402.00 (4,327.09)		60 ^d						
Row	6.09 (19.98) two party walls / 7.61 (24.97) one party wall		200.00 (2152.78)	6.00 (19.69)		7.50 (24.60)		1.52 (5.00)/0 from property line on which a party wall is located	0.60 (1.97)/0 from property line on which a party wall is located		60

- ~~a. For rules regarding minimum projection into the side yard, refer to the Development Regulations section of the Rocky View County Land Use Bylaw. Where it can be demonstrated that a relaxation of up to 0.05 m is required, and it can be demonstrated that the relaxation is required due to construction error, Administration may grant a relaxation at its sole discretion. Repealed~~
- b. Where a rear garage is accessed from the front of the lot, the minimum side yard setback shall be 2.44 metres (8.00 feet).
 - c. If a garage front is parallel to street, then garage eaveline shall not project greater than 2.43 m (8.00 ft) from the eaveline of the house front.
 - d. Minimum front yard reduced to 6.10 m (20.00 feet) if garage is oriented perpendicular to street.
 - e. Where a lot has both front and rear access, the setbacks shall apply based on the garage location indicated on the Building Grade plan. Multiple access can be permitted where they are indicated on the Building Grade plan and approved through the Architectural Control Process.
 - f. Housing Types and lot frontages are identified for each parcel in the Lot Frontage Plan, provided by the developer.
 - g. Where a rear garage is attached to the principal building, the minimum rear yard setback shall be 6.00 metres (19.69 feet).

10.0.0 Village Residential 3 Development Cell (VR-3)**10.1.0 Purpose and Intent**

The purpose of this development cell is to:

- Accommodate a variety of housing forms within a range of low to low-medium density type dwellings;
- Provide low to low-medium density residential development characteristic of the built forms defined by the VR-1 and VR-2 Districts of this Bylaw;
- Provide for community open space; and
- Allow for implementation of utility infrastructure.

10.2.0 Uses

- 10.2.1 Accessory Buildings
- 10.2.2 Bed and Breakfast Home
- 10.2.3 Childcare Facility
- 10.2.4 Commercial Communications Facility Type A
- 10.2.5 Dwelling, Cluster
- 10.2.6 Dwelling, Flag Lot
- 10.2.7 Dwelling, Row
- 10.2.8 Dwelling, Semi-Detached
- 10.2.9 Dwelling, Single Detached
- 10.2.10 Home-Based Business, Types I and II
- 10.2.11 Private Amenity Space
- 10.2.12 Public Park
- 10.2.13 Residential Care Facility
- 10.2.14 School, Public or Separate
- 10.2.15 School or College, Commercial
- 10.2.16 Secondary Suite
- 10.2.17 Sign
- 10.2.18 Utility, Power Generation Type A
- 10.2.19 Vacation Rental

10.3.0 Rules

In addition to the rules in this District, all uses in this District must comply with:

- (a) The General Regulations outlined in Section 1.0.0 of this DC129 Bylaw;
- (b) The Subdivision Regulations outlined in Section 2.0.0 of this DC129 Bylaw;
and
- (c) The General Regulations outlined in Section 3.0.0 of this DC129 Bylaw.

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Housing Type	Minimum Lot Width	Minimum Lot Area m ² / ha (ft ² / ac)	Minimum Setbacks				Maximum Lot Coverage (%)
			Front Yard	Side Yard	Side Yard (corner lot)	Rear Yard	
	meters (feet)		metres (feet)				
Cluster	no minimum	0.20 ha (0.50 ac)	3.00 (9.84)	1.20 (3.94)	3.00 (9.84)	4.00 (13.12)	70
Duplex	7.50 (24.60)	225 (2,421.88)	3.00 (9.84)	1.20 (3.94) ^c	3.00 (9.84)	4.00 (13.12)	70
Flag Lot	no minimum	210 (2,260.42)	3.00 (9.84) ^b	1.20 (3.94)	3.00 (9.84)	no minimum	70
Row	5.40 (17.72)	130 (1,399.31)	3.00 (9.84)	1.20 (3.94) ^c	3.00 (9.84)	4.00 (13.12)	70
Semi-Detached	7.00 (22.97)	210 (2,260.42)	3.00 (9.84)	1.20 (3.94) ^c	3.00 (9.84)	4.00 (13.12)	70
Single Detached	9.70 (31.82)	290 (3,121.53)	3.00 (9.84)	1.20 (3.94) ^d	3.00 (9.84)	4.00 (13.12)	70
Accessory Building				0.6 (1.97)	3.00 (9.84)	0.60 (1.97)	

^a For a Dwelling containing a rear attached garage accessed from a public lane, the minimum rear setback is 0.6 m (1.97 ft).

^b The Front of a Flag Lot refers to the property line abutting the rear property line of the adjacent Dwelling (i.e. the parcel located between the Flag Lot parcel and the street).

^c For a site containing a Dwelling, Duplex, Semi-Detached, or Row, there is no requirement for an Interior Side Setback from a party wall.

^d For a parcel containing a Dwelling, Single Detached, one building setback from an interior side property line may be reduced to 0.0 m where:

- i) the owner of the parcel proposed for development and the owner of the adjacent parcel register, against both titles, a minimum 2.4 m private maintenance easement that provides for:
 - a) a 0.30 m (0.98 ft) eave encroachment easement; and
 - b) a 0.60 m (1.97 ft) footing encroachment easement; and
- ii) all roof drainage from the building is discharged through eavestroughs and downspouts onto the parcel on which the building is located.

10.5.0 Building Height

- (a) Dwelling, Cluster, Duplex, Flag Lot, Row, Semi-Detached, or Single Detached: 13.0 m (42.65 ft)
- (b) Accessory Building: 5.0 m (16.40 ft)
- (c) All other uses: 12 m (39.37 ft)

10.6.0 Outdoor Private Amenity Space

10.6.1 For a Dwelling, Semi-Detached or Single Detached, each unit must have direct access to a private amenity space that:

- (a) is provided outdoors;
- (b) is not used for vehicle access or as a motor vehicle parking stall;
- (c) has a minimum total area of 15.0 m²; and
- (d) has no dimension of less than 3.0 m.

10.6.2 For a Dwelling, Duplex or Row, each unit must have direct access to a private amenity space that:

- (a) is provided outdoors;
- (b) is not used for vehicle access or as a motor vehicle parking stall;
- (c) has a minimum total area of 10.0 m²; and
- (d) has no dimension of less than 2.0 m.

10.6.3 For a Dwelling, Cluster, each parcel (comprehensive development site) must have direct access to a shared, private amenity space that:

- (a) is provided outdoors;
- (b) is not used for vehicle access or as a motor vehicle parking stall/area;
- (c) has a minimum total area of 20 m²; and
- (d) has no dimension of less than 4.0 m.

10.7.0 Driveways

10.7.1 The front or exterior side driveway connecting to a public road must be a minimum of 6.0 m (19.68 ft) in length, measured from:

1. the back of the public sidewalk; or
2. the road curb where there is no public sidewalk.

10.7.2 Driveways for a Dwelling, Cluster, Duplex, Flag Lot, Semi-Detached, or Single Detached accessing a front street must not be wider than 2/3 of the parcel width.

11.0.0 Village Residential 4 Development Cell (VR-4)**11.1.0 Purpose and Intent**

The purpose of this development cell is to:

- Accommodate a variety of housing forms within a range of low to medium density type dwellings;
- Provide a denser, walkable, village type residential cell as described by the Harmony Conceptual Scheme to enhance the population base in support of the mixed land uses within the village core;
- Provide for community open space; and
- Allow for implementation of utility infrastructure.

11.2.0 Uses

- 11.2.1 Accessory Buildings
- 11.2.2 Bed and Breakfast Home
- 11.2.3 Childcare Facility
- 11.2.4 Commercial Communications Facility Type A
- 11.2.5 Dwelling, Cluster
- 11.2.6 Dwelling, Flag Lot
- 11.2.7 Dwelling, Multi-Family
- 11.2.8 Dwelling, Row
- 11.2.9 Dwelling, Semi-Detached
- 11.2.10 Dwelling, Single Detached
- 11.2.11 Home-Based Business, Types I and II
- 11.2.12 Live/Work Unit
- 11.2.13 Private Amenity Space
- 11.2.14 Public Park
- 11.2.16 Residential Care Facility
- 11.2.17 Secondary Suite
- 11.2.18 Sign
- 11.2.19 Utility, Power Generation Type A
- 11.2.20 Vacation Rental

10.3.0 Rules

In addition to the rules in this District, all uses in this District must comply with:

- (a) The General Regulations outlined in Section 1.0.0 of this DC129 Bylaw;
- (b) The Subdivision Regulations outlined in Section 2.0.0 of this DC129 Bylaw;
and
- (c) The General Regulations outlined in Section 3.0.0 of this DC129 Bylaw.

11.4.0 Village Residential 4 Parcel Regulations

Housing Type	Minimum Lot Width	Minimum Lot Area m ² / ha (ft ² / ac)	Minimum Setbacks				Maximum Lot Coverage (%)
			Front Yard	Side Yard	Side Yard (corner lot)	Rear Yard	
	meters (feet)		metres (feet)				
Cluster	no minimum	0.20 ha (0.50 ac)	1.00 (3.28)	1.20 (3.94)	1.00 (3.28)	4.00 (13.12)	85
Duplex	7.50 (24.60)	200.00 (2,152.78)	1.00 (3.28)	1.20 (3.94) ^c	1.00 (3.28)	4.00 (13.12)	85
Flag Lot	no minimum	180.00 (1,937.50)	1.00 (3.28) ^b	1.20 (3.94)	1.00 (3.28)	no minimum	85
Multi-Family	no minimum	450.00 (4,843.76)	1.00 (3.28)	1.20 (3.94)	1.00 (3.28)	no minimum	no maximum
Row	5.40 (17.72)	97.00 (1,040.10)	1.00 (3.28)	1.20 (3.94) ^c	1.00 (3.28)	4.00 (13.12)	85
Semi-Detached	7.00 (22.97)	150.00 (1,614.59)	1.00 (3.28)	1.20 (3.94) ^c	1.00 (3.28)	4.00 (13.12)	85
Single Detached	8.50 (27.89)	180.00 (1,937.50)	1.00 (3.28)	1.20 (3.94) ^d	1.00 (3.28)	4.00 (13.12)	85
Accessory Building				0.6 (1.97)	1.00 (3.28)	0.6 (1.97)	

^a For a Dwelling containing a rear attached garage accessed from a public lane, the minimum rear setback is 0.6 m (1.97 ft).

^b The Front of a Flag Lot refers to the property line abutting the rear property line of the adjacent Dwelling (i.e. the parcel located between the Flag Lot parcel and the street).

^c For a site containing a Dwelling, Duplex, Semi-Detached, or Row, there is no requirement for an Interior Side Setback from a party wall.

^d For a parcel containing a Dwelling, Single Detached, one building setback from an interior side property line may be reduced to 0.0 m where:

- i) the owner of the parcel proposed for development and the owner of the adjacent parcel register, against both titles, a minimum 2.4 m private maintenance easement that provides for:
 - a) a 0.30 m (0.98 ft) eave encroachment easement; and
 - b) a 0.60 m (1.97 ft) footing encroachment easement; and
- ii) all roof drainage from the building is discharged through eavestroughs and downspouts onto the parcel on which the building is located.

11.5.0 Building Height

- (a) Dwelling, Cluster, Duplex, Row, Semi-Detached, or Single Detached: 13.0 m (42.65 ft)
- (b) Dwelling, Multi-Family: 17.0 m (55.77 ft)
- (c) Accessory Building: 5.0 m
- (d) All other uses: 12.0 m (39.37 ft)

11.6.0 Outdoor Private Amenity Space

11.6.1 For a Dwelling, Semi-Detached or Single Detached, each unit must have direct access to a private amenity space that:

- (a) is provided outdoors;
- (b) is not used for vehicle access or as a motor vehicle parking stall;
- (c) has a minimum total area of 15.0 m²; and
- (d) has no dimension of less than 3.0 m.

11.6.2 For a Dwelling, Duplex or Row, each unit must have direct access to a private amenity space that:

- (a) is provided outdoors;
- (b) is not used for vehicle access or as a motor vehicle parking stall;
- (c) has a minimum total area of 10.0 m²; and
- (d) has no dimension of less than 2.0 m.

11.6.3 For a Dwelling, Cluster, each parcel (comprehensive development site) must have direct access to a collective amenity space that:

- (a) is provided outdoors;
- (b) is not used for vehicle access or as a motor vehicle parking stall/area;
- (c) has a minimum total area of 20 m²; and
- (d) has no dimension of less than 4.0 m.

11.7.0 Driveways

11.7.1 The front or exterior side driveway connecting to a public road must be a minimum of 6.0 m (19.68 ft) in length, measured from:

1. the back of the public sidewalk; or
2. the road curb where there is no public sidewalk.

11.7.2 Driveways for a Dwelling, Cluster, Duplex, Semi-Detached, or Single Detached accessing a front street must not be wider than 2/3 of the parcel width.

12.0.0 Neighbourhood Core Development Cell (N-C)**12.1.0 Purpose and Intent**

The purpose of this development cell is to:

- Provide a vibrant focal point with a range of neighbourhood-level retail, commercial, medical and personal care services, convenience retail/goods, and amenities within the residential village;
- Accommodate a mix of residential and commercial uses in the same building or in multiple buildings throughout an area;
- Respond to the adjacent residential built form with appropriate building heights and densities relative to the surrounding context;
- Provide for community open space, amenity space, pedestrian space; and
- Allow for implementation of utility infrastructure.

12.2.0 Uses

- 12.2.1 Accessory Buildings
- 12.2.2 Animal Health Care Services, Small Animal
- 12.2.3 Arts and Crafts
- 12.2.4 Arts and Culture Centre
- 12.2.5 Child Care Facility
- 12.2.6 Commercial Business
- 12.2.7 Commercial Communications Facilities, Type A
- 12.2.8 Convenience Store
- 12.2.9 Drinking Establishment
- 12.2.10 Dwelling, Multi-Family
- 12.2.11 Dwelling, Row
- 12.2.12 Government Services
- 12.2.13 Grocery Store, Local
- 12.2.14 Health Care Services
- 12.2.15 Home-Based Business, Types I and II
- 12.2.16 Hotel
- 12.2.17 Indoor Participant Recreation Services
- 12.2.18 Liquor Sales
- 12.2.19 Live/Work Unit
- 12.2.20 Mixed-Use Developments
- 12.2.21 Museum
- 12.2.22 Offices
- 12.2.23 Outdoor Café
- 12.2.24 Patio, Accessory to Principal Building Use
- 12.2.25 Personal Service Business
- 12.2.26 Private Amenity Space
- 12.2.27 Private Clubs and Organizations
- 12.2.28 Public Building
- 12.2.29 Public Market
- 12.2.30 Public Park

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- 12.2.31 Recycling Collection Point
- 12.2.32 Religious Assembly
- 12.2.33 Residential Care Facility
- 12.2.34 Restaurant
- 12.2.35 Retail Garden Centre
- 12.2.36 Retail Store, Local
- 12.2.37 School or College, Commercial
- 12.2.38 Secondary Suite
- 12.2.39 Sign
- 12.2.40 Specialty Food Store
- 12.2.41 Utility, Power Generation Type A and Type B
- 12.2.42 Vacation Rental

12.3.0 Rules

In addition to the rules in this District, all uses in this District must comply with:

- (a) The General Regulations outlined in Section 1.0.0 of this DC129 Bylaw;
- (b) The Subdivision Regulations outlined in Section 2.0.0 of this DC129 Bylaw;
and
- (c) The General Regulations outlined in Section 3.0.0 of this DC129 Bylaw.

12.4.0 Neighbourhood Core Parcel Regulations

Housing Type	Minimum Lot Width	Minimum Lot Area m ² / ha (ft ² / ac)	Minimum Setbacks				Maximum Lot Coverage (%)
			Front Yard	Side Yard	Side Yard (corner lot)	Rear Yard	
	meters (feet)		metres (feet)				
Mixed-Use	no minimum	450.00 (4,843.76)	no minimum ^a	no minimum ^a	no minimum ^a	no minimum ^a	no maximum
Multi-Family	no minimum	450.00 (4,843.76)	1.00 (3.28)	1.20 (3.94)	1.00 (3.28)	no minimum	no maximum
Row	5.40 (17.72)	97.00 (1,040.10)	1.00 (3.28)	1.20 (3.94) ^b	1.00 (3.28)	4.00 (13.12)	85
Accessory Building				0.6 (1.97)	1.00 (3.28)	0.6 (1.97)	

^a When a Mixed Use parcel shares a property line with a parcel designated as VR-1, VR-2, or VR-3, the following setbacks apply:

- i) Rear: 4.0 m
- ii) Side: 3.0 m
- iii) Front: 1.0 m

^b For a site containing a Dwelling, Row, there is no requirement for an Interior Side Setback from a party wall.

* N.P. = Not Permitted

** N.A. = Not Applicable

12.5.0 Building Height

- (a) Dwelling, Row: 13.0 m (42.65 ft)
- (b) Dwelling, Multi-Family: 17.0 m (55.77 ft)
- (c) Mixed-Use: 20.0 m (65.62 ft)
- (d) Accessory Building: 5.0 m (16.40 ft)
- (e) All other uses: 12.0 m (39.37 ft)

12.6.0 Outdoor Private Amenity Space

12.7.1 For a Dwelling, Row, each unit must have direct access to a private amenity space that:

- (a) is provided outdoors;
- (b) is not used for vehicle access or as a motor vehicle parking stall;
- (c) has a minimum total area of 10.0 m²; and
- (d) has no dimension of less than 2.0 m.

13.0.0 Definitions

Unless indicated in the list of land use terms identified below, all uses are defined in the Land Use Bylaw (C-4841-97). Some definitions require specific scale limitations to be consistent with the proposed Harmony development and these have been included with the permitted uses as described in each development cell.

- 13.1.0 *Arts and Crafts* - A land use for the purpose of design, fabrication, display and sales of arts and crafts such as painting, metal works, jewelry, pottery, glass blown wares.
- 13.2.0 *Attached Garage* – means a portion of a dwelling that is structurally joined to the main building either through an enclosed breezeway or a covered walkway and accommodates the storage or shelter of vehicles;
- 13.3.0 *Common Wall* - A vertical wall separating two dwelling units between the top of the footings to the underside of the roof deck.
- 13.4.0 *Dwelling, Cluster* – A comprehensively planned residential parcel that:
- has multiple low-rise *Buildings*,
 - contains up to a maximum of four *Dwellings* in each *Building*, and
 - may include private amenities that are accessory to the residential development including an internal private roadway, open space, common recreational area or facility, or community centre.
- 13.5.0 *Dwelling, Multi-Family* - One or more buildings with two or more *residential units*, and which meets the requirements for a residence as specified within the Alberta Building Code.
- 13.6.0 *Dwelling, Row* - A *Dwelling, Row* is the same definition of “Dwellings, Row Housing” in the Land Use Bylaw (C-481-97), which means development consisting of a building containing a row of three or more dwelling units, each sharing a common wall extending from the first floor to the roof, at the side only with no dwelling being placed over another in whole or in part. Each dwelling unit shall have separate, individual, and direct access to the building at grade.
- 13.7.0 *Exterior Project Boundaries A & B* - Setbacks for boundary conditions are measured from the outside edge of the lands as indicated on Schedule “B”. These setbacks apply to above ground building structures for the principal use of the site.
- 13.8.0 *Flag Lot* - A parcel where access to a street is provided through a narrow strip of land which is an integral part of the parcel. The narrow strip of land providing access is not included when determining developable lot area of a parcel.
- 13.9.0 *Golf Course* - A public or private area operated for the purpose of playing golf and includes tees, greens, fairways, cart paths, open space, public trails and parks.
- 13.10.0 *Golf Course Driving Range* - A public or private area operated for the purpose of developing golfing techniques including miniature *golf courses*.
- 13.11.0 *Golf Course Clubhouse Facilities* - A facility which provides a variety of day-use services such as golf related equipment and merchandise sales and rentals, meals and meeting facilities to golfers and other recreational users of the *golf course*. This facility provides for a variety of special events such as but not limited to golf related tournaments, social gatherings, music

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festivals, art fairs, public markets, and similar activities which may be small or large in scale and relatively short in duration. The *golf course* and clubhouse facilities may include a restaurant, drinking establishment, convention facilities, and associated parking areas.

- 13.12.0 *Golf Maintenance and Storage Facilities* - A facility for the storage and maintenance of vehicles and equipment, and the storage and handling of goods, fuels, fertilizers and other products required for the operation and maintenance of a *golf course*. A maintenance and storage facility would normally include but is not limited to yard areas, buildings and structures, and infrastructure for maintenance staff such as office space and parking areas.
- 13.13.0 *Historical and Cultural Interpretations* - Common space available for historical and cultural displays and may be located within public and/or open space.
- 13.14.0 *Lot Coverage* – That portion of a lot upon which a covered building is located, as measured from a point at grade directly below the outside surface of the exterior walls of the building at the first storey floor level, including any projections less than 2.4 metres above grade, but projecting not further than one metre from the exterior walls that define the *lot coverage* area.
- 13.15.0 *Lot Frontage* – The distance between the side property lines measured at a point set back from either the *front property line* or *rear property line* (whichever is shortest) utilizing an angle perpendicular to the average azimuth angles of the two *side property lines*. *Lot Frontages* are calculated at time of subdivision and identified for each parcel in the Lot Frontage Plan, provided by the developer.
- 10.16.0 *Outdoor Recreation, Neighbourhood Area* – A development providing facilities for outdoor sports and active recreation that are compatible with neighbourhood uses. Typical facilities would include sports and adventure fields, outdoor athletic fields and courts, naturalized areas, passive recreation infrastructure, and parks.
- 10.17.0 *Private Amenity Space* - Private lands providing indoor or outdoor space for active or passive recreational activities which are designed for the sole use of the associated unit or to be designed as a common facility for multiple users.
- 10.18.0 *Raw Water Reservoir and/or Recreational Lake* – A two-part artificial water body engineered to provide off-stream raw water storage facility, stormwater functions, and recreation opportunities. Part of this utility will store the necessary water volumes to service the proposed development. This water storage is considered raw water as it will not have been fully treated prior to storage in the reservoir, but will be treated to drinking standards, as established by Alberta Environment, prior to public distribution. Part of this water body may be available as a recreational lake amenity for non-motorized use and include elements such as docks, marinas and associated uses.
- 10.19.0 *Residential Care Facility* - As defined in the Land Use Bylaw (C-4841-97). These facilities share common eating facilities and other amenities. The individual residential care living units are not defined as “*Residential Units*” for the purpose of the Bylaw and total maximum *residential units*. *Residential care facility* may also include hospice facilities.
- 10.20.0 *Residential Unit* - A *residential unit* as identified in the Harmony Conceptual Scheme is the same as the definition of “*Dwelling Unit*” in the Land Use Bylaw (C-4841-97) in addition to being the principal use of a parcel.
- 10.21.0 *Secondary Suite* - A residential space provided as an accessory use to a *Residential Unit*. *Secondary suites* are not defined as “*Residential Units*” for the purpose of the Bylaw and total

DC - 129

maximum *residential units*. *Secondary suites* may be attached (above grade, at grade, or below grade), detached garage (where the *secondary suite* is located above the first storey of a detached private garage), or detached garden (where the *secondary suite* is detached and located at grade to the rear of the Dwellings, Single Detached). *Secondary Suites* shall have a separate entrance, through a separate exterior side or rear access, or from a common interior landing. The maximum size allowable is 93 m² (1,000 ft²). *Secondary Suites* require a minimum of one motor vehicle stall.

13.22.0 *Side Yard (corner lot) Setback* – means the perpendicular distance as measured between that part of a building nearest to the *side property line* abutting a road.

13.23.0 *Subject Lands* - Those lands as identified in Schedule “A” attached hereto.

13.24.0 *Utility, Power Generation* - Components of a utility system providing on-site and/or communal power generation. These utilities can include renewable power generation from such resources as solar, wind, and bio-waste and their supporting infrastructure. This bylaw defines two types of power generation utilities:

- a) Type A: Individual power generation whereby power is generated solely for one parcel of land. This use may sell excess power onto the communal grid, but this is not the primary purpose (i.e., photovoltaic electricity). No parking stalls are required for this land use.
- b) Type B: Communal power generation whereby power is generated for a number of uses and/or for more than one parcel of land (i.e., power cooperatives and district heating) primarily to serve the *residential units* and businesses within the lands governed by this DC Bylaw. Minimum parking requirements for this land use are 2 stalls for every 100 m² (1,076 ft²) of gross useable area.

13.25.0 *Vacation Rental* – means a Dwelling Unit that is rented online via a hospitality service brokerage company that arranges lodging such as Airbnb, Vrbo, TurnKey, HomeAway etc.

13.26.0 *Wellness Resort* – means a building, or group of comprehensively planned buildings, and associated land, facilities and accessory buildings, which provide for health and wellness. This may include but is not limited to *Restaurants, Patios, Drinking Establishments, Hotels*, and indoor and outdoor facilities associated with massage therapies and guest experience.

Division: 2
File: 2008-RV-188

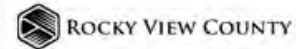
First reading passed in open Council, assembled in the City of Calgary, in the Province of Alberta, on Tuesday, July 29, 2008, on a motion by Councillor Yurchak.

Second reading passed in open Council, assembled in the City of Calgary, in the Province of Alberta, on Tuesday, October 07, 2008, on a motion by Councillor Yurchak.

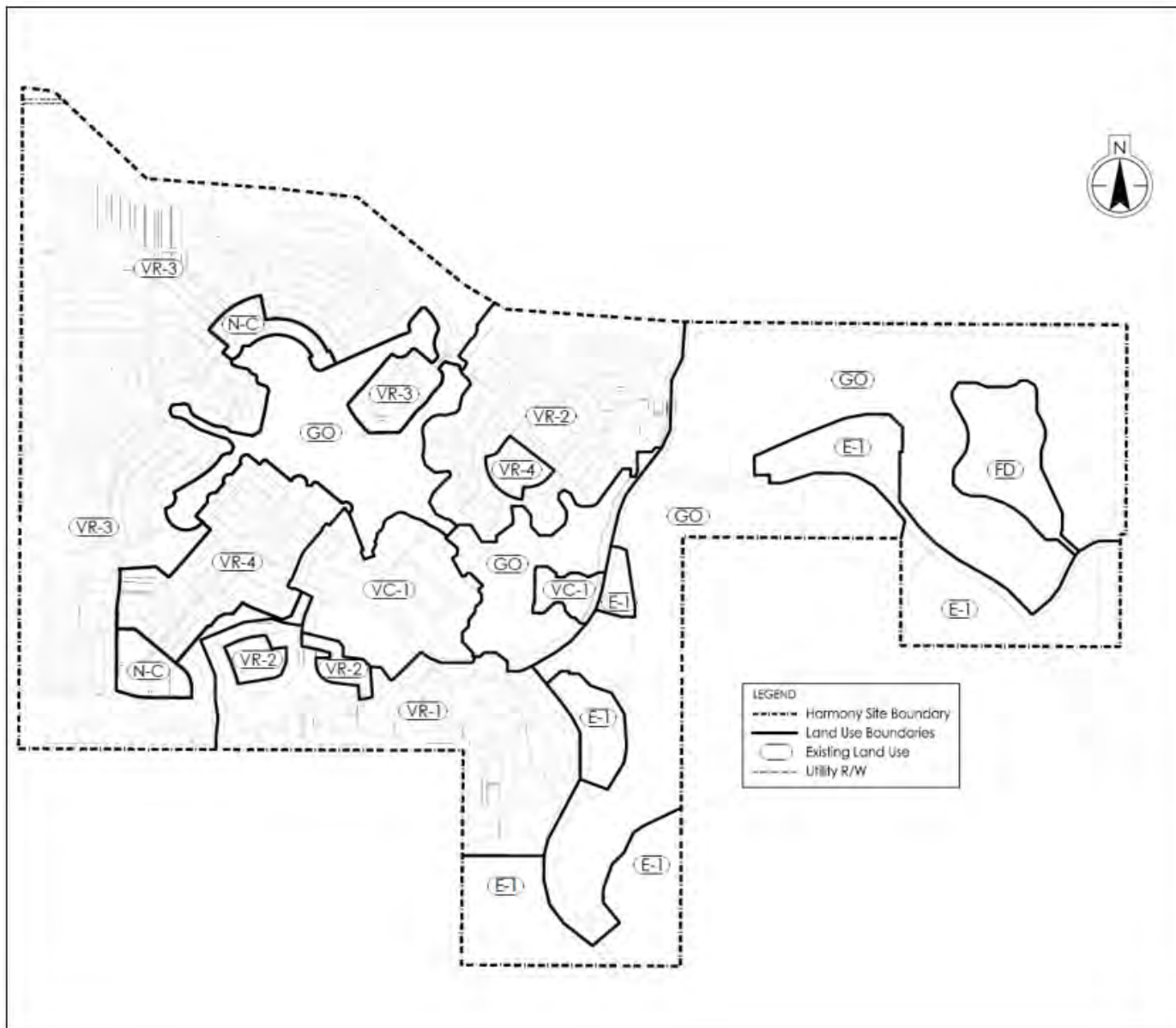
Third reading passed in open Council, assembled in the City of Calgary, in the Province of Alberta, on Tuesday, October 07, 2008, on a motion by Deputy Reeve Boehlke.

REEVE OR DEPUTY REEVE

MUNICIPAL SECRETARY



Schedule 'A'



Division: 2
Roll: Harmony Plan Area
File: PL20210151
Printed: 27-Jun-22
Legal: Portions of 5/7/8/9-25-
03-W05M



Local Plan and Direct Control Item: Institutional

Electoral Division: 5

File: PL20200068, PL20190177 / 06507009

Date:	February 13, 2024		
Presenter:	Oksana Newmen, Senior Planner		
Department:	Planning		
Approved by:	<input checked="" type="checkbox"/> Executive Director / Director	and/or	<input checked="" type="checkbox"/> Chief Administrative Officer

REPORT SUMMARY

The purpose of this report is to assess two applications that would facilitate religious assembly and community uses on Lot 4, Plan 9010345 within SW-07-26-01-W05M:

- PL20200068 – To adopt the ‘Al-Makkah Community Hub’ Master Site Development Plan (MSDP), which provides a policy and operational framework for religious assembly and community uses.
- PL20190177 – To redesignate the subject lands from Residential, Rural district (R-RUR) to Direct Control district (DC) to facilitate religious assembly and community uses.

The subject parcel is located outside of an area structure plan; as such, the application was evaluated pursuant to the policies and regulations of the Rocky View County / City of Calgary Intermunicipal Development Plan (IDP), the Municipal Development Plan (County Plan), and the *Land Use Bylaw*.

The application was found to be inconsistent with Section 11.0 (Institutional and Community Land Use) of the County Plan, which encourages institutional uses to be located in hamlets, country residential communities, and business centres. Additionally, insufficient rationale was provided to support development at the proposed location, to demonstrate a benefit to the broader public, and to address compatibility and integration with the existing residential area. Finally, the submitted MSDP does not include all information required by Section 29 (Technical Requirements and Submissions) for MSDP documents.

With respect to consistency with the *Land Use Bylaw*, the application complies with the rationale for use of a DC district but is missing detail in the development of the Direct Control District and relevant requirements; therefore, the proposed Direct Control District was found not to be compliant.

ADMINISTRATION’S RECOMMENDATION

THAT application PL20200068 be refused.

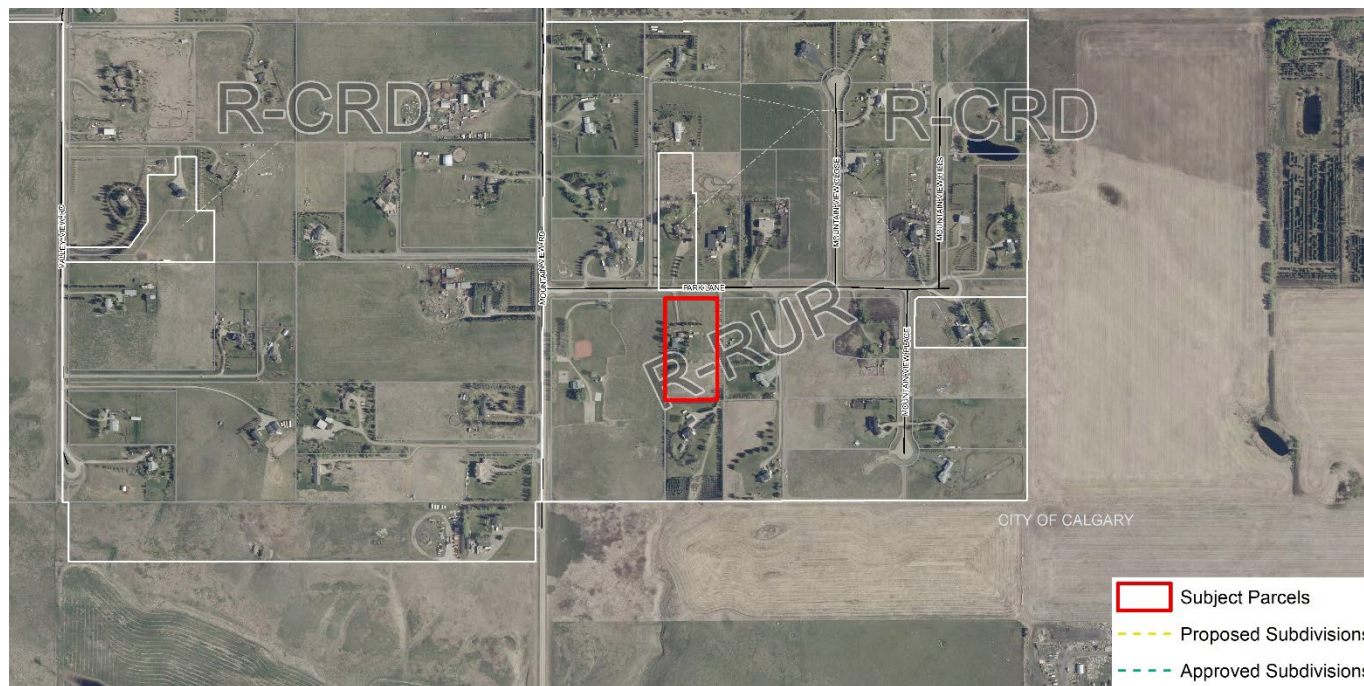
THAT application PL20190177 be refused.

Local Plan and Direct Control Item: Institutional

BACKGROUND

Location (Attachment A)

Located approximately 0.50 miles (0.81 kilometres) north of the city of Calgary, located 0.75 miles (1.25 kilometres) south of Highway 566, and 0.13 miles (0.21 kilometres) east of Mountain View Road.



Site Context (Attachment B)

The subdivision creating the subject parcel as part of a four-lot subdivision was registered at land titles on February 21, 1990.

The subject parcel currently contains a single-family dwelling built in 1973, a detached garage building built in 1975, and a two-storey accessory building built in 2020. The 1,612 square foot accessory building was subsequently renovated without a permit, then was brought into compliance. This structure, which includes four toilets (water closets) and four vanities, has not been included in the application, MSDP, or any supporting documentation.

On November 23, 2010, Council refused an application (2007-RV-490) to redesignate the parcel from residential to Public Service District for development of a religious assembly.

The Applicants applied for redesignation to a Direct Control District in December 2019, and for the MSDP in June 2020, with multiple revisions until June 2023.

Intermunicipal and Agency Circulation (Attachment C)

The application was circulated to all necessary intermunicipal neighbours, internal and external agencies.

This application was circulated to The City of Calgary in accordance with the Rocky View County / City of Calgary Intermunicipal Development Plan. The City responded with no concerns regarding the application so long as the proposed direct control district would have a size restriction of the current parcel size to prevent future subdivision.

Alberta Transportation and Economic Corridors was circulated on the applications but has not provided comments.

Local Plan and Direct Control Item: Institutional

Landowner Circulation (Attachment D)

The application was circulated on June 26, 2020, to 72 recipients, and on March 16, 2022, to 63 adjacent landowners in accordance with the *Municipal Government Act* and County Policy C-327 (Circulation and Notification Standards); in total, 39 letters in support (29 of which were either outside of the circulation area or the location could not be determined, of which 8 were from elected officials from other jurisdictions), and 25 letters in opposition were received. Three parcels had both opposition and support, as the lands were sold in the intervening period from application to public hearing. Note also that in some cases, multiple letters from individual parcels were received. Of three parcels in opposition, two letters were received from each; and of six names/addresses in support, two letters were received from each.

ANALYSIS

MSDP Overview

The MSDP proposes a place of worship and a community centre/hub. It states that the existing building and parking area will serve 25 to 30 people. The community hub's goal is "for families to come together to have healthy discussion and engage youth in healthy activities", interfaith dialogue, and provide guidance to new entrepreneurs, residents, and youth new to the country. The MSDP does not include any reference to the use of the existing accessory building, nor does it meet the requirements of the County Plan.

DC Overview

The DC District proposes a religious assembly and community/youth hub, based on the Special, Public Services District (S-PUB) of the Land Use Bylaw C-8000-2020 (LUB). The DC includes listed uses of religious assembly, occupancy, dwelling unit accessory to the principal use, community centre, and community hub. There are no definitions for community centre or community hub in either the LUB or the DC, and no additional development regulations. The proposed DC District does not align with other previously approved DC Districts or established land use districts within the LUB.

Policy Review (Attachment E)

The application was reviewed pursuant to Section 5.0 (Municipal Planning Considerations), Section 8.0 (Growth Corridors/Areas and Annexation), and Section 15.0 (Plan Implementation) of the IDP and was found to be compliant.

The application was principally reviewed pursuant to Section 11.0 (Institutional and Community Land Use) of the County Plan. The application was found to be inconsistent with Policies 11.1 and 11.2, which encourage institutional uses to be located in hamlets, country residential communities, and business centres. For proposals outside of these preferred areas, Policy 11.3 provides potential support for locating outside of these areas, subject to demonstrating a valid rationale for the location, identifying benefit to the broader public, and compatibility and integration with the existing residential area. The Applicant has failed to satisfy the criteria set out within Policy 11.3; therefore, the application is inconsistent with Policy 11.3 and the wider intent of Section 11.0 of the County Plan.

Section 29 and Policy 11.5 of the County Plan set out the technical and operational items that must be addressed through submission of an MSDP for institutional uses including providing details on facility hours, specific uses, and parking requirements. The Applicant has only partially met these requirements with some deficiencies and gaps noted to be present, such as providing information regarding the compatibility of the use with adjacent land uses, and detail regarding the development scale and size.

Finally, the application was reviewed pursuant to Sections 297 and 302 of the *Land Use Bylaw* regarding Direct Control District applications. The application complies with the rationale of the use of a DC district, but due to the lack of detail in the development of the Direct Control, was found to be non-compliant.

Local Plan and Direct Control Item: Institutional

COMMUNICATIONS / ENGAGEMENT

Consultation was conducted in accordance with statutory requirements and County Policy C-327.

IMPLICATIONS

Financial

No financial implications identified at this time.

STRATEGIC ALIGNMENT

This report is a statutory obligation under the *Municipal Government Act*.

ALTERNATE DIRECTION

Should Council wish to support the application they may wish to consider referring the application back to Administration to provide the necessary updates to the MSDP and proposed Direct Control District in order to align with the County Plan and Land Use Bylaw C-8000-2020.

THAT Council refer the applications PL20190177 and PL20200068 back to Administration to work with the Applicants on necessary amendments to the Direct Control District and MSDP to align with the County Plan and Land Use Bylaw C-8000-2020.

ATTACHMENTS

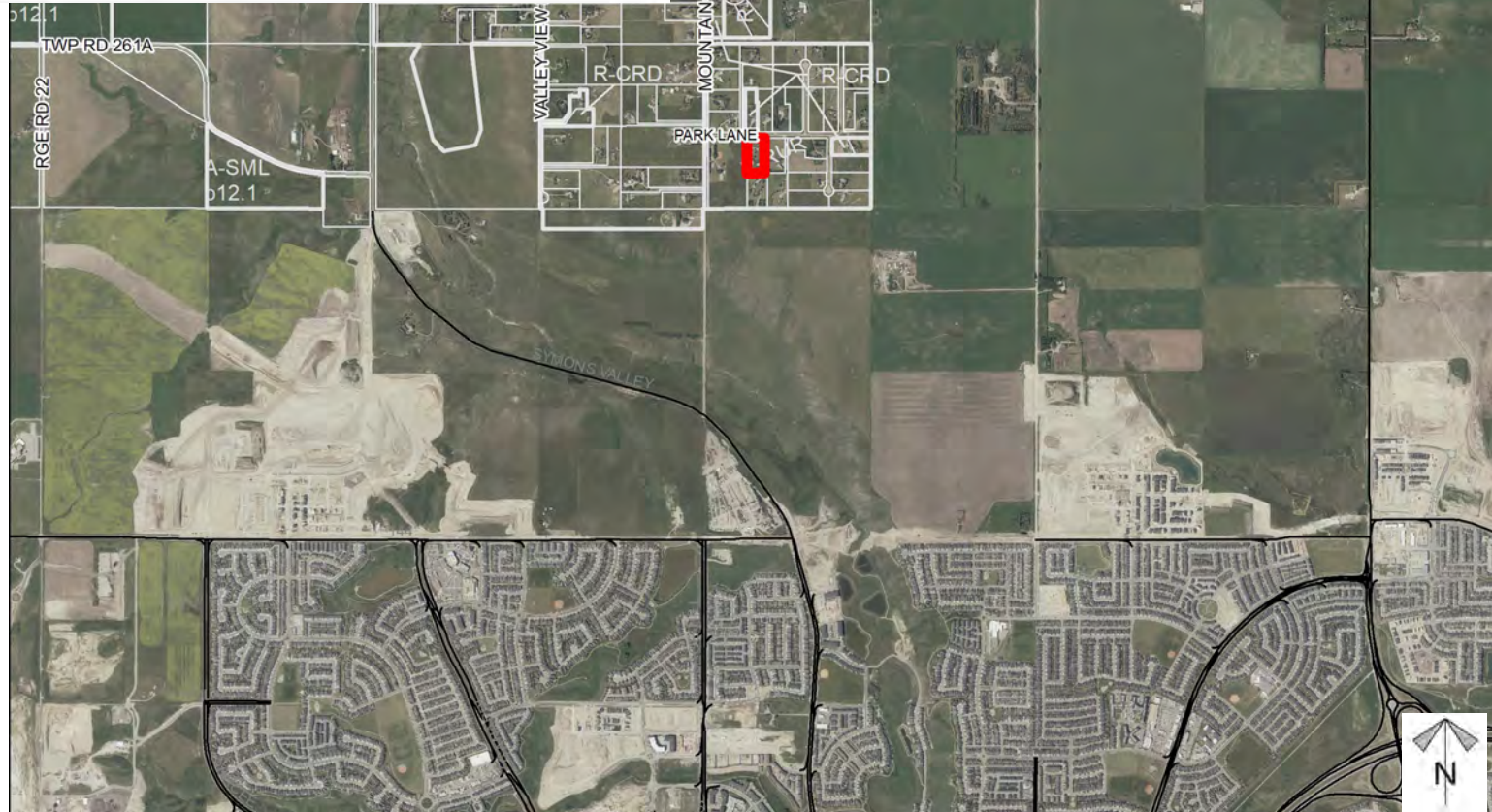
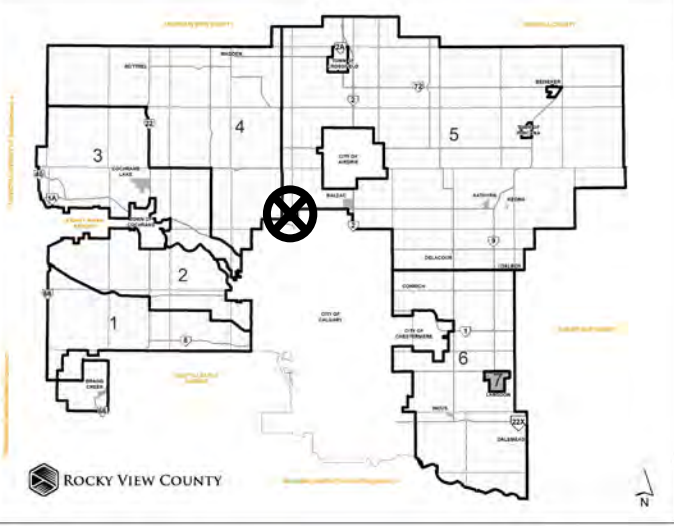
- Attachment A: Map Set
- Attachment B: Application Information
- Attachment C: Application Referral Responses
- Attachment D: Public Submissions
- Attachment E: Policy Review
- Attachment F: Draft Bylaw C-8455-2023 (Direct Control District)
- Attachment G: Draft Master Site Development Plan

Location & Context

Redesignation and MSDP Proposal

To redesignate the subject lands from Residential, Rural District (R-RUR) to Direct Control District (DC) to facilitate future religious assembly and community uses.

Division: 5
Roll: 06507009
File: PL20200068
Printed: Sept 21, 2023
Legal: A portion of SW-7-26-
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PARK LANE



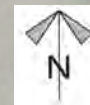
R-RUR → DC

Development Proposal

Redesignation and MSDP Proposal

To redesignate the subject lands from Residential, Rural District (R-RUR) to Direct Control District (DC) to facilitate future religious assembly and community uses.

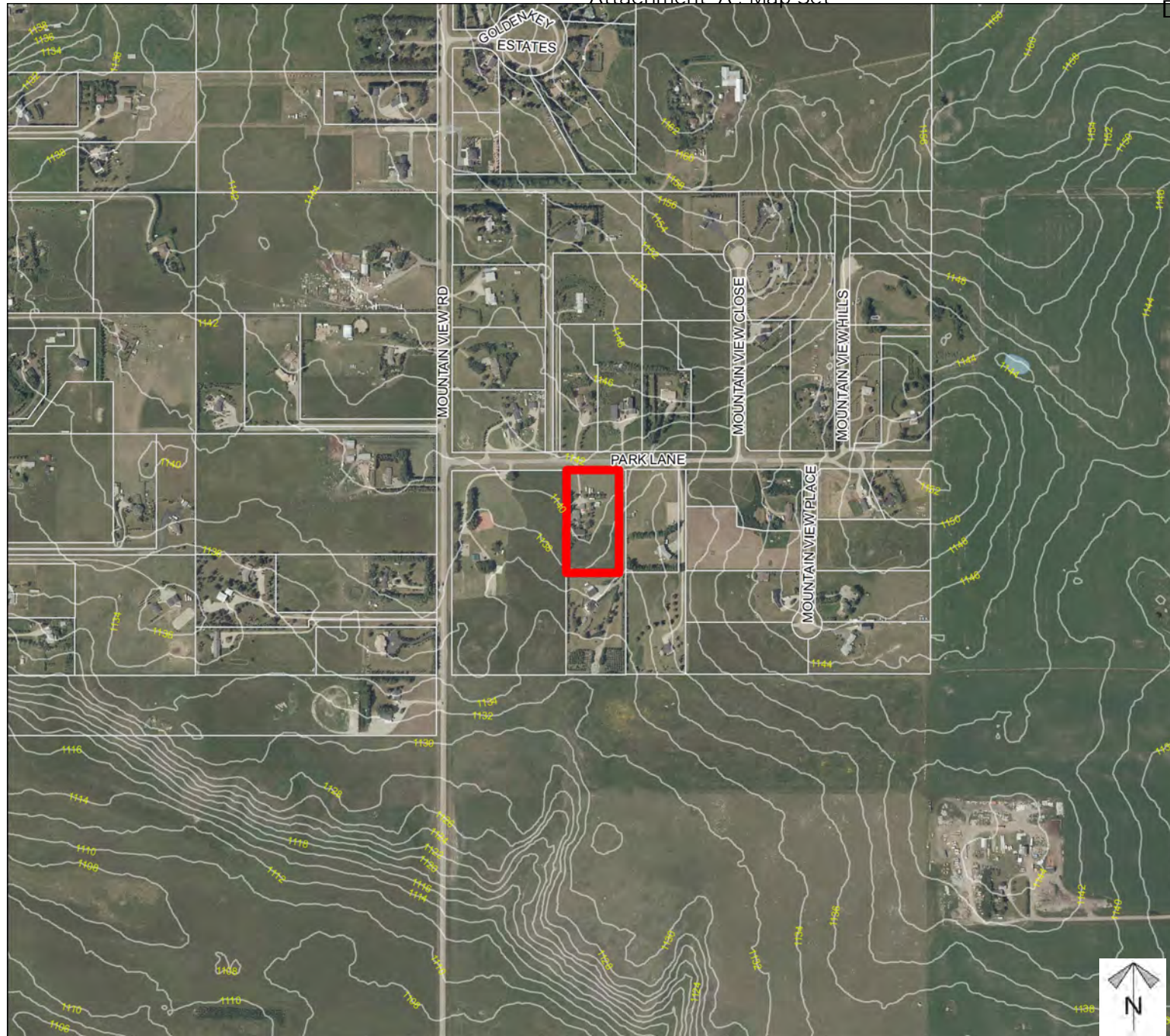
Division: 5
Roll: 06507009
File: PL20200068
Printed: Sept 21, 2023
Legal: A portion of SW-7-26-
Page 315 of 574



Environmental

Redesignation and MSDP Proposal

To redesignate the subject lands from Residential, Rural District (R-RUR) to Direct Control District (DC) to facilitate future religious assembly and community uses.



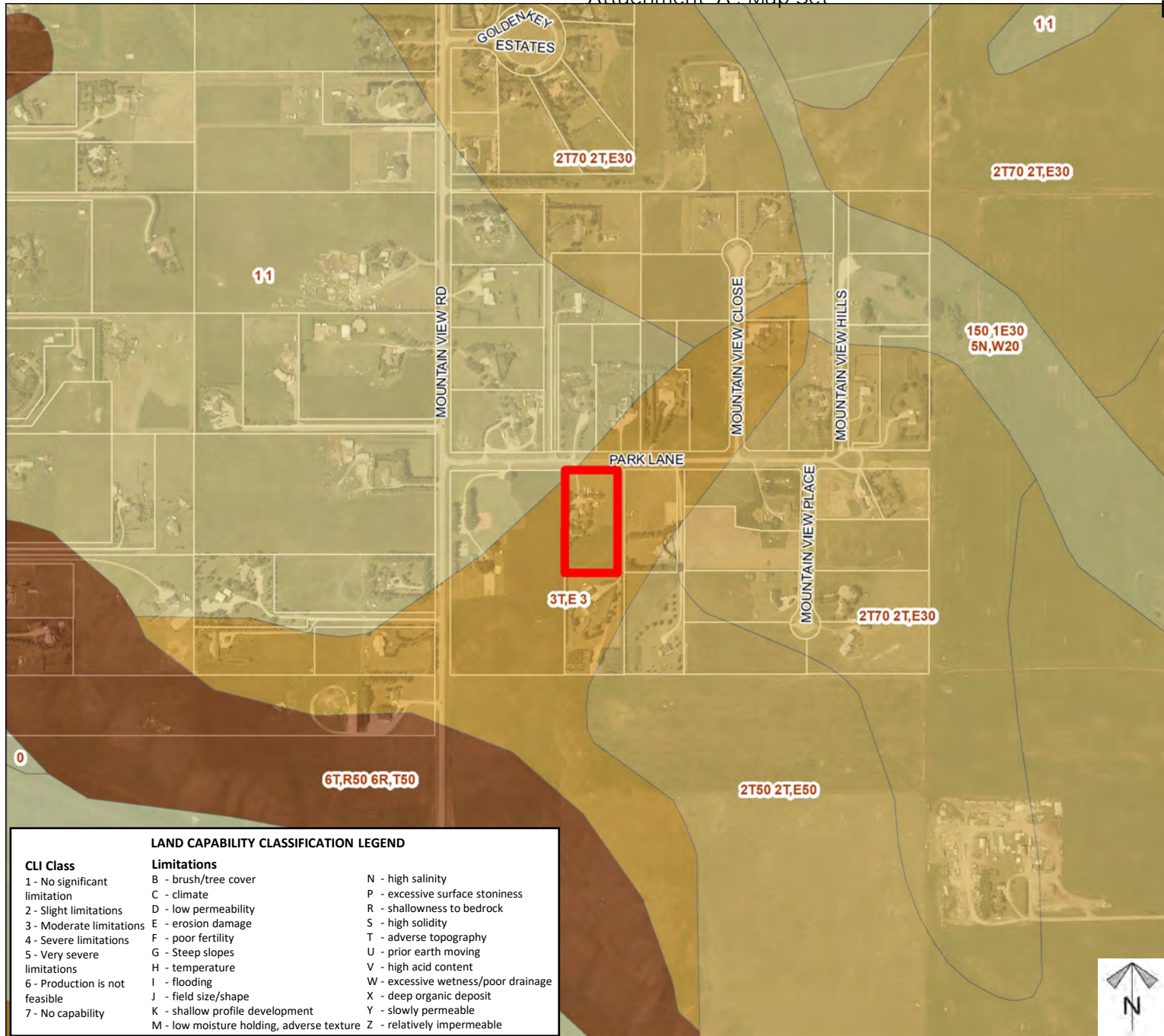
-  Subject Lands
-  Contour - 2 meters
-  Riparian Setbacks
-  Alberta Wetland Inventory
-  Surface Water

Division: 5
 Roll: 06507009
 File: PL20200068
 Printed: Sept 21, 2023
 Legal: A portion of SW-7-26-
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Soil Classifications

Redesignation and MSDP Proposal

To redesignate the subject lands from Residential, Rural District (R-RUR) to Direct Control District (DC) to facilitate future religious assembly and community uses.



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



Landowner Circulation Area

Redesignation and MSDP Proposal

To redesignate the subject lands from Residential, Rural District (R-RUR) to Direct Control District (DC) to facilitate future religious assembly and community uses.



Legend

- Support
- Not Support
- Prior owner oppose
- Current owner support

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.

- 21 - Support (land owner outside of circulation area)
- 8 - Support (external elected official)



ATTACHMENT B: APPLICATION INFORMATION

APPLICANT/OWNERS: Manu Chugh Architect Ltd. (Manu Chugh) / Al-Madinah Calgary Islamic Assembly (Ahmad Shah)	DATE APPLICATION RECEIVED: Redesignation: December 10, 2019 (incomplete); revised January 11, 2022 MSDP: June 16, 2020; final revision June 30, 2023
GROSS AREA: ± 1.49 hectares (± 3.68 acres)	LEGAL DESCRIPTION: Plan 9010345, Lot 4 within SW-07-26-01-W5M
Pre-Application Meeting Held: <input checked="" type="checkbox"/>	Meeting Date: July 27, 2017
SOILS (C.L.I. from A.R.C.): 3T,E 3 - Moderate limitations due to adverse topography and erosion damage.	
HISTORY: November 23, 2010: Council refused an application (2007-RV-490) to redesignate the parcel from residential to Public Service District for development of a religious assembly. February 21, 1990: Subdivision creating the subject parcel as part of a four-lot subdivision registered at land titles.	
TECHNICAL REPORTS SUBMITTED: <ul style="list-style-type: none"> • Traffic Review Report, Sheffer Andrews Ltd., December 2020 • Water and Sanitary Servicing Memo, Sheffer Andrews Ltd., February 2020 	

ATTACHMENT C: APPLICATION REFERRAL RESPONSES

AGENCY	COMMENTS
<i>School Authority</i>	
Rocky View Schools	No response received.
Calgary Catholic School District	No response received.
Public Francophone Education	No response received.
Catholic Francophone Education	No response received.
<i>Province of Alberta</i>	
Alberta Transportation	No response received.
Alberta Culture and Community Spirit (Historical Resources)	No response received.
Energy Resources Conservation Board	No response received.
Alberta Health Services	No response received.
<i>Public Utility</i>	
ATCO Gas	No response received.
ATCO Pipelines	No objections.
AltaLink Management	No response received.
FortisAlberta	No concerns.
TELUS Communications	No objections.
TransAlta Utilities Ltd.	No response received.
<i>Adjacent Municipality</i>	
The City of Calgary	The City of Calgary Administration has no concern with this application if the following request is considered.

AGENCY	COMMENTS
Other External Agencies	<p>The subject parcel is located within an identified City of Calgary Residential Growth Area as per “Map 4: Growth Corridors/Areas” of the Rocky View/Calgary IDP. This map identifies, with the intent to provide a level of protection, each municipality’s future growth aspirations; Calgary’s via the future growth corridors and Rocky View County’s via the directional red arrows. As such, we request a minimum parcel size restriction of ± 1.49 hectares (± 3.68 acres) in the Direct Control guidelines to prevent subdivision of this parcel that is located within the Calgary future urban growth corridor.</p>
EnCana Corporation	No response received.
Internal Departments	
Recreation, Parks, and Community Support	As municipal reserves are not required until subdivision stage, Recreation & Parks & Community Services has no comment at this time.
GIS Services	No response received.
Building Services	No response received.
Fire Services & Emergency Management	No comments.
Capital and Engineering Services	<p>General:</p> <ul style="list-style-type: none"> • The review of this file is based upon the application submitted. These conditions/recommendations may be subject to change to ensure best practices and procedures • The applicant has indicated the immediate use of the existing house for the purpose of a “Community Centre/hub” following the approval of the change of land use. Engineering suggests that the applicant contact Building Services to understand the requirements for a change of occupancy use from the residential building to an Assembly occupancy. <p>Geotechnical:</p> <ul style="list-style-type: none"> • The existing site topography consists of a gentle slope from north to south of the property not exceeding slopes of 15% • Engineering has no requirements at this time. <p>Transportation:</p> <ul style="list-style-type: none"> • Prior to issuance of future development permit, 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 developed as per the approved Bylaw. • The applicant provided a Traffic Review Report, dated February 2020 prepared by Scheffer Andrew Ltd. As per the report the site’s largest gathering is expected to be Friday’s from 1 pm to 3 pm which would be attended by 25-30 people with smaller gatherings on weekdays from 12 pm

AGENCY	COMMENTS
Agriculture & Environment Services	<p>to 3 pm and 5pm to 7pm. The report concluded that there will be minimal impact on the operation of the adjacent roadways/network and therefore no road improvements will be required.</p> <ul style="list-style-type: none"> • As per the Traffic Review Report, the subject site has direct access onto Park Lane with a 3.7 m wide gravel approach. Prior to issuance of future development permit, the applicant shall upgrade the gravel approach • to a single paved approach standards in accordance with County's servicing standards. • Engineering has no requirements at this time. <p>Sanitary/Waste Water:</p> <ul style="list-style-type: none"> • As per the applicant, the subject parcel is serviced by an existing holding tank. • Sanitary service is to remain as existing for the proposed development by means of a holding tank which will be maintained by the site owner, as such. • Engineering has no requirements at this time. <p>Water Supply and Waterworks:</p> <ul style="list-style-type: none"> • The subject parcel is serviced by an existing well. • As per the applicant, the proposed development will be serviced by an existing groundwater well. It should be noted that the existing groundwater well is intended for domestic use for the property, any other uses will require approval from Alberta Environment. • Prior to issuance of future DP, the applicant is required to address all fire suppression requirements for the proposed development in accordance with the requirements of the Alberta Building Code, County Servicing Standards and Fire Hydrant Bylaw C-7152-2012. • Engineering has no requirements at this time. <p>Storm Water Management:</p> <ul style="list-style-type: none"> • As per the application, the existing site topography indicates a general north to south flow for stormwater runoff. • At the time of future development permit application, the applicant will be required to provide a site specific stormwater management plan in accordance with County's servicing standards to address the drainage for the construction of the parking lot as proposed. • Engineering has no requirements at this time <p>Environmental:</p> <ul style="list-style-type: none"> • There are no environmental constraints have been identified. • Engineering has no requirements at this time <p>No response received.</p>

Circulation Period: March 16, 2022, to April 15, 2022.

From: [Don Leepan](#)
To: [Ravi Siddhartha](#)
Subject: [EXTERNAL] - Against the idea of rezoning or passing a permit
Date: April 2, 2022 5:24:16 PM

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

Planning Department of Rocky View County,
Ravi Siddhartha,
Greg Boehlke.

This is a response to the letter I received pertaining to the Application #PL20190177/20200068. The file # 06507009 . Division 5.

Dear Sirs,

I am a landowner in the vicinity of abovesaid property and am totally against the idea of having an institute of this nature residing within stone's throw of my property. For one, this will definitely offset the ambience of what it is intended for; as i wish the serenity of country living to remain intact. To have an increase in traffic flow on such a simple road would result in higher costs and not forgetting the fact of increased noise and air pollution.

I personally feel to have an assembly in our neighbourhood is totally incongruent. i will be needing to enjoy the peace and quiet of my property in the near future.

Yours Truly

Don Lee-Pan

2nd April 2022

From: [Chi Wong](#)
To: [Ravi Siddhartha](#)
Subject: [EXTERNAL] - Application to build religious assembly in neighborhood
Date: March 21, 2022 8:46:56 AM

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

Hi Ravi,

I recently received a letter from Rockyview county informing me of an application from the owner Al-Madinah Calgary Islamic Assembly to build a religious assembly/community center in our neighborhood. Application number PL20190177.

I would like to leave my comments with you that I am against such a building in our neighborhood. Our neighborhood is a residential area and I don't think it should be mixed with a commercial building that can disrupt the quiet that most residents move out to an acreage to acquire. Secondly, the religious assembly is for a specific faith which I also feel is wrong for the neighborhood. Even though they state in their application that it is for all faiths, I highly doubt people outside of their intended faith would ever attend. Thirdly, there is already a high volume of traffic that goes up Mountain view road for people to access 566 highway and beyond. Adding a community center will only make that worse and that people are actually parking in the area and using the small park that is meant for the neighborhood specifically.

I am sure most people who currently reside in the neighborhood would not like their property value to decrease because of any new development. Changing the area designation to non-residential may do that.

Thanks
Chi Wong
261032 Valley View Road

From: [Satwinder Deol](#)
To: [Ravi Siddhartha](#)
Subject: [EXTERNAL] - FILE # 06507009 Application# PL20190177/20200068
Date: March 19, 2022 1:10:54 AM

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

Hi Ravi,

FILE # 06507009
Application# PL20190177/20200068
Division: 5

My Comments as I feel as a home owner.
We have our property for Residential use. We want our neighborhood to be used for residential use not for public use. It is very quite area to live. We are not agreed it to be noisy with public coming & going. This area should be used for residential use only or living preposes. Not for public gathering please.
Thanks
Satwinder Deol

From: [REDACTED]
To: [Ravi Siddhartha](#)
Subject: [EXTERNAL] - File 06507009
Date: March 28, 2022 2:52:23 PM

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

Hi Ravi,

I am responding regarding file number 06507009.

I am strongly opposed to this application for a number of reasons:

The proposal mentions that this facility will be a positive for our community and in particular its youth. However in their plan they make no mention of how much of their membership live in our community and how many will be traveling from other communities? I suspect that their entire membership is from outside our community so I do not see how this will help our community.

The amount of stated anticipated attendees is fairly small and it would not take very many families to reach those numbers. All religious groups at their core have an expansionist mission to attract other members to their organization. While that is not a bad thing, it will most likely mean that the amount of attendees will soon swell past the original amount indicated. What will happen at that point? If they are granted a redesignation now using small numbers then when their numbers increase past that point it will be that much easier to simply increase the capacity and the community will have very little recourse. I also have reason to believe that their application is disingenuous. They only mention the house in their application. They do not mention the post frame structure erected on site last year. The former renter of that property who was renting the house during the time of the construction of that building is a friend of mine and he informed me that when the new post frame structure was erected they also roughed in multiple bathrooms under the concrete slab, which I believe was also not properly permitted. Its my understanding that this rough in is already tied into the existing septic system, again without proper permits. This leads me to believe that they are already planning for larger gatherings than they are indicating and the lack of proper permits for work completed indicates that they are not shy to bend the rules. To be blunt, I believe they do not intend to use the house for the gatherings but rather they intend to use the new post frame structure as their gathering place.

I disagree with their assessment that the existing area is 25 homes which amounts to 250 trips per day. I do not average 10 trips per day from my house, probably not even on my busiest day. I don't think most of the neighbors do either. I believe that the existing traffic figures are inflated and the resulting traffic from the center is depressed. When they first started to use this property for gatherings before applying for the redesignation on the first attempt a number of years ago (somewhere around 2012 I think), the parking area would be parked full, the long driveway would have vehicles parked all along it and there would be about another 20 vehicles parked along the side of the road on Park Lane. I would estimate the number of vehicles present at times to be somewhere between 40-50 vehicles. Therefore I do not believe that they will have less than 18

vehicles parked on the property at one time as they have already shown that previous gatherings have had more than that.

On top of that, this is one of 2 applications for a religious assembly on our street at the moment. If one is granted, then the precedent has been set and the other will most likely succeed as well. This will fundamentally change our community from a quiet residential area on a small dead end road to a busy street with a lot of traffic and it will completely change the feel of the community. I am strongly opposed to the redesignation for any use other than residential and am opposing both redesignations. There are already areas in Rockyview that are much better suited to this type of facility that would not require rezoning such as the Crossiron area.

Peter Hamm

Maxium Mechanical Ltd

[REDACTED]
[REDACTED]

From: [REDACTED]
To: [Ravi Siddhartha](#)
Subject: [EXTERNAL] - File No. 06507009, Application Number: PL20190177/202000068
Date: March 31, 2022 10:02:58 AM
Importance: High

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

Good Morning:

I am in receipt of your letter dated March 16, 2022 regarding the above mentioned application.

I reside at 8 Mountain View Close.

I am very opposed to this application. We have been living in this area for 19 years and it is deemed residential not for purposes of any type of public services district to accommodate a religious assembly. This does not fit into the residential area of our community and would create more traffic, noise and congestion which poses many other issues with safety being at the forefront. I am very concerned about this even being considered as an option.

Please keep me informed once you hear back from other residents and I would like to be updated on the outcome of this situation.

Thank you. I can be contacted anytime via email or phone at [REDACTED].

Sincerely,

Debbie Wan

From: [BEN BERGEN](#)
To: [Ravi Siddhartha](#)
Subject: [EXTERNAL] - Land Redesignation 15205 Park Lane
Date: March 21, 2022 10:23:21 PM

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

Hi Ravi, this is Ben Bergen. I live at 19 Mountain View Place. We are in opposition of the group redesignating the resident to a church or gathering place of any sorts. For the same reason as before. We don't want more traffic than we have already. Having strange people always around a quite neighborhood scares our kids from walking and biking around. We moved here for the peace and quite. Not hustle and bustle. Not to mention what it does to our land and roads. I'd like to be notified when there is a public hearing to oppose this. If they'd like a commercial space or place, there are plenty of places to go do that already. Thanks

From: [Renee Nowak](#)
To: [Ravi Siddhartha](#)
Cc: [Ravi Siddhartha](#)
Subject: [EXTERNAL] - Re designation letter File 06507009 Application PL20190177/20200068
Date: March 31, 2022 3:27:04 PM
Attachments: [oppositon letter.png](#)

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

ATTN: Planning Dept of Rockyview County
 Ravi Siddhartha
 Greg Boehlke

March 30, 2022

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

Attention: Andrea Bryden

Re: [Re-designation Application No. PL20190177/20200068](#)
[File 06507009](#)

We are providing this letter as OPPOSITION to the re-designation of the property in the above application from Residential Two District to Public Services District to allow the development of a religious assembly. Our residence is across Park Lane this will have a direct impact on us.

An application was made in 2010 for this property for the re-designation and was not approved at that time. There has been no change in the land use in this area since then and this re-designation is still not in keeping with this community.

The proposed re-designation is not in keeping with the overall development of our area. There is a multitude of issues that will arise from this type of development. Some of these points are reasons for our opposition.

SAFETY OF OUR CHILDREN - On numerous occasions we noted non-residential visitors coming and going from said residence not complying with the 30 km playground zone. This directly impacts the safety of our children, our road on days of assembly became unsafe for our children to ride their bikes or walk to our mailbox and playground.

INCREASED TRAFFIC - Park Lane is not designed to handle this amount of traffic—contrary to the traffic report—when this residence was used without approval by the Si-Madinah Calgary Islamic Assembly for religious meetings in 2010, the traffic on our road was overwhelming, not to mention the overflow of parking that spilled onto Park Lane. Subsequently this has increased noise level. Our road already sees an abundance of road maintenance increased traffic would only make matters worse.

COMMUNITY NEEDS - The proposed re-designation does not fit into the nature of the community it is not keeping with the overall development of our area. Our community is comprised of single family dwellings on acreages, we moved out here to raise our family in tranquility and nature. From earlier attempts we believe this would not be a small operation, the disruption would be immense. Information shows the people using this facility are not part of the Rocky View area or country. There is no identified social need from within our residents.

The types of structures that may be placed on the property are not in keeping with country residential homes. A parking lot (pavement or gravel) built directly across from our home would be an eyesore. We believe that this type of development would have a direct negative impact on property values in the area, especially our home, which is in closest proximity to the development.

LACK OF BASIC NEEDS - Basic services to support over 30 people at one residence on a continuous basis (water, sewage, etc.) have not been identified and should not be put in place in this type of rural setting. This Assembly is better suited an area (city) that has the infrastructure and proper services already implemented.

TAXES - As this is to be used for religious purposes, how will this impact the taxes that are currently being contributed to the Rocky View County? Will this be a tax exempt facility? Again, the people who will be using the facility are not from the Rocky View area so no tax or other monetary contribution is being made to the overall area infrastructures.

All of the above will have a significant negative impact on the country living conditions that we currently have.

We overwhelmingly OPPOSE this re-designation.

We will be attending the hearing and will be providing a presentation in opposition to this application.

Thank you for your time, sincerely

Renee & Ryan Nowak
 15214 Park Lane
 Calgary, AB T3P 1A6

Rocky View County -Attn Planning Department

262075 Rocky View Point

Rocky View County, T4A 0X2

Attn: Ravi Siddhartha and Greg Boehlke

File Number: 06507009

Application Number: PL20190177 / 20200068

Division: 5

Al-Makkah Community Hub, Al-Madinah Calgary Islamic Assembly

April 5, 2022

It is with utter dismay and extreme disappointment that we have to be addressing this nearly exact same Development Proposal/Redesignation Proposal in less than 2 years. Nothing in the submitted 48-page document has particularly changed (except for perhaps some further discrepancies), nor has our strong opposition to this endeavor. The previous concerns of the residents here still ring true, with no adequate solutions in place. We all remain concerned about things like traffic and safety, noise, sewage management, and the fact there are multiple religious enterprises attempting the same thing in a rural residential neighbourhood.

However, something that has changed in the last 2 years is the addition of a new building on the property, called "the shed". The County approved a Major Construction Project in 2020 (PRBD2020335) for a Garage/Carport/Accessory Structure, for 300 sq/m with an estimated cost of \$80,000. According to their public information online, this structure cost \$140,00, is fully developed inside, has multiple windows and doors, lights, appears to have at least 4 toilets and sink faucets installed inside, as well as a large overhead door that faces east (Charles Butler Memorial Park). The structure is set approximately 10 feet from the fence, making the overhead door not particularly accessible for vehicles. One can only imagine what its purpose will be with a public park next door. There are multiple statements online about this structure, stating things like "daily prayers to happen immediately once the land zoning (city approval for a mosque) is complete." "We have begun construction for the shed where the future mosque will be, in order to hold prayers as quick as possible." "Currently Al-Makkah Islamic Centre is facilitating a development project for a shed on the land it purchased for the NW mosque."

This "shed" is a massive, 2 story building that is green on the exterior. It is substantially larger and towers over the 1100sq foot bungalow on the property (which is white on the exterior). According to Rocky View County's Land Use Bylaws, "An Accessory Building on a parcel in a Residential District shall be similar to, and compliment, the Principle Building in exterior material, colour and appearance." It clearly does not meet these requirements. What we also find interesting, is in reading The Al-Makkah Community Hub Proposal from September 21,2021; it clearly states in point 4 – "Property Description – this property contains 3.68 acres of land and a single-family home on it with 1100 square feet of living

area. No additional buildings are planned on this property.” Seems an odd statement when the construction of this accessory building was already well under way.

Throughout the 48-page proposal, multiple different numbers of occupancy are found. This ranges from 10-12 people as per page 12 (November 30,2020), 25-30 people as per page 3 Traffic Review Report, and 40-60 people as per page 3 of the recent proposal. Obviously, these discrepancies only create further traffic, parking and noise concerns. Frankly 60 people at this site will absolutely create substantial traffic. Even if they all carpool at approximately 2 people per vehicle as per the document, that is still 30 vehicles for 18 parking spots. Where will they park, on the street? They certainly wont be parking in their new garage! Everyone coming and going at the same time will back up Park Lane. We would not be able to even get out of our driveway if this happened. Also, with the added toilets and faucets in the accessory building, now more than doubles what is in the primary dwelling that was observed by Scheffer Andrew Ltd and clearly increases the concern of sewage and septic management at the site when this appears to be above regular residential usage.

The location for this proposal seems inappropriate. In any city, town or rural area where there is a place of religious assembly or a community center, it is almost always located on a major thoroughfare. Whether it is a boulevard or drive, main street or center street. They are usually 2-4 lanes wide and are divided roadways. It seems absurd that ANY place of religious assembly or a community center would be found off of a 2-lane undivided road like Mountain View Rd, then turn into a residential cul de sac lined with private homes, with no exit, through a play ground zone on a 7-meter-wide road. Residents have also already expressed concerns about increased traffic and traffic speeds on Park Lane, which has only worsened with the Buddhist Meditation Center. A more appropriate location for these types of enterprises would be in the Balzac Development area as there is already proper infrastructure in place and multiple major highways to access the area from Calgary, Airdrie and all surrounding areas they wish to serve.

There are multiple reasons the residents of Park Lane and Mountain View Rd have chosen to live here and raise families or enjoy their retirement. For us, part of that was living in a peaceful cul de sac that encourages residential traffic only. We benefit from the added privacy and being in a quiet area, away from the hustle and bustle of Calgary. We have increased security in knowing our neighbours, knowing who is coming and going from the area and see decreased levels of crime. Our children can safely play and ride bikes and access the park without the worry of traffic a main road sees, and has added safety of less strangers in the area. The residents here don't want to lose this peace, we want it to remain a rural residential area. That is why we all chose to live here in the first place and make this place our home.

Just because you give something a different name, it does not change what it is. In this case, calling something a Community Hub when the end goal is clearly a mosque based on their own words and actions.

As we have previously expressed, The Green Dome Mosque and School in NE Calgary which is run by the same organization, started out as a small rural bungalow on a small acreage and was labelled a “community hub” with “40 students” originally. It is now in the process of becoming a 103,100 sq ft structure, 65 feet heigh, and accommodate 600 people in the prayer hall alone. This project shares the same architect on this proposal for the property on Park Lane. One can only assume the goal is to develop this land in a similar fashion over time.

In addressing our concerns, it is stated that our concerns and objections may be based on the “fear of the unknown”. This implies that the residents who objected to this proposal previously, have an irrational sense of fear of people or situations that are strange or foreign or beyond our comfort zones. Rest assured, this is not the case. To put it simply, we do not want anything other than this area to remain a rural residential area. No places of religious assembly, or community centers or commercial development.

In conclusion, the proposed redesignation and development proposal to adopt a master plan to guide future development at this site would not enrich or enhance our neighborhood or community. It does not align with the rural values and lifestyle we have all chosen to live here for. It is not compatible with the existing neighborhood, nor is there infrastructure for future development currently in place or proper access or egress to the aforementioned property.

Regards,

A Dove and M Thomson

Planning Department of Rocky View County,

Ravi Siddhartha,

Greg Boehlke.

This is a response to the letter I received pertaining to the Application #PL20190177/20200068. The file # 06507009 . Division 5.

After reading Joe Genovy's letter written on March 26th my wife and I both agree with all the points of concern that he covered.

- shed?? A shed does not have 4 bathrooms.
- We are worried if one religious building is allowed then what is to stop the others ones from also being built?
- Mountain View Road is not designed for anything more than local traffic, there are no sidewalks, no shoulder on the road
- Rezoning from residential to commercial, how can this be allowed?

We feel very strongly that any changes to the zoning will have a detrimental affect to the area by creating a huge increase in traffic (and as a result, road maintenance costs). We agree that if this applicant wants a religious building on or near his property he should find a large piece of land, off a main road, not in a residential area and be the first one. Then as new lots are sold, it gives people the choice if they want to live close to a religious establishment or not?

I also want to know how many times do we, as residents, have to keep saying no to a rezoning? Do they just keep trying until someone does not write a letter and then it can go through? Do we have to keep fighting and fighting to keep our little area residential?

We purchased a property on Golden Key Estates 7 years ago because we love the quiet, slow-paced life in this area, and we feel that would be eroded by changes such as the re-zoning, and the increased traffic. We have spent a lot of time and money to improve our property to be our forever home in the quiet little community we have grown to love.

Please keep our little neighborhood community, just that.

Thank you.

Darwin and Stephanie Gabel

#14 Golden Key Estates.

April 4, 2022

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

Attention: Ravi Siddhartha

Re: Redesignation Application No. PL20190177/20200068
File 06507009

We are providing this letter as opposition to the redesignation of the property in the above application from Residential, Rural District (R-RUR) to Direct Control District (DC) with Special, Public Service District (S-PUB) to allow the development of a religious assembly/community center. Our residence is directly adjacent to the east of the application property and this would have a direct impact on us.

An application was made in 2010 for this property for the redesignation in order to construct a temple and was not approved at that time. An application was made in 2020 to redesignate to Public Services District to allow the development of a religious assembly which did not proceed forward. There has been no change in the land use in this area since then and this redesignation is still not in keeping with this area.

It appears that the applicant is trying to continually use different development proposals in order to get the property redesignated to meet their objective of having a religious building at this property.

In 2020/21, a "maintenance building" that is 25 ft x 64 ft 6 inches and has 2 floors in it was erected on the property. The applicant stated that the purpose of the building was to store chairs and tables for meetings that are to be held in the current residence. The maximum number of people they indicate will be in attendance at the property is 25-30. Why does it take a 3200 sq ft building to store 25-30 chairs and 6-8 tables? Also, the building has been equipped with water and sewer facilities that were not shown on the building permit. When I inquired about this with the county of Rocky View they said they would look into it but I have not had a response.

Why has the applicant not included any information or discussion regarding this building in their application? This building is also not shown on the photo of the property attached to the notice of redesignation.

The applicant is also saying this would be a community hub. None of the area residents that I have spoken to want a community hub at this location, nor were we asked about it.

The applicant has said that the facility will be used for counselling troubled youth. What does this mean? Will they be bringing people to the facility that are in trouble with the law? If so – what safe guards will be put in place for area residents – do we need to increase our level of security?

The proposed redesignation is not in keeping with the overall development of our area. Currently, the entire area is comprised of single family dwellings on acreages and the proposed redesignation does not fit into the land use and community that we live in.

We are opposed to any redesignation that is not residential in nature, not just this particular application.

There is currently a redesignation application by the Sri Lankan Buddhist Society Calgary for 15150 Park Lane for the same use – religious assembly. If this redesignation is approved – how will that application not be approved? This will add additional traffic and disturbance to the area – all for people from Calgary – not from the County of Rocky View. Having these type of facilities in a residential development is unacceptable.

There are a significant number of issues that will arise from this type of development:

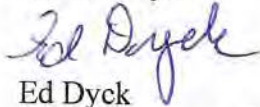
- increased traffic on a road system that is not designed to handle this amount of traffic – contrary to the traffic report. When this residence was used by the Al-Madinah Calgary Islamic Assembly for religious meetings in 2010 without County approval, there was minimal car pooling so the number of vehicles on the road would be much more than what is in the proposal
- The traffic report says – Section 1.1 says 25-30 people Fridays 1 -3 pm and smaller gatherings on weekdays – 4-5 people. The application says there will be 40-60 people Fridays and 30-35 people during the week – this is significantly more than what the traffic report says
- increased traffic that will result in safety issues and increased noise in the area
- in general - increased traffic in our area by people who do not reside here or in the County
- does not fit into the nature of the community
- there is no identified social need and we have spoke with the majority of our neighbours who have stated they are also strongly opposed to this redesignation
- basic services for the type of development to support over 30 people at one residence on a continuous basis – water, sewage, etc. have not been identified and should not be put in place in this type of rural setting
- the type of structures that may be placed on the property are not in keeping with the country residential homes that are currently here. The applicant has previously applied to build a temple at this site and there is no reason to believe this is not their end objective.
- a parking lot – pavement or gravel directly next to our home
- we believe that this type of development would have a negative impact on property values in the area. Especially those properties close to the development
- from the information that we have, the people using this facility are not part of the Rocky View area or community
- as this is to be used for religious purposes, how will this impact the taxes that are currently being contributed to the Rocky View County – will this be a tax exempt facility? Again – the people who will be using the facility are not from the Rocky View area so no tax or other monetary contribution is being made to the overall area infrastructures, etc.

All of the above would have a significant negative impact on the country living conditions that we currently have and on the reason why we have chosen to live at our current property.


In any meetings, or correspondence we (ourselves and our neighbours) have had with the applicant – we have been very clear that we are opposed to this type of development and land use at this location. We have pointed out that there are other areas within the county -eg East Balzac that would be suitable for this type of development – but they seem to be unreceptive to these suggestions.

As such, we are very opposed to this type of development in the area. We will be attending the hearing and will be providing a presentation in opposition to this application.

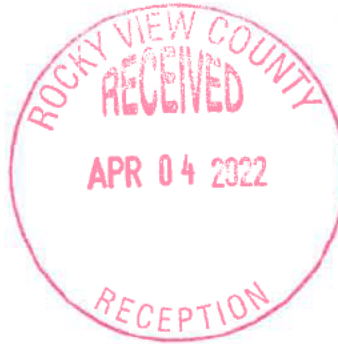
Yours truly,



Ed Dyck
15199 Park Lane NW
Calgary, AB
T3P 1A6



Patricia Dyck

Date: March 31, 2021Rocky View County
262075 Rocky View Point
Rocky View County, AB
T4A 0X2

Attention: Ravi Siddhartha

Re: Redesignation Application No. PI20190177/20200068
File 06507009

We are providing this letter as opposition to the redesignation of the property in the above application from Residential , Rural District (R-RUR) to Direct Control District (DC) with Special , Public Service District (S-PUB) to allow the development of a religious assembly/community center. Our residence is near this property and this change would have a direct impact on us.

The proposed redesignation is not in keeping with the overall development of our area. Currently, the entire area is entirely comprised of single family dwellings on acreages and the proposed redesignation does not fit into the land use and community that we live in.

There are a significant number of issues that will arise from this type of development:

- increased traffic on a road system that is not designed to handle this amount of traffic
- increased use on the water and septic system on the property
- increased traffic that will result in safety issues and increased noise in the area
- in general – a facility in our area that will be used by people who do not reside here
- does not fit into the nature of the community
- there is no identified social need and we have spoken to many of our neighbours who are also strongly opposed to this development
- the type of structures that may be placed on the property are not in keeping with the country residential homes that are currently here
- if this redesignation is approved – how will the redesignation application by the Sri Lankan Buddhist Society Calgary for 15150 Park Lane not be approved – adding additional traffic and disturbance to the area.

All of the above will have a significant negative impact on the country living conditions that we currently have and why we have chosen to live at our current property.

As such, we are very opposed to this type of development in the area.

Yours truly,

Name: Hugh E. ParsonsAddress: 15230 Park Lane
Calgary Alberta
T3P-1A6

Date: 03/31/22Rocky View County
262075 Rocky View Point
Rocky View County, AB
T4A 0X2

Attention: Ravi Siddhartha

Re: Redesignation Application No. PI20190177/20200068
File 06507009

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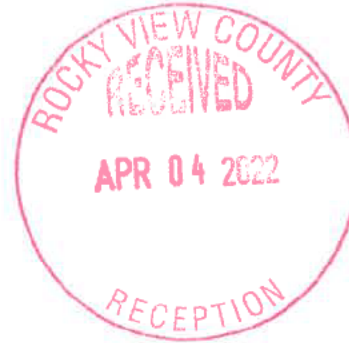
As such, we are very opposed to this type of development in the area.

Yours truly,

Name: DENNIS ELLIS

A handwritten signature in black ink, appearing to be "Dennis Ellis", written over a horizontal line. The signature is somewhat stylized and loops around.

Address: 20 MOUNTAIN VIEW CLOSE
MD OF ROCKY VIEW 44, AB
T3P 1A6

Date: MARCH 29, 2022Rocky View County
262075 Rocky View Point
Rocky View County, AB
T4A 0X2

Attention: Ravi Siddhartha

Re: Redesignation Application No. PI20190177/20200068
File 06507009

We are providing this letter as opposition to the redesignation of the property in the above application from Residential , Rural District (R-RUR) to Direct Control District (DC) with Special , Public Service District (S-PUB) to allow the development of a religious assembly/community center. Our residence is near this property and this change would have a direct impact on us.

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- if this redesignation is approved – how will the redesignation application by the Sri Lankan Buddhist Society Calgary for 15150 Park Lane not be approved – adding additional traffic and disturbance to the area.

All of the above will have a significant negative impact on the country living conditions that we currently have and why we have chosen to live at our current property.

As such, we are very opposed to this type of development in the area.

Yours truly,

Name: *A. Di Maria* A. Di MariaAddress: 15204 PARK LANE NW,
CALGARY

Date: MARCH 29, 2022Rocky View County
262075 Rocky View Point
Rocky View County, AB
T4A 0X2

Attention: Ravi Siddhartha

Re: Redesignation Application No. P120190177/20200068
File 06507009

We are providing this letter as opposition to the redesignation of the property in the above application from Residential , Rural District (R-RUR) to Direct Control District (DC) with Special , Public Service District (S-PUB) to allow the development of a religious assembly/community center. Our residence is near this property and this change would have a direct impact on us.

The proposed redesignation is not in keeping with the overall development of our area. Currently, the entire area is entirely comprised of single family dwellings on acreages and the proposed redesignation does not fit into the land use and community that we live in.

There are a significant number of issues that will arise from this type of development:

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All of the above will have a significant negative impact on the country living conditions that we currently have and why we have chosen to live at our current property.

As such, we are very opposed to this type of development in the area.

Yours truly,

Name: Giuseppe D'Orazio JOE + MARIA D'ORAZIOAddress: 15203 PARK LANE NW
CALGARY, AB

Date: _____

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

Attention: Ravi Siddhartha

Re: Redesignation Application No. P120190177/20200068
File 06507009

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As such, we are very opposed to this type of development in the area.

Yours truly,

Name: DMERINO DE DOMINIEIS

Address: 261051-Mountain View Rd.
CALGARY T3P1A6

Date: March 31, 2022Rocky View County
262075 Rocky View Point
Rocky View County, AB
T4A 0X2

Attention: Ravi Siddhartha

Re: Redesignation Application No. PI20190177/20200068
File 06507009

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All of the above will have a significant negative impact on the country living conditions that we currently have and why we have chosen to live at our current property.

As such, we are very opposed to this type of development in the area.

Yours truly,

Name: Sukhwinder GillAddress: 16 Mountain View Close
Rocky View, T3P-1A6

Date: April 1, 2022

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



Attention: Ravi Siddhartha

Re: Redesignation Application No. PI20190177/20200068
File 06507009

We are providing this letter as opposition to the redesignation of the property in the above application from Residential , Rural District (R-RUR) to Direct Control District (DC) with Special , Public Service District (S-PUB) to allow the development of a religious assembly/community center. Our residence is near this property and this change would have a direct impact on us.

The proposed redesignation is not in keeping with the overall development of our area. Currently, the entire area is entirely comprised of single family dwellings on acreages and the proposed redesignation does not fit into the land use and community that we live in.

There are a significant number of issues that will arise from this type of development:

- increased traffic on a road system that is not designed to handle this amount of traffic
- increased use on the water and septic system on the property
- increased traffic that will result in safety issues and increased noise in the area
- in general – a facility in our area that will be used by people who do not reside here
- does not fit into the nature of the community
- there is no identified social need and we have spoken to many of our neighbours who are also strongly opposed to this development
- the type of structures that may be placed on the property are not in keeping with the country residential homes that are currently here
- if this redesignation is approved – how will the redesignation application by the Sri Lankan Buddhist Society Calgary for 15150 Park Lane not be approved – adding additional traffic and disturbance to the area.

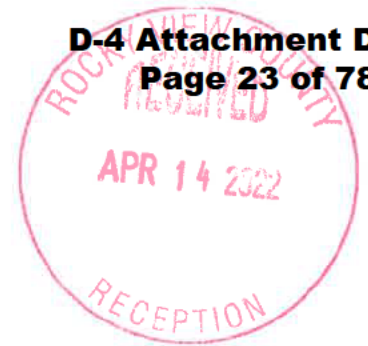
All of the above will have a significant negative impact on the country living conditions that we currently have and why we have chosen to live at our current property.

As such, we are very opposed to this type of development in the area.

Yours truly,

Name: Kathy Kaszas

Address: 15197 Park Lane
Calgary, AB

Date: 2022/04/01Rocky View County
262075 Rocky View Point
Rocky View County, AB
T4A 0X2Attention: Ravi SiddharthaRe: Redesignation Application No. P120190177/20200068
File 06507009

We are providing this letter as opposition to the redesignation of the property in the above application from Residential , Rural District (R-RUR) to Direct Control District (DC) with Special , Public Service District (S-PUB) to allow the development of a religious assembly/community center. Our residence is near this property and this change would have a direct impact on us.

The proposed redesignation is not in keeping with the overall development of our area. Currently, the entire area is entirely comprised of single family dwellings on acreages and the proposed redesignation does not fit into the land use and community that we live in.

There are a significant number of issues that will arise from this type of development:

- increased traffic on a road system that is not designed to handle this amount of traffic
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- if this redesignation is approved – how will the redesignation application by the Sri Lankan Buddhist Society Calgary for 15150 Park Lane not be approved – adding additional traffic and disturbance to the area.

All of the above will have a significant negative impact on the country living conditions that we currently have and why we have chosen to live at our current property.

As such, we are very opposed to this type of development in the area.

Yours truly,

Name: Bruce Falk Address: 12-Mountain View Close
Calgary Alberta
T3P 1A6

From: [PAA_Development](#)
To: [Ravi Siddhartha](#)
Subject: FW: [EXTERNAL] - Attn Planning Department
Date: April 4, 2022 12:28:24 PM

Hi Ravi – for your file.

Cheers,

EVAN NEILSEN
Development Officer | Planning Services

ROCKY VIEW COUNTY
262075 Rocky View Point | Rocky View County | AB | T4A 0X2
Phone: 403-520-7285
ENeilsen@rockyview.ca | www.rockyview.ca

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

From: David Wilson [REDACTED]
Sent: April 4, 2022 12:20 PM
To: PAA_Development <Development@rockyview.ca>
Subject: [EXTERNAL] - Attn Planning Department

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

Attn Planning Department, Rocky View County-262075 Rocky View Point, Rocky View County AB
With regards to the File Number 06507009 Application Number PL20190177/20200068. I have received the proposal to plan for a religious assembly/Community Center two lots down from mine. I strongly oppose this development as this is going to add to the roadway traffic coming and going on this small country roadway. I moved here for the quiet country setting and not to have a community center on a road not suitable for this as well as utilities. This needs to go in a more commercial setting where there are more suitable utilities as well as proper roadway and parking.

Kind regards
David Wilson

--
For all your flooring needs!
Natures Floors
[REDACTED]

March 26 2022

Planning Department of Rocky View County,

Ravi Siddhartha,

Greg Boehlke.

This is a response to the letter I received pertaining to the Application #PL20190177/20200068. The file # 06507009 . Division 5.

Nothing has changed since the original application other than the fact that the applicant has built a "so called shed" on the property. The building is finished with 4 bathrooms etc and a large overhead door near the fence and facing the direction toward Butler Park. Any intelligent person can tell that this opening will be used for something else in the future. My assumption is that the building permit was issued as an outbuilding and required minimal or no inspections. The existing house is white and the new building is green. What happened to the requirements of out buildings being similar in colour to the main structure?

Nothing has changed since the last application. Nobody in this immediate area wants any changes to the zoning as it is other than, the applicant, the Buddhists up the road (they have an on going application for the same thing) and the East Indians that tried to build a temple illegally a few years back on a different parcel on Mountain view place.

Any approval on this application number PL 20190177/20200068 would be an empathetic authorization for the other two party's to apply for the same zoning for religious purposes and I am 100 % sure that they would. If you approve one , how can you deny the other two ?

This would result in having three religious entities operating on and off of Park Lane and the future loss of property taxes as laid out by tax laws.

The loss of these property taxes and the great possibility of future road construction maintenance would cost millions and be borne by us the tax payers. In the City of Calgary the developers are required to pay toward infrastructure requirements as they expand their horizons. Why should we as tax payers be on the hook for any extra expenses incurred in the future by developing a property after rezoning from the original zoning?

We all built here or bought here because we wanted peace and tranquility and that is what we have. We as volunteers have maintained Charles Butler Park for at least 25 to 30 years. I for one have been involved for 25 years. This park is probably the Jewel of Rocky View County.

This overabundance of religious enterprise and hyper inflated traffic on our Park Lane would definitely hamper our peace and tranquility and cause potential medical risk to the people using Butler Park as the Park entrance is also off Park Lane. There are no sidewalks for people to walk on.

Any person with a semblance of practical reason would know that for any of this to go forward, the total physical structure should be improved. IE: Possibly two lanes on the road going both ways on Park Lane and a sidewalk at least on the park side. The current road park lane was never built to withstand larger volumes of traffic and requires servicing almost every year.

As I stated last time this was applied for in 2020, it is my opinion that the applicant should acquire a larger property on a main road and try to be the first one in thereby giving the public the choice of whether they want to live close by.

The fact that the applicants have gone ahead and built (in my opinion the future Mosque) called a shed by the applicant, should have no bearing on any Rocky View County approval for this application.

My wife and I are totally against any approval of this application.

Joe Genovy

Rocky View County

Application Number: PL20190177/20200068

File Number: 06507009

Proposed Redesignation Property Address – 15205 Park Lane Calgary, AB

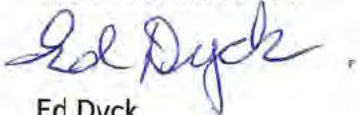
Attention: Ravi Siddhartha

April 4, 2022

The people listed below are opposed to the above land redesignation from Residential Rural District to Direct Control District with Special, Public Service District guidelines to accommodate religious assembly/community center. This use is not in keeping with the land use designation of the area – Residential Rural District – single family homes. An application for a similar redesignation for this property in 2010 was not approved. This list is being provided as per their request to the undersigned

Name	Address
Joe & Maria D'Orazio	15203 Park Lane NW Calgary
Omerino Dedominicis	261051 Mountain View Road Calgary
Kathy Kaszas	15197 Park Lane NW Calgary
Antonietta DiMaria	15204 Park Lane NW Calgary
Hugh Parsons	15230 Park Lane NW Calgary
Bruce & Jose Falk	12 Mountainview Close Calgary
Sera & Serafino Spadafora	15158 Park Lane Calgary
Jay Gill	16 Mountain View Close Calgary
Dennis Ellis	20 Mountain View Close Calgary

Opposition submitted on behalf of above residents affected by the proposed redesignation of the property at 15205 Park Lane NW



Ed Dyck



April 4, 2022

Planning Department Rocky View County,

Attention: Ravi Siddhartha and Greg Boehlke

This is a response to the letter we received pertaining to the **Application #PL20190177/20200068, file # 06507009, Division 5.**

We are again writing a letter in opposition of the same property on Park Lane owned by the Al-Madinah Calgary Islamic Assembly. The land is zoned Residential Rural District (R-RUR) and we as affected and nearby property owners want it to stay zoned R-RUR. We did not buy our property years ago to have nearby adjacent properties rezoned.

I do not understand why but the area of Park Lane and Mountain View Road are under constant pressure of rezoning or commercial business applications not fitting of the area. This country residential acreage area is why many of us have moved to the area to begin with. We want the tranquillity of country living with benefits of major amenities close by.

In my last letter of opposition I stated concerns of increased traffic, road use, parking and limited sewage capacity of unserviced properties. There is also the concern of another religious centre just east of this application on Park Lane as well. Park Lane is a quiet, residential side street. Mountain View Road is already busy enough with traffic short cutting from Calgary. When Symons Valley Road closes this country road will sadly see an even larger flow of traffic and that's without any new rezoning in the area. There is already more traffic than what was originally intended for this road.

The property in the rezoning application has already been progressing towards something in the future with the construction of a large building after we opposed their last application which was for a parking lot and building. This indicates to me that they are working through loopholes and have no intention of respecting the decisions of this file until the desired outcome of their request has been achieved. I stated in that letter that the religious assembly/community centre will not serve the current residents of the area and the users of any such facility will be coming out of Calgary. This increase in traffic will affect county roads and there are no businesses in this part of the county to benefit from the increased traffic flow. The religious designation of the property will be a loss of tax base and the increased road maintenance will need to be picked up by the remaining taxpayers. This would also pave the way for the other application of religious assembly/community centre on Park Lane. Pun intended as Park Lane undergoes paving repairs every spring with the current traffic flow.

We are against this application and we are getting tired of constantly defending the residential, country living of our neighborhood.

Mike and Michelle Eddy

261086 Mountain View Road

January 27,2024

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

Bylaw C-8455-2023-PL20200068 and PL20190177 (06507009)

Dear Oksana Newman,

We are providing this letter as opposition to Bylaw C-8455-2023 to redesignate Lot 4, Plan 9010345 within SW-07-26-01-W05M from Residential, Rural District (R-RUR) to Direct Control District (DC) to facilitate future religious assembly and community uses, and associated Master Site Development Plan.

This proposed change has been open for over 4 years. The latest presented January 2022. We have submitted letters opposing the proposed change as it is not compatible with the area. The entire area is comprised of single family dwellings on acreages.

There are a significant number of issues that will arise from the redesignation.

1) Increased volume of traffic from 12-15 vehicles making up to 2 trips per day will be disruptive to country living. Residents of the area walk to Charles Butler Park that is located at Park Lane and Mountain View Road, making it a potential safety hazard. As the population of the organization increases over time there will be an increase of traffic and hours of operation. The occupancy of 40-60 people on any given day is unreasonable and not in keeping with country living. The new structure that was built was noted as a dormitory and is not compatible to the single family .

2). A parking lot at the entrance of the property is not in keeping with the area or residents adjacent to the proposed site.

3) There is no identified social need that is beneficial for families in the area.

4) Lost collection of Property Taxes due to religious/charitable exception.

5) The addition of security lights and cameras is not in keeping with country living.

In conclusion, Lot 4 Plan 9010345, 15205 Park Lane was purchased by the owner/owners with the complete knowledge that it was and is, Zoned Country Residential.

As such, we are very much opposed to the applicants request for Redesignation.

Sincerely,

Brenda Scott
James Scott

11 Mountain View Pl
Calgary, AB T3P1A6

From: [Stephanie Gabel](#)
To: [Legislative and Intergovernmental Services](#)
Cc: [Division 5, Greg Boehlke](#)
Subject: Bylaw C-8455-2023-PL20200068 PL20190177(06507009)
Date: January 28, 2024 8:06:22 AM
Attachments: [Land Redesignation - Sri Lankan Buddhist Society - Letter in Opposition - jan 2024.docx](#)

Hello

Please find attached a letter from my husband and I against the plan to change from Residential Rural to Direct Control District to facilitate future religious assembly and community use. We have been a part of this community for 9 years and it seems like every year or so we have to get together as a community and write letter to oppose a change from rural residential to something other than that. Please keep this as residential.

Thank you.

Sincerely,

Darwin and Stephanie Gabel

14 Golden Key Estates

January 23 2024

Re: Bylaw C-8455-2023 PL20200068 PL20190177 (06507009)

We are submitting this letter in opposition to the above Application to redesignate the identified property from Residential, Rural District (R-RUR) to Direct Control (D) to facilitate future religious assembly and community uses and associated Master Site Development Plan

Our address is: 14 Golden Key Estates

We have sent in an opposition letter regarding this Land Redesignation, and here we are again. We are strongly opposed to this and we as well as our neighbors are very concerned if this application goes through. Not only would it change the feel for our residential community but we also worry that this would set a precedent for other applications for current residential acreages to non residential such as Car dealerships, religious assemblies, community centres.

The property in question located at:

15205 Park Lane

Calgary

Application by the Al-Madinah Calgary Islamic Assembly

It could and will also set a precedent for other types of requests for redesignations that are not in keeping with the residential neighbourhood of this area. My husband and I moved from the city almost 9 years ago, and we love the quiet, small community feel.

With Al-Madinah Calgary Islamic Assembly close by, traffic will increase not only on Park Lane but on Mountain View Road, which is two lanes and no shoulder. In the proposal it states 30-35 people during the week 40-60 on Fridays, except for Ramadan and Eid festival. Where do all of these cars park? They have 18 scheduled spots. Park lane, mountain view road? These estimates of people are also low. What happens when it is a lot more? Double or triple? Please don't allow this. Mosques, churches, other religious assemblies, car lots, should be built in areas where it is not an established residential area. People moved here and continue to live here for the peace and quiet.

We believe that approval of this redesignation for the Sri Lankan Buddhist Society – Calgary could provide support to other applications that are not in keeping with the residential area that we live in and want to maintain. Also look at the name Al-Madinah Calgary Islamic Assembly. This is not serving the people of this community but people will be traveling from Calgary.

We stated in our initial opposition. **Both my husband and I are struggling to understand why such applications are even being considered. This is residential. Keep it residential. If a community wants a religious assembly, it would be best to select an area that has no homes built, and when homes are to be built, they know what buildings are nearby.**

We are so tired of fighting this potential business, car lot or that potential religious assembly. This is residential. Keep it residential. People bought homes here and live here because it is quiet, there is nature around us, and we are free to walk, and we feel safe. We should not have to fight over and over to keep this residential. Why do we have to keep fighting and writing letters after letters of opposition that want to change some properties to something other than residential.

Please stop allowing these businesses religious assemblies to put in applications to change what is, in our mind, "a little piece of heaven".

Sincerely,

Darwin and Stephanie Gabel

14 Golden Key Estates

From: [Dennis Ellis](#)
To: [Legislative and Intergovernmental Services](#)
Subject: Bylaw C-8455-2023 - PL20200068 and PL20190177
Date: January 25, 2024 3:49:02 PM

Legislative & Intergovernmental Services

I am deeply concerned and frustrated since receiving this proposed notice to redesignate property near my own. I have lived here for 22 years and purchased with the hopes of peaceful quiet country living and with the understanding ALL 4 acre parcels only had ONE home/dwelling on them and no high traffic commercial / religious entities.

During the last few years the area has already experienced a drastic increase in traffic and drain on resources. To further add a religious assembly will only contribute to the congestion I was seeking to avoid. The last time this specific property held a religious gathering there were vehicles parked along both sides of Park Lane and some in the ditches. Passing other oncoming vehicles was near impossible and extremely hazardous to pedestrians and dog walkers. The roads are not wide enough or equipped for such traffic and no street lights for safety on those short winter days and evenings.

Suffice to say I strongly object to this moving forward.

Dennis Ellis
20 Mountain View Close

January 30 2024

Attention: Rocky View County Council,

RE: Bylaw-C-8455-2023-PL20200068 and PL20190177 (06507009)

Bylaw C-8455-2023 to redesignate lot 4, plan 9010345 within SW-07-26-01-W05M from Residential, Rural District (R-RUR) to Direct Control District (DC) to facilitate future religious assembly and community uses, and associated Master Site Development Plan.

I am writing this letter on behalf of my wife and myself, in protest to the application of re-zoning of the property known as Lot 4, Plan 9010345 within SW-07-26-01-w05M.

To my knowledge, none of the residents in this area that I have spoken to are in favour of this re-zoning to facilitate future religious assemblies.

Recently the Buddhists further up the same road applied for the same thing and as a neighbourhood we showed our opposition to that as well. At the Rocky View council meeting, their case was put forward and several of us spoke in disagreement to the application.

That application was more or less the same kind of application as this one is and it was unanimously voted down by the Rocky View Council.

At that time I stated that other than residential applications for re-zoning, nothing should change in this area without a new restructuring plan which would include a total upgrade of our infrastructure. This would include two lanes each way on Park Lane and a sidewalk on at least one side. I am guessing that this would include future water and sewer lines and utilities as we are directly bordering the City of Calgary. My view is that we will be annexed into Calgary at some time in the future so I am guessing they would want a future plan as well.

There is Butler Park on Park Lane with the entrance to the park entering and exiting from Park Lane. Currently there are no sidewalks, crosswalks or parking

lanes. As residents of park lane we have to walk on the traffic lanes to get from point A to point B. It is already precarious and several neighbours have complained to me about the lack of safety on this road while walking. We all moved out to here to be able to go for a walk without worrying about an abundance of traffic. We have also noticed that the speeders on this road are the people that don't live here.

We have been communicating with Rocky View several times in the past about not being in favour of any church groups re-designating residential lands for church purposes. They need to go buy a piece of land elsewhere that is already designated for their purpose or at least be the first one in so that new people could choose whether they would like to live there or not. We were the first ones here and it should be our choice of whether we want to give up this peaceful country living that we all hold near and dear to our hearts.

The fact that this group has already built their future building for their gatherings is irrelevant and in no way should be a tool to sway anybody's opinion on re-zoning .

Just because the property is owned and the buildings are built ,it doesn't give this group the right to change our lives. We are sick of people trying to do things on the cheap by buying residential property and then applying for re-zoning for another purpose (churches, Mosques and Temples included.) .

Joe and Karen Genovy

From: [Judy Bissell](#)
To: [Legislative and Intergovernmental Services](#)
Cc: [Judy Bissell](#)
Subject: Bylaw C-8455-2023 - PL20200068 and PL20190177 (06507009)
Date: January 30, 2024 9:09:02 AM
Attachments: [PL20200068 PL20190177 Opposed.pdf](#)

Attached Letter of Opposition to Redesignation of Lot 4, Plan 9010345

Regards
Judy Bissell
261087 Mountain View Rd



This email may be privileged and/or confidential. Any distribution, use or copying of this email or the information it contains by other than an intended recipient is unauthorized. If you received this email in error, please advise the sender immediately.

Judy Bissell



January 30, 2024

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

legislativeservices@rockyview.ca

RE: Bylaw C-8455-2023 - PL20200068 and PL20190177 (065070009)
Division 5

I am writing this letter as opposition to the redesignation of the property Lot 4 Plan 9010345, SW-7-26-1W5M from Residential, Rural District (R-RUR) to Direct Control District (DC) to allow the development of a religious assembly.

My residence is on the west side of Mountain View Road, north of Park Lane.

I oppose this redesignation for the following reasons:

1. The community is currently and for the past 50+ years been comprised of single family dwellings on acreages. This type of development is not consistent or compatible with the overall development of the community.
2. Decreases property values and marketability of a **rural residential community**.
3. The MSDP and attachments are out-of date, the projections are no longer valid or accurate. This submission contains many inconsistencies.
4. Substantial increase of traffic and noise on both Mountain View Road and Park Lane. Park Lane is currently a local traffic road, with no painted road markings or shoulders. Traffic assessment data in the MSDP indicates that significant intersection and road improvements will be required with future developments, there has been several **residential** sub-division applications in the Park Lane Area.
5. I am opposed to this type of development in the area because it will have significant negative impacts on the rural residential living conditions the community currently has.

Yours truly,
Judy Bissell
261087 Mountain View Road

Dear Planning Department of Rockyview,

I wanted to share my support for the mosque redesignation application in our neighborhood. I am the landowner at 15197 Park Lane. This application is very important for me, and has my full support.

Having a mosque so close to me will be very convenient, and I can see myself using this often instead of traveling into Calgary. Having a mosque nearby also means we can organize events that involve everyone in the neighborhood. We can have cultural festivals, community celebrations, and educational programs that promote unity and respect. It's a chance for us to get to know one another, appreciate our differences, and build stronger relationships. It's all about coming together and creating a neighborhood where everyone feels cared for and supported.

Having a mosque in our community encourages interfaith interactions. It provides a space for people of different religions to meet, have conversations, and learn from one another. By promoting dialogue and breaking down stereotypes, we can create an atmosphere of mutual respect and acceptance. I think that supporting the mosque redesignation is a step towards building a more inclusive and vibrant neighborhood. It's about embracing diversity, celebrating our cultural heritage, and working together to create a stronger sense of belonging.

Thank you for letting me write to you and I hope you are able to approve this application.

Best regards,
Mohammed Khan

A handwritten signature in cursive script that reads "Hashim Khan". The signature is written in black ink and is positioned below the typed name "Mohammed Khan".

File Number: 2019. MC.1218

Application Number: PL20190177 / 20200068

Division: 7

Al-Madinah Calgary Islamic Assembly (AMCIA)

We are the residents of Rocky View County. We are writing to express our strong support to the proposed Land Use Amendment of the property 15205 Park Lane, NW, Rocky View County to re-designate lands from Residential, Rural District (R-RUR) one dwelling to special, Public Service District (S-PUB) Land use district for a community hub.

We are very much familiar with the community services provided by Al Madinah Calgary Islamic Assembly (AMCIA) in Calgary, Chestermere and Airdrie. Its about time that we, the residents of Rocky View County, also benefit from their most needed services. For this zoning application AMCIA has fulfilled all the requirements. In order to address any potential issues of traffic or noise AMCIA hired a very reputable traffic study consultant company to conduct the traffic study of the area and provide the results. The traffic study report clearly states that after the property rezoned and used as a community hub it will not cause any increase in noise level or cause traffic or safety issues.

AMCIA has given assurances that they have no plans to do any development or build a new structure. The properties landscape will not change. AMCIA purchased this property with the donations from the tax payers of Rocky View County in order to provide us very much needed facility for our children and youth. This proposed community hub will be a place where our youth will learn moral, spiritual and Canadian values. They will be engaged in healthy activities. This community hub will be a place where counselling can be provided on family issues, marriage issues, social issues, etc. AMCIA has no plan to organize large gatherings at this property. Such restrictions can be put in the bylaws of the land use change, if needed.

We are very much familiar with the interfaith relationship work Al Madinah Calgary Islamic Assembly carries out in Calgary and in the Rocky View County. Over the last fourteen years, due to very extensive and hard work of AMCIA for building interfaith harmony and understanding among various faith communities we are confident that this community hub will be a major resource for the residents of Rocky View County to build stronger community.

On behalf of myself and my family, I would strongly request the Rocky View County to APPROVE the rezoning application for 15205 Park Lane, NW, Rocky View County from Residential, Rural District (R-RUR) one dwelling to special, Public Service District (S-PUB) Land use district for a community hub.

Please do not hesitate to contact me if you have any questions. Thanks

Best Regards,

Name: ANSARI KHURRAM Signature: KHURRAM

Address: 32. PLEASANT RANGE PL - ROCKY VIEW COUNTY AB-T1Z-0H2

Phone: [REDACTED]

Email: [REDACTED]

File Number: 2019. MC.1218

Application Number: PL20190177 / 20200068

Division: 7

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Please do not hesitate to contact me if you have any questions. Thanks

Best Regards,

Name: TAZIM ALARAKHYA Signature: [Handwritten Signature]

Address: 250257 Connaught Rd - Rocky View County AB T1Z 0C3

Phone: [Redacted]

Email: [Redacted]

Rocky View County - Planning Services Department
262075 Rocky View Point
Rocky View County, AB, T4A 0X2

To Whom It May Concern:
File Number: 2019. MC.1218
Application Number: PL20190177 / 20200068
Division: 7
Al-Madinah Calgary Islamic Assembly (AMCIA)

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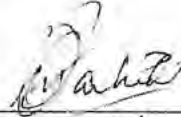
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Please do not hesitate to contact me if you have any questions. Thanks

Best Regards,

Name: M.F. SAHIB Signature: 

Address: 21 POUND PLACE, CONRICH

Phone: 

Email: 

Rocky View County - Planning Services Department
262075 Rocky View Point
Rocky View County, AB, T4A 0X2

To Whom It May Concern:
File Number: 2019. MC.1218
Application Number: PL20190177 / 20200068
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Please do not hesitate to contact me if you have any questions. Thanks

Best Regards,

Name: SHARZEEL SAHIB Signature: [Handwritten Signature]

Address: 21 Pound Place

Phone: [Redacted]

Email: [Redacted]

Rocky View County - Planning Services Department
262075 Rocky View Point
Rocky View County, AB, T4A 0X2

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Please do not hesitate to contact me if you have any questions. Thanks

Best Regards,

Name: BILAL

Signature: *Bilal*

Address: 254140 RANGE ROAD 270 RURAL ROCKY VIEW COUNTY
TOM 1G0

Phone: [REDACTED]

Email: _____

Rocky View County - Planning Services Department
262075 Rocky View Point
Rocky View County, AB, T4A 0X2

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Best Regards,

Name: PARAJIT DHESI Signature: Parajit Dhesi

Address: 19 Abbey Rd, Rockyview County

Phone: [REDACTED]

Email: _____

Rocky View County - Planning Services Department
262075 Rocky View Point
Rocky View County, AB, T4A 0X2

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Please do not hesitate to contact me if you have any questions. Thanks

Best Regards,

Name: Rami DUA Signature: [Handwritten Signature]

Address: 16 Abbey Road

Phone: [Redacted]

Email: [Redacted]

Rocky View County - Planning Services Department
262075 Rocky View Point
Rocky View County, AB, T4A 0X2

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Please do not hesitate to contact me if you have any questions. Thanks

Best Regards,

For!

Name: JESSY K KING Signature: [Handwritten Signature]

Address: 3 Abbey Road Rocky View Calgary T1Z 0A1

Phone: [Redacted]

Email: _____

Rocky View County - Planning Services Department
262075 Rocky View Point
Rocky View County, AB, T4A 0X2

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Best Regards,

Name: Akashdeep Mond Signature: [Signature]

Address: 74BBEY Rd. Rocky View County

Phone: [Redacted]

Email: [Redacted]

Rocky View County - Planning Services Department
262075 Rocky View Point
Rocky View County, AB, T4A 0K2

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Best Regards,

Name: Abubakar Signature: [Signature]

Address: 30087. Fair Road 254 Calgary T3L 2P7

Phone: [Redacted]

Email: [Redacted]

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5/17/2021

https://mail.google.com/mail/u/0/?tab=rm&ogbl#inbox?projector=1

Malik Ashraf
15197 Park Lane
Rockyview, AB

Planning Department of Rockyview
Rockyview, AB

Subject: Letter of Support for the Re-designation of 15205 Park Lane

I hope this letter finds you in good health. I am writing to express my wholehearted support for the application to re-designate the property located at 15205 Park Lane to allow for the establishment of a mosque and Community Hub. As a Muslim and a member of the local community, I firmly believe that this initiative will greatly benefit both the Muslim community and the broader society.

The proposed location for the mosque is not only convenient but also holds immense potential to become a vibrant center for our neighborhood. Having a mosque within our community will provide a dedicated space for us to come together, strengthen our bonds, and forge deeper connections. We will have the opportunity to pray side by side, engage in meaningful conversations, and share meals together, fostering a sense of belonging and togetherness that is integral to our local identity. A mosque serves as more than just a place of worship; it acts as a catalyst for community development and social cohesion. By having a mosque within our immediate vicinity, we will no longer need to travel long distances to engage with our fellow community members in religious activities. This convenience will enhance our ability to actively participate in congregational prayers, engage in educational programs, and contribute to initiatives that uplift our community.

Furthermore, the mosque will play a vital role in fostering interfaith understanding and promoting positive interactions among our diverse neighbors. It will provide a welcoming space for individuals of different faiths to come together, exchange ideas, and build bridges of mutual respect and friendship. By offering educational programs, cultural events, and open dialogues, the mosque will contribute to a more inclusive and harmonious community, where our shared values and aspirations can flourish.

In conclusion, I wholeheartedly support the application to re-designate the property for the establishment of a mosque. The presence of a mosque in our community is not only convenient but also essential for our ability to pray, mingle, and connect with our fellow community members. It will serve as a beacon of unity, a place where friendships are formed, and a platform for interfaith understanding. This mosque will contribute to the overall well-being, growth, and vibrancy of our local neighborhood.

Thank you for considering my views and taking the time to review this letter of support. I sincerely hope that you will grant approval for this noble endeavor, which will undoubtedly have a profound and positive impact on our community.

Sincerely,
Malik Ashraf

A handwritten signature in black ink, appearing to read 'Malik Ashraf', written over the printed name.

Date: 01/08/2023

Planning Department of Rocky View County,

This letter is in response to the application to re-designate 15205 Parklane, Rockyview from Residential, Rural District (R-RUR) to Direct Control (DC) Land Use District.

I, Almaz GEBRU, am the landowner at 15204 Park lane ^{Rock View Zoning, T3P1A6}, and I have no objection to this land use redesignation application.

Signature: 

Date: 01/08/2023

Rocky View County - Planning Services Department
262075 Rocky View Point
Rocky View County, AB, T4A 0X2

To Whom It May Concern:
File Number: 2019. MC.1218
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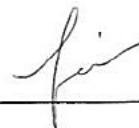
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Please do not hesitate to contact me if you have any questions. Thanks

Best Regards,

Name: Zain ABBAS Signature: 

Address: 3 kings RD Rocky view A.B

Phone: 

Email: _____

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

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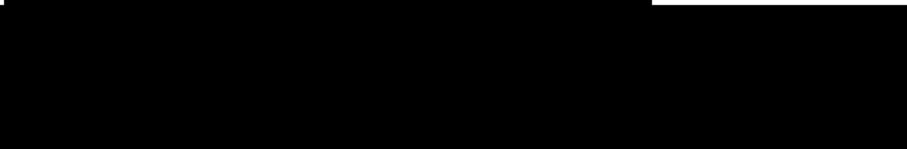
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Thanks
Best Regards,

Name *SHAHID DANWAR*
Address in Rocky View County *S-5-260300 Writing Creek*
Phone: 
Email: 
Med. Badger, AB

Rocky View County - Planning Services Department
262075 Rocky View Point
Rocky View County, AB, T4A 0X2

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On behalf of myself and my family, I would strongly request the Rocky View County to approve the rezoning application for 15205 Park Lane, NW, Rocky View County from Residential, Rural District (R-RUR) one dwelling to special, Public Service District (S-PUB) Land use district for a community hub. Please do not hesitate to contact me if you have any questions.

Thanks

Best Regards,

Name

Han Seong

Address in Rocky View County

633A 260300 @ New horizon mall

Phone:

Email:

Rocky View County - Planning Services Department
262075 Rocky View Point
Rocky View County, AB, T4A 0X2

To Whom It May Concern:
File Number: 2019. MC.1218
Application Number: PL20190177 / 20200068
Division: 7
Al-Madinah Calgary Islamic Assembly (AMCIA)

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Please do not hesitate to contact me if you have any questions. Thanks

Best Regards,

Name: Kabir Choudhry Signature: [Handwritten Signature]

Address: 4128-25:201 QUARTER SW 112 LYNN RIDGE RD (NW) 140 ACRES ROCKY VIEW COUNTY

Phone: [Redacted]

Email: [Handwritten Email]

Rocky View County - Planning Services Department
262075 Rocky View Point
Rocky View County, AB, T4A 0X2

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Please do not hesitate to contact me if you have any questions. Thanks

Best Regards,

Name: ABID DOGAR Signature: [Handwritten Signature]

Address: 16 Meadow Ridge BAY CONFIELD

Phone: [Redacted]

Email: [Redacted]

Rocky View County - Planning Services Department
262075 Rocky View Point
Rocky View County, AB, T4A 0X2

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Best Regards,

Name: ANSAR DEVELOPMENT CORP Signature: [Handwritten Signature]

Address: 1515 R 12 T 26 SECTION 35 Q NW

Phone: [Redacted]

Email: _____

Rocky View County - Planning Services Department
262075 Rocky View Point
Rocky View County, AB, T4A 0X2

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Please do not hesitate to contact me if you have any questions. Thanks

Best Regards,

Name: A Fin Investment Signature: [Signature]

Address: 15205 R4 T8251 SECTION 2 QUANTON NW

Phone: [Redacted]

Email: _____

Rocky View County - Planning Services Department
262075 Rocky View Point
Rocky View County, AB, T4A 0X2

To Whom It May Concern:
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Please do not hesitate to contact me if you have any questions. Thanks

Best Regards, *Calcan Investment*

Name: SHAHID SIDDIQUE Signature: 

Address: 253208-84 STREET (N.A R 287 TP 25 SECT 17 NW)

Phone: 

Email: _____

Rocky View County - Planning Services Department
262075 Rocky View Point
Rocky View County, AB, T4A 0X2

To Whom It May Concern:
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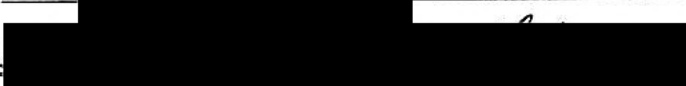
Please do not hesitate to contact me if you have any questions. Thanks

Best Regards,

Name: Ziaullah Cheema. Signature: _____

Address: 4128125120 SW Quarter 140 Acres

Phone: 

Email: 

Rocky View County - Planning Services Department
262075 Rocky View Point
Rocky View County, AB, T4A 0X2

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Best Regards,

Name: AD Corporation Signature: [Handwritten Signature]

Address: 26207331 Rang Road 12

Phone: [Redacted]

Email: [Redacted]

Rocky View County - Planning Services Department
262075 Rocky View Point
Rocky View County, AB, T4A 0X2

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Best Regards,

Name: Rana Satwat AMS. Signature: 

Address: 4? 28 ? 25 ? 20 ? QUARTER SW 140 ACRES ROCKY VIEW COUNTY

Phone: 

Email: _____

Rocky View County - Planning Services Department
252075 Rocky View Point
Rocky View County, AB, T4A 0X2

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Please do not hesitate to contact me if you have any questions. Thanks

Best Regards,

Name: JUNARA ABBAS Signature: [Handwritten Signature]

Address: 3 King RD Rocky view AB

Phone: [Redacted]

Email: [Redacted]

Rocky View County - Planning Services Department
262075 Rocky View Point
Rocky View County, AB, T4A 0X2

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Please do not hesitate to contact me if you have any questions. Thanks

Best Regards,

Name: Fakhar Abbas Signature: 

Address: 3 Kings road Rocky View


Phone: 

Email: _____

This letter is in response to the application to re designate 15205 Park Lane, from Residential Rural District (R RUR) to Special Public District (S PUB) Land Use District for a religious assembly/ community center.

I, Mayura Wijekoon
15150 Park Ln Calgary, AB T3P 1A6
use redesignation application.

(full name), am a landowner at
(address), and I have no objection to this land

Signature: 

Date: 2023-02-20

Sent from Yahoo Mail on Android



17 October 2023

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

Subject: Change of Use for 15205 Park Lane N.W.

Dear Members of Council,

I am writing this letter of support for the change of use request from Al Madinah Calgary Islamic Assembly for 15205 Park Lane N.W.

The Al Madinah Islamic Assembly has been renting the Symons Valley United Church, located in the constituency of Calgary-Foothills, as their location for Friday prayer for several years. They have an excellent relationship with Symons Valley United Church and the surrounding community. They actively organize events, children's programming and activities for the broader community.

My understanding is that 15205 Park Lane N.W. was purchased for the purposes of community and educational programming and to host meetings. They have informed me they do not intend to construct any new buildings on the property. As such, traffic impact will be minimal. The property is near Mountain View Road and adjacent to a community park and baseball diamond. This is the perfect location for community events.

Al Madinah Islamic Society has been a welcome part of our constituency for some time. They are actively engaged in the multi-faith communities in Calgary. They build their relationships in community based on the values of diversity, inclusiveness, respect, and collaboration.

I do hope Rocky View County Council is able to hear the request, debate the merits of the application, and approve the submission of the Al Madinah Calgary Islamic Assembly.

Kind regards,



Court Ellingson
MLA, Calgary-Foothills

Copy to: Malik Ashraf, President Al Madinah Calgary Islamic Assembly



LEGISLATIVE ASSEMBLY
ALBERTA

Parmeet Singh Boparai, MLA

Calgary - Falconridge

October 24th, 2023

To Whom It May Concern:

I am writing to you in acknowledgement of my support for the Al-Madinah Calgary Islamic Society (AMCIS) land use application for a place of worship in Rocky View County.

AMCIS has submitted a land use application for a place of worship at 15205 Park Lane, Rocky View County, AB. They have experience operating successful places of worship within Calgary and contributing wonderfully to the communities that they reside in. Their community and volunteer initiatives have brought a positive impact to those around them as they would continue to do in Rocky View County.

On behalf of Al-Madinah Calgary Islamic Society, I thank you for your consideration for their land use application. Should you have any questions or concerns, please contact my office at 403.280.4022 or email at calgary.falconridge@assembly.ab.ca.

Sincerely,



Parmeet Singh Boparai
MLA, Calgary-Falconridge
Official Opposition Critic, Service
Alberta & Consumer Protection
Legislative Assembly of Alberta
Unit 215, 5401 Temple Drive NE
Calgary, AB T1Y 3R7
P 403 280 4022 **C** 403 402 0399
parmeet.singh@assembly.ab.ca

LEGISLATIVE ASSEMBLY
ALBERTA

Hon. Muhammad Yaseen
MLA, Calgary - North

October 13, 2023

Al-Madinah Calgary Islamic Assembly
4616 - 80 Ave NE
Calgary, Alberta
T3J 4B7**To Whom It May Concern****Re: Rocky View County Planning Department - Application**

As the MLA for Calgary - North, I am happy to provide this letter of support to Al-Madinah Calgary Islamic Assembly in their application to build a mosque at 15205 Park Lane Rocky View County, Alberta. This proposed mosque would provide a place of worship and community fellowship for residents of Panorama Hills, Evanston and adjacent communities.

Al-Madinah Calgary Islamic Assembly's larger community involvement includes Canada Day celebrations, food bank collection and other activities that are appreciated by the community at large.

I wish Al-Madinah Islamic Assembly success with their application with Rocky View County.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Muhammad Yaseen', with a long horizontal flourish extending to the right.

Hon. Muhammad Yaseen

cc: Amir Sattar

LEGISLATIVE ASSEMBLY
ALBERTA

Irfan Sabir, MLA
Calgary-Bhullar-McCall Constituency

October 10, 2023

Re: Al-Madinah Calgary Islamic Assembly's Land Use Application

I am writing this letter in support of Al-Madinah Calgary Islamic Assembly's Land Use application before the Rocky View County for the parcel of land located at 15205 Park Lane, Rocky View County, Alberta.

Al-Madinah Calgary Islamic Assembly is a well-established community-based organization with a network of religious places, educational services and charitable initiatives across Alberta and Canada. They have established a mosque and a community food bank in my riding of Calgary-Bhullar-McCall as well. Over the years, they have organized many events for the community at large including interfaith events, Canada Day BBQs and kids activities and have provided a safe gathering space for grieving families. Their work has certainly earned them respect and recognition for its positive impact on our communities.

The parcel of land subject to this land use application was acquired by the Al-Madinah Calgary Islamic Assembly with a view to establishing a place for worship, educational services and community activities. It was to provide better access to a place of worship for those living in communities around it and create opportunities for community service and engagement. Based on the work they've done through their projects in my area and other places across Canada, I am confident that their new project will foster a spirit of community, promote volunteerism and inclusive communities, and contribute positively to the Rocky View County. I have had many discussions with them about their application and it's my understanding that it has been delayed for far too long resulting in denying them the opportunity to use this land for the purposes they acquired it for.

Based on the forgoing, I strongly support Al-Madinah Calgary Islamic Assembly's land usage application and urge you to complete the application process in a timely manner without further and unnecessary delays. Please contact me if you need additional information or would like to discuss this further at email calgary.bhullar.mccall@assembly.ab.ca or phone 403.216.5424.

Sincerely,

A handwritten signature in black ink, appearing to read 'Irfan Sabir', written in a cursive style.

Irfan Sabir
MLA Calgary-Bhullar-McCall

LEGISLATIVE ASSEMBLY
ALBERTA

Gurinder Brar, MLA

Calgary – North East

Re: Support letter for Al-Madinah Calgary Islamic Assembly's Land Use Application

To Whom It May Concern,

Please accept this letter in support of Al-Madinah Calgary Islamic Assembly (AMCIA) in their application for land use submitted to the Municipality of Rocky View County. The address of this application is 15205 Park Lane, Rocky View County. AMCIA's intention is to utilize this property as a place of worship also known as a Mosque.

AMCIA is a registered charity that has been serving the Rocky View County, City of Calgary, and the surrounding communities for over 14 years. AMCIA provides counselling and guidance to the youth, families, and individuals, as well as operating Islamic centers and food banks in various communities.

I have attended numerous AMCIA events. I can attest to the great work this organization has been doing throughout the years. AMCIA is definitely one of the gems of the community.

With a substantial membership base in Calgary and the surrounding areas, the establishment of a place of worship in closer proximity to their members' residences is a much-needed addition. This project aligns with the growing needs of the community and will definitely make the area more diverse and spiritually connected.

I hope their application will be considered for approval, recognizing the positive impact they have had on our community.

Please do not hesitate to reach out to my office if you have any questions or concerns.

Sincerely,

A handwritten signature in black ink that reads "BRAR" with a stylized flourish underneath.

Gurinder Brar, MLA
Calgary – North East

**Calgary**

Office of the Councillors

COUNCILLOR J. MIAN

October 10, 2023

Attn: Rocky View County Planning Department

I understand that the Al-Madinah Calgary Islamic Society (AMCIS) has submitted a land use application for a place of worship at 15205 Park Lane in Rocky View County. I am pleased to offer some comments of support for AIMCIS as an organization who is a valued member of the Calgary community.

The Al-Madinah Calgary Islamic Society has experience operating successful places of worship within Calgary and has been a good neighbour to the communities where they reside. In addition, the Al-Madinah Calgary Islamic Society contributes positively to the broader community through volunteer initiatives.

Please don't hesitate to reach out with any questions.

Sincerely,

A handwritten signature in cursive script that reads "Jasmine Mian".

Jasmine Mian
Councillor, Ward 3

**Calgary**

Office of the Councillors

COUNCILLOR RAJ DHALIWAL

5th October, 2023**Re: Rocky View County Planning Department**

This letter is in support of Al-Madinah Calgary Islamic Assembly land use application submitted to the Municipality of Rocky View County. The address of this application is 15205 Park Lane Rocky View County AB, where they would like to use the existing property for a place of worship also referred to as a Mosque.

Al-Madinah Calgary Islamic Assembly has a Mosque in my Ward and I have firsthand seen the volunteer and charity work of this community. In addition to providing a space for worship, they undertake a lot of charity work that supports the larger community locally including food distribution, community cleanups and Canada Day celebrations. They have a large membership in Calgary and surrounding areas and the addition of a place of worship closer to where their members live is much needed.

I hope their application will be considered for approval.

If you have any questions, please feel free to contact me.

Sincerely,

RAJ DHALIWAL
COUNCILLOR, WARD 5

LEGISLATIVE OFFICE
107 Legislature Building
10800 - 97 Avenue NW
Edmonton, AB T5K 2B6
Tel: 780.427.5777



CONSTITUENCY OFFICE
7223, 8650 112 Avenue NW
Calgary, AB T3R 0R5
Tel: 403.297.7104

LEGISLATIVE ASSEMBLY
ALBERTA

Honourable Rajan Sawhney, BA, MBA, ECA
MLA for Calgary - North West

October 18, 2023

Al-Madinah Calgary Islamic Assembly
4616 80 Avenue NE
Calgary, AB T3J 4B7

**RE: Letter of Support for the Al-Madinah Calgary Islamic Assembly
Land Use Application @ 15205 Park Lane, Rocky View County, AB**

Dear Mr. Sattar,

The Al-Madinah Calgary Islamic Assembly promotes the principles of diversity, multiculturalism, and inclusiveness for the people of greater Calgary. You continue to host several community events like food distribution, community cleanups and various celebrations such as Canada Day. You also provide marriage and funeral ceremonies, events to promote interfaith harmony, and support other fine Canadian institutions. Doing this without your own building is challenging but your support of the broader community is to be commended.

This building project will have a significant positive impact on the community at large served by the Al-Madinah Calgary Islamic Assembly and will provide a long-term home for their members which is desperately lacking in NW Calgary and area. If approved this facility will also increase the capacity and quality of the services and programs offered by the Society.

I endorse the application by Al-Madinah Calgary Islamic Assembly for the Land Use Application.

Should you, or anyone else, have any questions or require further information, please feel free to contact me.

HONOURABLE RAJAN SAWHNEY, MLA
CALGARY-NORTH WEST CONSTITUENCY
MINISTER OF ADVANCED EDUCATION



LEGISLATIVE ASSEMBLY
ALBERTA

Rajan Sawhney

MLA Calgary-North East Constituency
Minister of Community and Social Services

January 21, 2021

RE: Proposed land use Amendment 15205 Park Lane NW Rocky View County
(File: 2019. MC.1218 Application # PL20190177/20200068 Division: 7)

Please accept this letter as an indication of my formal support for this application to re-designate lands from residential to a community hub.

This proposed community hub will be a place where the AMCIA youth or any residents of the Rocky View County can engage in healthy activities. This community hub will be a place where counselling can be provided on family, marriage and social issues.

For this reason, I am providing this letter of support for Al Madinah Calgary Islamic Assembly's application. I support their vision to develop a community hub on proposed land 15205 Park Lane NW, Rocky View County.

Should you have any questions, please do not hesitate to contact my office.

Sincerely,

Rajan Sawhney
MLA, Calgary-North East

From: [Oksana Newmen](#)
To: [Legislative Officers](#)
Subject: FW: IMPORTANT - IMMEDIATE NEIGHBOUR SUPPORT LETTERS 15205 Park Lane
Date: January 29, 2024 9:25:42 AM
Attachments: [15205 Park Lane - IMMEDIATE NEIGHBOUR SUPPORT LETTER 3.pdf](#)

Please include in the PL20190177/PL20200068 Islamic Centre packet for Feb 13th.
I've mapped them already.

OKSANA NEWMEN, BSc
SHE/HER
Senior Planner | Planning

From: Ahmad Shah [REDACTED]
Sent: Tuesday, January 23, 2024 1:35 PM
To: Oksana Newmen <ONewmen@rockyview.ca>
Cc: malik a [REDACTED]; Manu Chugh Architect <m [REDACTED]>; Syed Soharwardy <[REDACTED]@[REDACTED]>
Subject: IMPORTANT - IMMEDIATE NEIGHBOUR SUPPORT LETTERS 15205 Park Lane

Good afternoon Oksana,

Hope you've been well. Please see attached 3 support letters from immediate neighbours of the subject property, 15205 Park Lane. Please include in your report!

Thank you,
Ahmad

Date: January 22, 2024

Planning Department of Rocky View County,

This letter is in response to the application to re-designate 15205 Parklane, Rockyview from Residential, Rural District (R-RUR) to Direct Control (DC) Land Use District.

I, Satnam Pannu, am the landowner at 24 Mountain View Close and I support this land use redesignation application.

Signature:  _____


Date: Jan 23, 2024

Date: 01-23-2024

Planning Department of Rocky View County,

This letter is in response to the application to re-designate 15205 Parklane, Rockyview from Residential, Rural District (R-RUR) to Direct Control (DC) Land Use District.

I, Zainub Khan am the landowner at 15199 Parklane RV, and I support this land use redesignation application.

Signature: 

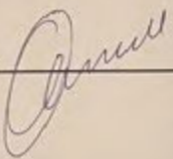
Date: 01-23-2024

Date: 01-23-2024

Planning Department of Rocky View County.

This letter is in response to the application to re-designate 15205 Parklane, Rockyview from Residential, Rural District (R-RUR) to Direct Control (DC) Land Use District.

I, OLIVER BANERJEE, am the landowner at 15199 Parklane N.W.^{RV}, and I support this land use redesignation application.

Signature: 

Date: 01-23-2024

ATTACHMENT E: POLICY REVIEW

Municipal Development Plan (County Plan)	
11.0 Institutional and Community Land Use	
11.1	<i>Institutional and community land uses shall be encouraged to locate in hamlets, country residential communities, and business centres and shall be developed in accordance with the policies of the relevant area structure plan or conceptual scheme.</i>
Conflicts	The subject lands are not located within a hamlet or country residential community as shown in Map 1, and are not located with a conceptual scheme area.
11.2	<i>Proposed institutional and community land uses for hamlets or country residential communities shall demonstrate:</i> <i>a. a benefit to the local area or community; and</i> <i>b. compatibility with existing land uses.</i>
Conflicts	The application indicates a community hub and religious centre. The use is not within a hamlet or country residential community. The use has not demonstrated a benefit to the local area or community. Given the lack of detail about special event attendance and parking, and definition of the specific use of “community hub”, it is difficult to determine if the use would be compatible with the existing residential area.
11.3	<i>Proposals for institutional and community land uses that are not within hamlets, country residential communities, or business centres may be considered if the following is addressed:</i> <i>a. justification of the proposed location;</i> <i>b. demonstration of the benefit to the broader public;</i> <i>c. compatibility and integration with existing land uses or nearby communities;</i> <i>d. infrastructure with the capacity to service the proposed development; and</i> <i>e. the development review criteria identified in section 29.</i>
Conflicts	The application has not provided justification of the proposed location, and has provided limited demonstration of the benefit to the broader public. The application seeks to integrate with the community through upkeep of the park next door and opening the facility to all as a “community hub” (undefined), though has not demonstrated specifically how this will be accomplished. Section 29 review criteria have been touched on, though without sufficient detail, and several technical studies were provided.
11.5	<i>Redesignation and subdivision applications for institutional and community land uses should provide:</i> <i>a. an operational plan outlining details such as facility hours, capacity, staff and public numbers, facility use, and parking requirements; and</i> <i>b. a master site development plan, as per section 29. The master site development plan shall address servicing and transportation requirements and ensure the site is of sufficient size to accommodate the parking requirements as set out in the Land Use Bylaw.</i>
Conflicts	The application materials provide varying and unclear guidance of facility hours, capacity, staff and public numbers, facility use, and parking requirements. The MSDP lacks sufficient detail to clarify the use, though the submitted technical reports indicate that parking and facility needs can be met. However, a large accessory building has been built since application, and is not addressed as part of the use, though it’s size and development details suggests it may be used in support of the facility. If part of the development, technical studies do not consider the expanded footprint and use.

12.0 Parks, Open Space, Pathways, and Trails – Parks and Community Interface	
12.17	<i>Development adjacent to, or affecting, parks, open space, pathways, and trails should include a comprehensive approach to:</i> <i>a. shared and mutually supportive facilities and/or amenities;</i> <i>b. access;</i> <i>c. stormwater management;</i> <i>d. preserving viewscales into and within the park, where appropriate;</i> <i>e. vegetation and invasive species management; and</i> <i>f. wildlife management.</i>
Complies	The existing park is a municipal reserve and managed. No impact to the park from the proposed development is anticipated. The applicants indicate willingness to participate in the upkeep of the park to contribute to the community.

Rocky View County/Calgary Intermunicipal Development Plan (IDP)	
5.0 Municipal Planning Considerations	
5.1.2	<i>If an Area Structure Plan, or equivalent, is not in place the host municipality should evaluate applications for redesignation, subdivision and development proposals according to all of the following:</i> <i>(a) Strategic polices outlined by the host municipality including their MDP;</i> <i>(b) The policies of this Plan;</i> <i>(c) Impacts on existing and planned uses in the vicinity of the proposal; and</i> <i>(d) Consideration of environmental impacts in accordance with the policies and the procedures of the municipality in which the proposal is made, and requirements of Alberta Environment.</i>
Generally Complies	The application has been evaluated pursuant to the MDP and IDP, and impacts to the uses in the vicinity and environmental impact. The application is generally in conflict with the MDP, and compliant with the IDP. The application does not sufficient clarity to determine impacts on the existing and planned uses in the vicinity, and no environmental impacts are anticipated.
8.0 Growth Corridors/Areas and Annexation	
8.1.2	<i>Rocky View County Growth Corridors should be developed in accordance with Rocky View 2060 Growth Management Plan and other Rocky View County statutory and local area plans, as they may be updated from time to time.</i>
Complies	The application has been evaluated pursuant to the MDP.
8.1.3	<i>Identified City of Calgary Growth Areas should continue to be governed in accordance with existing Rocky View County policy documents, which may be updated. Should the lands be annexed by The City of Calgary, planning will be conducted as directed by its Municipal Council at that time.</i>
Complies	The application is being considered in the context of the growth area pursuant to policy.
8.1.4	Rocky View County Council and Administration should evaluate applications within identified City of Calgary Growth Areas against this Plan, the Rocky View County Municipal Development Plan and the Rocky View County Land Use Bylaw.
Complies	The subject lands are located in a Calgary Growth Area as shown on Map 4 and the application has been evaluated pursuant to the IDP, MDP and Land Use Bylaw.
8.1.5	<i>Land use redesignation applications in identified City of Calgary Growth Areas shall be referred to the Intermunicipal Cooperation Team for discussion to gain a greater understanding of the long term intermunicipal interests in the area.</i>
Complies	The application was referred for comment to The City of Calgary.

15.0 Plan Implementation	
15.1.1	<i>The following that occur partially or wholly within the Plan Area (Map 1) shall be circulated to both municipalities:</i> <i>(a) Statutory and non-statutory plans within the Plan Area and proposed amendments to such plans;</i> <i>(b) Applications for land use redesignation and subdivision;</i> <i>(c) All applications for development permits, including renewals;</i> <i>(d) Disposition of environmental, municipal and/or school reserves, environmental easements, public utility lots and/or road allowances;</i> <i>(e) Emergency response plans for natural resource extraction activities; and</i> <i>(f) Flood hazard mapping revisions.</i>
Complies	The subject lands are located in the Plan Area as shown on Map 1 and was referred to the City of Calgary.
15.1.3	<i>Applications shall be referred to the adjacent municipality prior to consideration by the Development Authority/Subdivision Authority, Calgary Planning Commission or either Municipal Council as applicable.</i>
Complies	The application was referred to The City of Calgary.

Land Use Bylaw	
Direct Control District Applications	
297	<i>Direct Control Districts must only be used for the purpose of providing for development that, due to their unique characteristics, innovative ideas or unusual site constraints, require specific regulation unavailable in other Districts.</i>
Complies	The application proposes site-specific uses not defined in the land use bylaw (community hub) and therefore requires a direct control district to define this use.
302	<i>Application requirements for the submission of a Direct Control District include:</i> <i>(a) All information required by this Bylaw for an Amendment application,</i> <i>(b) A written statement indicating why, in the applicant's opinion, a Direct Control District is necessary and why the same results cannot be achieved through the use of a District in the Bylaw,</i> <i>(c) A list of permitted and discretionary uses proposed for the site,</i> <i>(d) Plans and elevations or other documentation, that would help to substantiate the need for the Direct Control District, and</i> <i>(e) Any other information as may be required by the Development Authority and Council.</i>
Conflicts	The submitted direct control does not have sufficient detail to define the application.



ROCKY VIEW COUNTY

BYLAW C-8455-2023

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-8455-2023*.

Definitions

2 Words in this Bylaw have the same meaning as those set out in the *Land Use Bylaw* and *Municipal Government Act* except for the definitions provided below:

- (1) “**Council**” means the duly elected Council of Rocky View County;
- (2) “**Land Use Bylaw**” means Rocky View County Bylaw C-8000-2020, being the *Land Use Bylaw*, as amended or replaced from time to time;
- (3) “**Municipal Government Act**” means the *Municipal Government Act*, RSA 2000, c M-26, as amended or replaced from time to time; and
- (4) “**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 Lot 4, Plan 9010345 of SW-07-26-01-W05M be designated Direct Control as shown on the attached Schedule ‘A’ forming part of this Bylaw.

4 THAT the special regulations of the Direct Control District are as detailed in Schedule ‘B’ attached to and forming part of this Bylaw.

Effective Date

5 *Bylaw C-8455-2023* 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 _____ day of _____, 20__

PUBLIC HEARING HELD this _____ day of _____, 20__

READ A SECOND TIME this _____ day of _____, 20__

READ A THIRD AND FINAL TIME this _____ day of _____, 20__

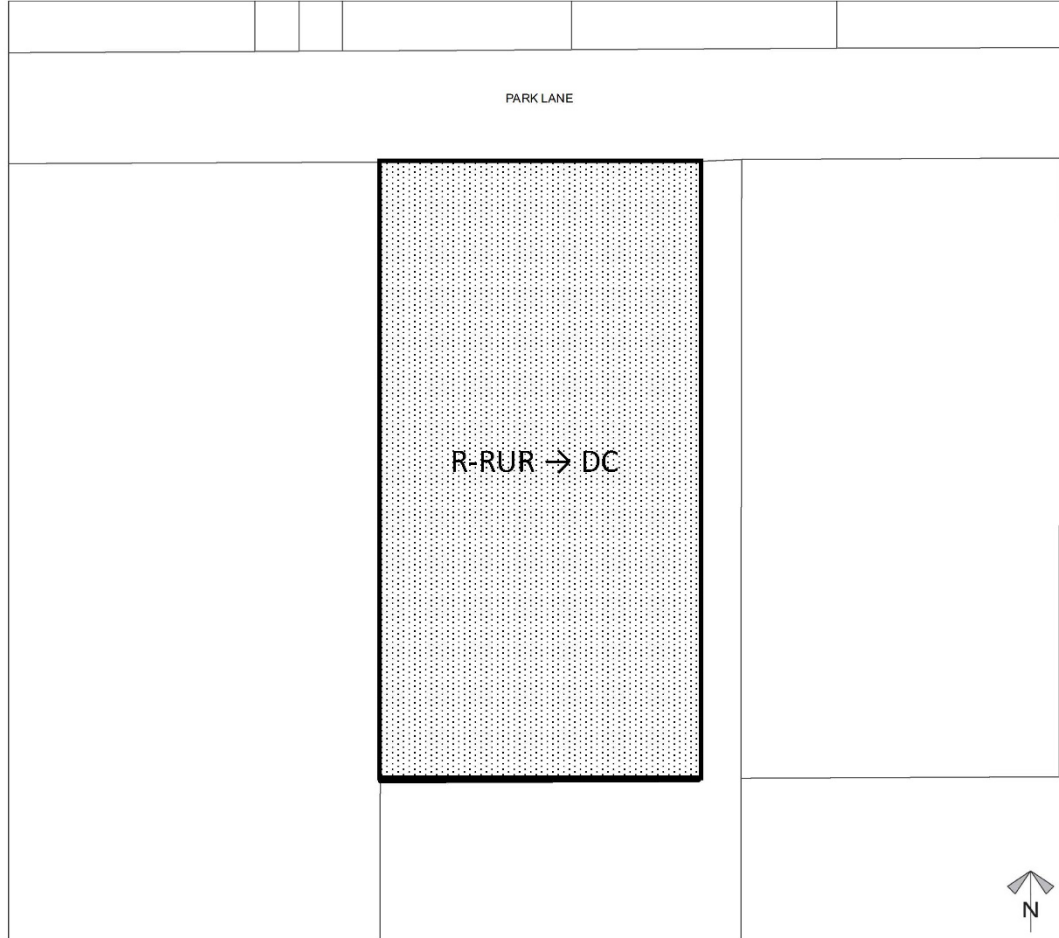
Reeve

Chief Administrative Officer or Designate

Date Bylaw Signed



SCHEDULE 'A'
FORMING PART OF BYLAW C-8455-2023



Schedule 'A'

**Bylaw
C-8455-2023**

Amendment

FROM
Residential, Rural District

TO
Direct Control District



Division: 5
Roll: 06507009
File: PL20200068
Printed: Sept 21, 2023
Legal: A portion of SW-7-26-
1-W5M





ROCKY VIEW COUNTY

SCHEDULE 'B'
FORMING PART OF BYLAW C-8455-2023

1.0 PURPOSE:

The purpose and intent of this District is to provide for a religious assembly, community/youth hub at 15205 Park Lane, Rocky View, Alberta.

2.0 GENERAL REGULATIONS:

- 2.1 The regulations contained within this bylaw are applicable to the Direct Control (DC) parcel within the Development Site as shown on the attached Schedule "A".
- 2.2 Land Use Bylaw C-8000-2020 as amended is applicable unless otherwise stated in this Bylaw.
- 2.3 The rules regulating the Special, Public Service District (S-PUB) of the Land Use Bylaw C-8000-2020 as amended, shall apply unless otherwise specified in this Bylaw.
- 2.4 The Development Authority shall be responsible for the issuance of Development Permit(s) for the uses subject to this Bylaw.
- 2.5 Definitions and terms not defined in this bylaw have the same meaning as defined in Part 8 of Land Use Bylaw C-8000-2020 (as amended) and the *Municipal Government Act*.

3.0 USES:

- 3.1 Religious assembly
- 3.2 Occupancy
 - 3.2.1 30-35 people on regular weekdays
 - 3.2.2 60 people on Fridays
 - 3.2.3 Except for the month of Ramadan and Eid festival. (Twice a year)
- 3.3 Dwelling unit, accessory to the principal use
- 3.4 Community Centre
- 3.5 Community Hub

4.0 USES NOT DEFINED:

- 4.1 Those uses which are not otherwise defined in this Bylaw, which in the opinion of the Development Authority, are similar to the Uses listed in Section 5 of this Direct Control and which conform to the purpose of this district may be Uses as approved by the Development Authority.

5.0 DEVELOPMENT NOT REQUIRING A DEVELOPMENT PERMIT

- 5.1 Provided the requirements of Bylaw C-8000-2020 are met, the following development does not require a Development Permit:
 - 5.1.1 Freestanding Signs
 - 5.1.2 Temporary Signs

6.0 MAXIMUM PARCEL COVERAGE

- 6.1 No change to existing building location or addition of new building.



7.0 ARCHITECTURAL DESIGN

7.1 No major change to existing architectural design of the building.

8.0 MAXIMUM BUILDING HEIGHT

8.1 No change to existing buildings heights.

9.0 MINIMUM SETBACKS:

9.1 No change to existing setbacks.

10.0 PARKING AND LIGHTING

10.1 Meet the County's standards and requirements.

11.0 LANDSCAPING

11.1 Meet the County's standards and requirements.

PROPOSED OPERATIONAL PLAN

Zoning Redesignation Application Al-Makkah Community Hub

15205 Park Lane NW
Calgary, AB T3P 1A6

 : (403) 831-6330

 : manu@mcplusa.ca



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Operational Plan

The property/facility is owned by AMCIA and with an experienced official/volunteer on site for supportive counselling for the community and particularly the youth regardless of origin, location, caste and creed, political belief and most importantly religion, to serve as a community centre/hub.

The facility also provides and is committed to fostering a sense of community, promoting civic engagement and enhancing the quality of life through community's social service program.

The core administrative activities of the community centre/hub will be funded by AMCIA.

AMCIA is a registered charitable organization and propose to engage a professional (experienced social worker) with the help of AMCIA/volunteers to arrange and run all the centres activities.

Our initial opening hours would be

Monday to Friday
12 noon to 3:00 pm
5:00 pm to 7:00 pm

A resident official/volunteer, as community service will ensure that the facility will not ever be used for:

- Any gambling activities
- Any consumption of alcohol and other drugs

All snow removal (parking lot, driveway) landscaping and other necessary maintenance will be taken care by resident official/volunteer.

Maintenance of septic tank and garbage collection will be contracted out to local contractors serving in the area.

The facility will be equipped with sensor lights, fire extinguishers, security system complete with audio/video surveillance and CCTV cameras.

June 01, 2023**Our File 2019.MC.1218****Project**

Al-Makkah Community Centre
15205 Park Lane
Rockyview, Alberta

Proposal

The proposed facility for all practical purposes is meant to serve as a community gathering place which will be open to all members and residents of the neighbourhood regardless of ethnic, religious and colour background without any restrictions except for respect for the facility and for expected positive benefits for the community at large.

The proposed facility even though besides being used for a place of worship will be strongly instrumental in bringing and bridging the diverse communities by encouraging and promoting better understanding of our diverse background and thus leading to tolerance and creating a truly Canadian Society

To achieve our purpose, we are proposing the following but not limited to the following ,

- Install a BBQ pit which would be open to all members of the community with proper restrictions and use under the proper and appropriate supervision and guidance established with the input from the community.
- Like most of the Canadian societies, the members of the Muslim faith are a strong believers of family values and would welcome any members of the community to visit the facility and learn and observe the benefit of family values for the whole society at large.
- Interfaith programs.
The proponent's of the facility are strong believers that understanding and collaboration between different groups (religious or otherwise) is very important and following this principal and respect for other believes encourages and hosts on a regular basis interfaith programs with Churches, Hindu temples, synagogues and other such religious entities and with the cooperation of such local groups hope to continue their practice at the proposed facility and such activities will be open to the community at large .
- A stampede style Breakfast will be hosted on every Canada Day Celebration to promote community and family spirit
- Encourage the community members to join the members of the congregation in their community clean up to show their neighborhood pride.
- Efforts to maintaining the park next door for the summer months at no cost to the members of the community.
- Annual Christmas toy drive
- Celebration and feast during the month of Ramadan
- Construction of a pedestrian walkway from the proposed "Hub" to the mailbox location

Project

Al-Makkah Community Centre
15205 Park Lane
Rockyview
Alberta

Proposal

Land Use Amendment to re-designate lands from Residential Rural District (**R-RUR**) to Special Public District (**S-PUB**) Land Use District for a Community Centre

Introduction

The attached report is as required under Rockyview County's County Plan Bylaw **C 7280-2013 Section 29** which covers information required as part of **Master Site Development Plan (MSDP)**.

The county plan requires an **MSDP** as part of any and all Public Service District Re-designation application.

Scope of Work

In preparation for the subject Land Use Amendment application, during our initial review with RVC administration, we were advised that limiting the scope of the Master Site Development Plan (**MSDP**) to the subject (3.68±) above parcel only should be sufficient.

The **MSDP** emphasis is on site design, as the basic intent is to provide the council and members of the public a good idea of the proposed development to cover certain specific items as outlined below but not limited to in terms of proposed use and site development:

- Building placement
- Building Height
- Architecture
- Parking & Lighting
- Lanscaping
- Phasing, if any.

An **operational plan** outlining basically hours of operation and running and management of the facility provided by the client is attached herewith and forms part of the MSDP.

Owner

Al-Madinah Calgary Islamic Assembly
5700 Falsbridge drive NE
Calgary, Alberta. T3J 3H4

Applicant

Manu Chugh Architect Ltd
401-1040, 7th Ave SW
Calgary, Alberta.
T2P 3G9

History

Al-Madinah Calgary Islamic Assembly has been active in Calgary and area since February 2005.

Al-Madinah Calgary Islamic Assembly has owned the subject property for the last ten years and intends to use the property as a community centre and in particular as youth guidance centre and to lead this generation to create a highly spiritual and moral environment at all their schools, communities and homes.

Since Al-Madinah Calgary Islamic Assembly was established, it is the largest Ahl-us-Sunnah Wa-Al-Jama'ah congregation in Calgary. Al-Madinah Calgary Islamic Assembly is a **registered charity with Revenue Canada** and follows the Sufi tradition of Islam.

The property is currently rented as a residence and immediately following the approval of our Land Use Amendment, the lease would be terminated, and the property will be used as a "Community centre/hub" as intended.

Legal Description

The proposed site is 1.49 ha (3.68 Acs) with legal description outlined below:

Plan	9010345
Lot	4
Municipal address	15205 Park Lane Rockyview, Alberta.

Mission

We believe our youth community hub can provide proper guidance for healthy lifestyle choices for the community and our youth in particular which they will continue to create a highly spiritual and moral environment to build a strong, healthy and proud individual and community.

To empower all to make positive change and decisions in their lives and to lead and guide our future generations to be most proud and contributing citizens of Canada.

Evaluation of planning policies

Rockyview county municipal plan (county plan), By-Law **C-7280-2013** (amended April 10, 2018), outlines vision and principles which serve as a

guide for county's development and the future aspirations of county residents.

The subject site is outside the "Area Structure Plan" where any growth is focused, and the proposed use serves the community and the spiritual needs of the community.

The proposed use, as per Section 11 of the county plan is an **institutional Land Use** that benefits residents and contributes to the community by serving their social, cultural and religious groups.

As per section 11.2, the proposed use clearly demonstrates

- A benefit to the local area or a community,
- Compatibility with existing land uses

Both benefits and compatibilities are evident from the size of the congregation and a demonstrated positive history of helping neighbours (in Calgary and surrounding communities) and not raising any (recorded) concerns since their formation in 2005.

Further, with reference to any Land Use Re-designation in accordance with section 11.5 and requirement for

- Operational plan
- Master Site Development Plan

An operational plan outlining details such as facility hours capacity, staff and public numbers, facility use and parking requirements is attached herewith.

As per section 29, a Master Site Development Plan (MSDP) addressing servicing and transportation requirements and to ensure the site is of sufficient size to accommodate the parking requirements as outlined in the Land Use Bylaw,

A traffic study as submitted earlier is attached herewith along with other site services reports.

Land Use Bylaw

The existing building is currently rented and is being used as a residence and to meet the requirements of the proposed use (community centre/hub) and as per Mr. Soharwardy's meeting with neighbours, councillors and the administration a Land Use Re-designation from existing Residential two (R-2) one dwelling Land Use District to Public Service (PS) Land Use District was submitted (following preliminary investigation and completeness, our application was accepted on February 6, 2020.)

The proposed use community/youth hub means a development owned by an organization used as a place where people who live in an area (including surrounding areas) can meet each other and take part in activities of common interest (social, philanthropic, religious) and for the benefit of individual and community is listed as a **Discretionary use in Special, Public Service District (S-PUB)** Land Use District.

The subject site is 1.48 Ha (2.68 Acs) larger than the minimum lot area (0.50 Ha -1.23 Acs) required for a **S-PUB** (Special, Public Service District) Land Use District.

The Site

The existing building (as located and existing) meets all the required setbacks and landscaping etc and allows the site to be developed to provide for all the necessary parking (gravel) as required for the attendees/occupants that are **not to exceed twenty five to thirty people**.

In keeping with the character of the county setting, all exterior lighting is dark sky friendly.

The proposal calls for the existing property (existing structure) with 1100 sq. ft floor area to be used for community meetings (and other such uses as described in this documents) to remain as it exists and without any major addition and/or extensive (interior/exterior) renovations in order to **maintain** the building height, architecture of a residential dwelling and the general character of the surrounding area.

Refer to the attached figures no. 1, 2 and 3.

Landscaping for visual appearance and/or mitigation measures.

Given its social character, official / volunteers are going to ensure that the lawn is properly manicured, and all the trees and hedges are well maintained. All the existing landscaping (except for the few which may be required to be relocated to make for parking area) will be maintained and enhanced.

Agriculture Boundary Design Guidelines

Since the property is predominantly surrounded by residential use and not agricultural and as such agriculture boundary design guidelines do not apply.



Figure 2



Figure 3

**Traffic**

Please see attached report as prepared by Scheffer Andrew Ltd.

Site Services and sanitation

Please see attached report as prepared by Scheffer Andrew Ltd.

Sanitary Service

Please see attached report as prepared by Scheffer Andrew Ltd.

Water Service

Please see attached report as prepared by Scheffer Andrew Ltd.

Storm Water Management

Please see attached report as prepared by Scheffer Andrew Ltd.

Architecture

Please see attached drawing (CP1.01) from MC+A.

Parking and Public Lighting

Please see attached drawings (E101,E102,E103) from EMBE.

Landscaping for Visual Appearance

Please see attached drawing (DP.L1) from Navagrah.



Why Al Makkah Community Hub in Rocky View County?

Rocky View County is a rapidly growing community in Alberta. It is the fastest growing county in Alberta in terms of commercial, industrial and residential diversity. Hundreds of new immigrants from all over the world have established their businesses in the Rocky View County OR they live in the Rocky View County. The diversity among tax payers in the Rocky View County has expanded significantly over the past two decades.

According to 2016 census among 39,407 Rocky View residence, the visible minority residence was about 4,245. Based upon our community survey we believe the visible minority residents and the commercial ownership of visible minority businesses in the Rocky View County now surpasses 6,000. In New Horizon Mall and Cross Iron Mills Mall alone more than 300 businesses are owned by the visible minority entrepreneurs. Several industrial and commercial business ventures owned by Muslims and other visible minority entrepreneurs are underway in the Rocky View County.

Due to such exponential growth in the Rocky View commercial, industrial and residential diversity, it is critical that the society must help and provide useful guidance and services to the growing visible minority youth population and new immigrants, especially women who are not yet able to speak or understand English language OR due to some cultural / religious differences need some guidance and training.

Al Madinah Calgary Islamic Assembly (AMCIA) has been serving the Rocky View County, City of Calgary, Airdrie, Chestermere and the surrounding communities for the past 14 years. AMCIA provides counselling and guidance to the youth, families and individuals. AMCIA is registered charity and operates Foodbank and several communities including some Islamic centres. These centres provide family counselling, youth counselling, social services, language services and above all educates new immigrants about Canadian lifestyle, laws and values. The society helps the new immigrants in integrating in the Canadian society.

One of our first organization, Muslims Against Terrorism (MAT) was founded in Calgary in 1997 which is now a worldwide organization. Another umbrella organization is one of the largest National Islamic organization called Islamic Supreme Council of Canada (ISCC). ISCC helps and guides Muslim youth not be involved in extremist violent organizations like ISIS. ISCC runs the largest anti-radicalization program in the country without a single penny of tax payers dollars. ISCC is the first and only Islamic organization in Canada that published the following edicts in order to prevent Muslim families and youth from getting misguided by few misguided people.



Security and safety of Canada and all Canadians

- Criminal nature of terrorist organizations like ISIS
- Criminal interpretation of Islam to justify hate and violence towards Jews and Christians.
- The un-Islamic and criminal nature of misogyny and honour killings.

Prof. Imam Syed Soharwardy is the founder and chairman of the Al Madinah Calgary Islamic Assembly, (www.amcia.org). He follows the tradition of Islam which is based upon the unity and inclusiveness of all humanity regardless of beliefs or ethnicity. He is very well known across Canada for his interfaith work. Following are some of the highlights of his work.

1. Founded Muslims Against Terrorism (www.m-a-t.org) in 1998 in Calgary which is now in more than 23 countries.
2. Co-founded the Jewish-Muslim Council of Calgary in 2015.
3. Founding member of Interfaith Council of Calgary
4. Walked across Canada and lead Multi-Faith Walk Against Violence in 2008 from Halifax, N.S to Victoria, B.C., 6500KM in almost seven months.
5. Initiated Christian- Muslim gatherings on the Christmas Eve. This was the first time a mosque started holding Christian Muslim programs to mark Christmas. It is going on every year for the past 22 years.
6. Initiated Jewish- Muslim programs to mark Hanukah. This was the first time a mosque started holding Hanukah. It is going on every year for the past 13 years.
7. Has spoken at more than 200 churches and other places of worship of non-Muslim faiths including churches in Rocky View County.
8. Along with other AMCIA staff Imam Soharwardy provides counselling and guidance to Muslim and non-Muslim youth to stay away from drugs, gangs and extremism.
9. Provides career guidance to youth.
10. Works with Police and RCMP on domestic issues.

The residents of Rocky View County can and will benefit from this community hub regardless of their beliefs or ethnicity. This community hub will help and guide youth in the Rocky View County to be good citizens of Canada.

Appeared in front of THE STANDING SENATE COMMITTEE ON NATIONAL SECURITY AND DEFENCE to discuss the issues of radicalization.

(<https://sencanada.ca/en/Content/Sen/committee/412/secd/51874-e>) ,
(<https://www.cbc.ca/radio/sunday/muslims-against-terror-starving-isis-of-and-arms-pope-francis-s-climate-letter-radical-divesting-1.3326005/combating-radicalization-at-home-and-abroad-1.3326042>)

Al Madinah Calgary Islamic Assembly has purchased the subject property located at 15205 Park Lane, Calgary, T3P 1A6 in Rocky View County, Alberta with a goal to establish a community hub where families can come together to have healthy discussions and engage youth in healthy activities.

Al Makkah Community Hub in Rocky View County is not expected to be a Muslim only place. It will be a place available to all Rocky View County residents regardless of their ethnicity, religion or colour of skin. It is a community hub to educate youth and families about healthy and responsible lifestyle, it's a community Hub to have interfaith dialogue and build bridges among various communities. Al Makkah Community Hub will provide guidance to the new entrepreneurs, residents and youth who are new in this country and need some directions and guidance.

For the past 12 years, we are using two churches; Symons Valley United Church and St. Thomas United Church in Calgary, NW and have excellent relationships with our Christian and Jewish partners.

We also commit to our neighbours and Rocky View County that we will make every effort possible to minimize the traffic noise in the area. We will not encourage an increase in traffic which may increase the noise. We are willing to accept any restrictions that Rocky View County puts on us regarding the number of people attending the facility.

Al Makkah Community Hub is willing to take on any volunteer responsibility that Rocky View County and our neighbours find helpful in the community such as taking care off the adjacent park, cleaning of the neighbourhood, and providing assistance to our senior citizens for issues such as snow removal or cutting grass, etc. These volunteer services are guaranteed services from Al Makkah to the Rocky View County as we will have signed contract with landscaping company to provide these services for park and in our neighbourhood on our own expenses.

In short, Al Makkah Community Hub is committed to be a very useful and highly beneficial resource for all Rocky View residents and businesses.



November 30, 2020

Dear Residents,

RE: Proposed Land Use Amendment
15205 Park Lane
Rockyview, Alberta.

“Your comments”

With reference to the above this is to acknowledge your concerns expressed to the approving authorities, and we wish to advise you that we respect your “position” but also request an opportunity to address your concerns.

To start with, we feel that some part of your concerns may be based on the “**fear of the unknown**” and for that we draw the following to your attention:

Traffic

- We have engaged Mr. Ross Thurmeier, P.Eng. (Schaffer Andrew Ltd) to prepare and provide us with a copy of a transportation impact analysis (T.I.A) for our use. The approving authorities were provided with a copy of the report. An updated copy of their report with an executive summary of their findings is attached herewith for your information and use.

Rural Character

- As indicated in our application, it is not our intent nor it's a part of our amendment application to change the character of the existing structure (residential building- currently rented and occupied by a family) in terms of any exterior changes including the building height.
- Any additional parking as required by the approving authorities for the total attendees on a daily basis (maximum of 10 to 12) or by the attendees on Friday of each week (max of 20-30 attendees) will be well screened from Park Lane and travelling vehicles not by any wooden fence but by means of enhanced landscaping to maintain the rural character.
- Not to change the real character but to increase the safety in the community, the facility will be equipped with sensor lights, fire extinguishers, a security system complete with audio/video surveillance and CCTV cameras.
- We further confirm that inspite of some of the neighbour’s observations, **no outside loudspeakers** to call the faithful to prayers are proposed to be installed. That was done in the 19th Century and here in Canada we are in the 21st Century and we use cellphones for communication, besides that the local bylaws do not even allow any outside speakers.

The Use

- The property/facility is owned by Al-Medina Calgary Islamic assembly (AMCIA). AMCIA is registered **charitable organization** and proposes to run the facility for the community and particularly the youth **regardless of origin, location, Creed and political beliefs and most importantly religion** to serve as a community centre hub.

Mission

- We believe our community hub will provide proper guidance for healthy lifestyle choices for the community and our youth in particular which they will continue to create a highly spiritual and moral environment to build a strong, healthy and proud individual and community.
- Mr. Syed Soharwardy Is the leader of the community and has been active in numerous inter-faith services since 1998. Please visit our website to learn more about his interfaith activities and contributions to the multi faith fabric of Canada

In your objection, as indicated above there seems to be a “fear of the unknown” factor and to address that we are fully aware of the current Covid19 pandemic and as such we are proposing an **open house** for not more than five to seven residents at a time (by appointment only) to try to answer your questions in a proper setting and discuss our proposal.

Please call me at **(403) 966-0071** to arrange an appointment

Date: Friday, December 4, 2020

Place: Symons Valley United Church
38, Kincora Rise N.W. Calgary, AB.

Time: (Between 2:00-5:00 pm)

2:00 – 2:30 pm

2:30 – 3:00 pm

3:00 – 3:30 pm

4:00 – 4:30 pm

4:30 – 5:00 pm

In addition, we also request you to visit our website: www.almakkah.ca

We appreciate your time and support.

I hope you trust the above in order and to your satisfaction.

Sincerely,

Malik Ashraf

Conclusion

Based on the above documentation, supporting reports and a very careful and diligent consideration of all the policies and meetings with Rockyview County (The Reeve and Chief Administrative Officer), Rockyview County Bylaw and Master Site Development Plan and findings of all the relevant studies, and their recommendation, we very humbly request yours and County Council's support for the proposed Land Use Amendment recognizing the proposed centre/hub is not for profit and **not** for any particular ethnic group but for all the residents of the county regardless of their caste, creed, colour or religion based beliefs and/or lifestyle.

The proposed Land Use Amendment is for a hub where hate and discrimination on any ground has no place.



Al-Mekkah Community Hub
Traffic Review Report

December 2, 2020

File #1514-01

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EDMONTON • CALGARY • MEDICINE HAT

Suite 620, Macleod Place 1
5920 Macleod Trail SW
Calgary, AB T2H 0K2
Phone 403.244.9710
Fax 403.228.9656

June 30, 2023

File No: 1514-01

Attn: Rocky View County
Planning and Development,**RE: AL-MEKKAH COMMUNITY HUB – PROPOSED LAND USE REDESIGNATION**

Scheffer Andrew Ltd. prepared a Traffic Review Report, dated December 2, 2020 to assess the expected traffic impacts of the proposed use of Lot 4 Plan 9010345 (15205 Park Lane) in Rocky View County Alberta as a community hub. At the time, a redesignation was proposed for the parcel, from the current Residential Two (R2) designation to Public Service (PS). The report was based on the owner's direction at the time that the existing buildings would remain, and would be used to accommodate a maximum of 25 to 30 visitors to the site at any one time.

The report assumed that visitors would carpool in groups or families with an average of 2.4 people per vehicle, matching the Census Canada average family size. This resulted in a maximum of 13 vehicles arriving in its busiest hour and 13 vehicles leaving in its busiest hour. It was noted that the busiest hour of the site is expected to be Fridays from 1pm to 3pm, which does not necessarily coincide with the peak hour on the adjacent roadways. Based on the assumptions in the report, the proposed 18 vehicle parking lot would accommodate the maximum number of visitors that are expected at the site. The report concluded that the existing stop-controlled intersection of Mountain View Road and Park Lane would operate with good level of service, with the site traffic generally using the roadway outside of the roadway's peak hours. The report also noted that the urban development occurring near the site, within the City of Calgary, is expected to result in significantly more traffic impacts than the proposed gathering space, as it gets closer to the site.

Currently, the owner is still seeking a redesignation, and the County is currently recommending a DC Land Use that would allow the County to better control future building expansion and maximum occupancy at the site. With the proposed DC bylaw, our understanding is that the owner is still proposing a maximum occupancy at any time of 30 people, and therefore the analysis and conclusions of our December 2, 2020 Traffic Review Report are still generally valid and the proposed use of the site is expected to have a negligible impact on the operation of the surrounding road network.

Yours truly, **Scheffer Andrew Ltd.**

Ross Thurmeier, P.Eng., LEED Green Assoc.
Branch Manager
Direct: 403.244.9710, Ext. 205; Cell: 403.200.9919
Email: r.thurmeier@schefferandrew.com





EDMONTON • CALGARY • MEDICINE HAT

Suite 620, Macleod Place 1
5920 Macleod Trail SW
Calgary, AB T2H 0K2
Phone 403.244.9710
Fax 403.228.9656

June 30, 2023

File No: 1514-01

Attn: Rocky View County
Planning and Development,**RE: AL-MEKKAH COMMUNITY HUB – PROPOSED LAND USE REDESIGNATION**

This memo outlines the existing water and sanitary services available at Lot 4, Plan 9010345 with the municipal address 15205 Park Lane in Rocky View County. The owner is proposing a land use redesignation from the current Residential Two (R2) zoning to a DC Land Use based on the Public Service District, to allow for use of the existing acreage home as a community and religious gathering place. The owner has indicated that no modifications are anticipated on the existing buildings other than a new gravel parking lot for 18 vehicles and a concrete sidewalk to be added. The intent of the DC bylaw would be to limit the permitted and discretionary uses, and to control the size of buildings on site and therefore any future expansion.

Sanitary Service

The existing site is currently serviced by a septic tank and field which is maintained by the site owner. The County has indicated that the proposed DC Land Use would require a septic pump out tank, as opposed to the current tank and field. The septic pump out tank could be located at the time of time of development permit, likely near the existing septic tank location as the building's existing plumbing would be draining to that location.

Water Service

The existing site is currently serviced using a well. The County has indicated that the proposed DC Land Use would require water supply through trucking in and storing potable water. The potable water tank could be located at the time of time of development permit.

Stormwater Management

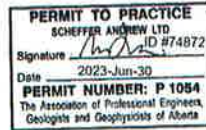
The proposed site layout includes the addition of a 2m sidewalk and 7.2 m wide gravel parking lot with 18 parking stalls. The existing site topography indicates a general north to south flow for stormwater runoff. The area surrounding the proposed parking lot and sidewalk will continue to consist of grass and trees to permit infiltration of runoff before it leaves the boundaries of the lot. With a flow length of 140m to the southern boundary of the lot, the proposed sidewalk and parking lot are not anticipated to significantly increase runoff to downstream lots. For small rainfall events, the majority of runoff is anticipated to be captured and infiltrate into the surrounding grass area. At the time of Development Permit for the proposed parking lot, there are various measures that could be implemented to capture and infiltrate any additional runoff that will be generated during larger rainfall events. These measures could include a shallow bioswale or raingarden if it is found to be required. Within the large percentage



of the lot that is proposed to remain grassed, the parcel has enough area to implement a variety of measures to control stormwater runoff.

Yours truly,

Scheffer Andrew Ltd.



2023-Jun-30
Ross Thurmeier, P.Eng., LEED Green Assoc.
Branch Manager
Direct: 403.244.9710, Ext. 205; Cell: 403.200.9919
Email: r.thurmeier@schefferandrew.com

1 Background Information

Scheffer Andrew Ltd (SAL) was retained by Al-Mekkah Community Hub (AMCH) to conduct a Traffic Review in support of the application for land use re-designation in Rocky View County. The parcel currently has Residential Two (R2) zoning and is seeking to obtain re-designation to Public Service (PS) within Rocky View County. The initial report was prepared in February 2020 and updated in December 2020 to address resident concerns and to also consider the proposal for a nearby Buddhist Meditation Center.

1.1 Proposed Site

The site is legally described as Lot 4 plan 9010345 with the municipal address 15205 Park Lane, Rocky View County, AB. The site location is shown in Figure 1. The site is bounded by Park Lane to the south, Mountain View Close to the east and other properties to the north and west. The site is approximately 1.5 km from Symons Valley Road NW to the south and 1.5 km from Highway 566 to the north. The site is approximately 1.62 Ha. The proposed development will not entail constructing a new structure or substantial site modification and the existing structure on the site will be used as a community gathering place. The site's largest gathering is expected to be Friday's from 1pm to 3pm which would be attended by 25-30 people with smaller gatherings on weekdays from 12pm to 3pm and 5pm to 7pm. The site is accessible through Park Lane only which connects to Mountain View Road with Highway 564 to the north and Symons Valley Road NW to the south. The site currently has an access onto Park Lane which will be utilized by the proposed site.

There is a similar application for a redesignation from R2 to PS to accommodate a Buddhist Meditation Center (BMC) east of the site at 15150 Park Lane. This application is Rocky View County file number PL20200015, and we understand that it is proposed to have a peak attendance of 25-30 people on Saturdays and only 4-5 visitors on weekdays.

Figure 1: Site Location



1.2 Study Scope

This study will provide a high-level evaluation of the potential impact of the proposed site re-designations by examining the following:

- Review of existing road network and background traffic volumes
- Discussion about the proposed Al-Mekkah Community Hub trip generation and distribution
- Discussion about the adjacent Buddhist Meditation Center trip generation and distribution
- High level review of the safety and operation of the intersection of Symons Valley Road NW and Mountain View Road which the majority of site traffic is expected to use

2 Existing Infrastructure & Conditions

2.1 Existing Roadway Conditions

Symons Valley Road – is a two-way undivided arterial running between Rocky View County and City of Calgary, with an 8m pavement width near the intersection with Mountain View Road with no dedicated turning lanes and 80 km/hr posted speed limit. The intersection is stop controlled for southbound traffic and free flow for traffic along Symons Valley Road. Further south, in the City of Calgary, it is four-lane divided arterial with approximately 30 m cross-section and urban curbs and sidewalks. It is anticipated that long term upgrades to Symons Valley Road near the site will have a similar four-lane divided cross-section.

Mountain View Road - is a two-way undivided paved rural road with dedicated turning lanes running north south between Symons Valley Road and Highway 566, with an 8m pavement and 60 km/hr posted speed limit. The road intersects Park Lane which is the primary access to the proposed site. The intersection is yield controlled for westbound traffic and free flow for northbound and southbound traffic

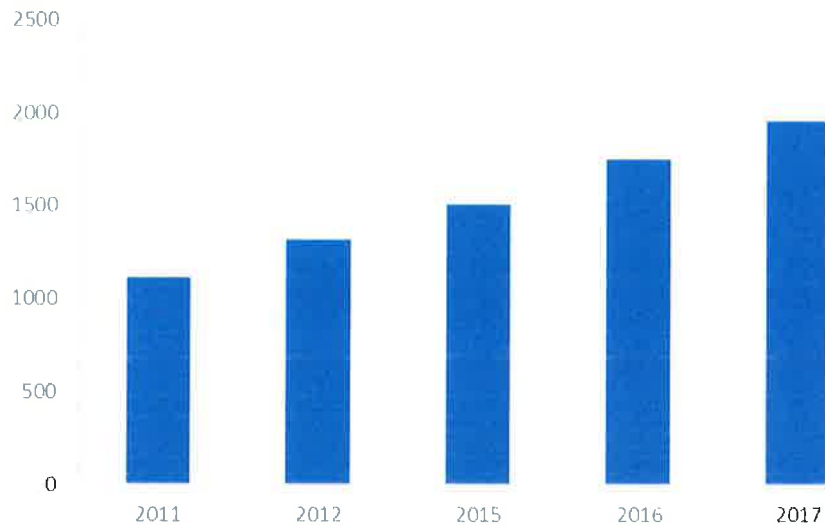
Highway 566 – is a two-way undivided level 3 highway that runs east-west with approximately 9 m wide pavement width and 100 km/hr posted speed. The highway intersects with Mountain View Road and has unrestricted visibility of traffic in both east and west directions. The intersection has Alberta Transportation Type-1b treatment with no dedicated turning lanes. Northbound and southbound traffic are stop controlled and free flow for eastbound and westbound traffic.

Park Lane – is a local two-way undivided road with 7 m wide pavement, no shoulders and a posted speed limit of 50 km/hr within Rocky View County with a 30 km/h playground zone near Mountain View Road. The road provides access for local traffic from the existing country residential development. The road will be the primary connection between the proposed site and the external road network. If Park Lane were to be built today as a Country Collector Road accessing 10 to 200 lots, the County's standards would require a minimum surface width of 8m.

Site Access – The site has direct access onto Park Lane which is expected to be utilized by the proposed community gathering place. The access is currently 3.7m wide gravel road.

2.2 Existing Traffic Volumes

Traffic count data was available from the City of Calgary for Mountain View Road for 2011, 2012, 2015, 2016, and 2017 just north of Symons Valley Road. Given the limited traffic volume anticipated to be generated by the AMCH (maximum of 25-30 people on a Friday) and discussion with Rocky View County staff, no traffic count was completed. The City of Calgary traffic count data is summarized in Table 1 below showing an annual average growth rate of approximately 12% on Mountain View Road. Traffic count data from Alberta Transportation was not available for the intersection of Mountain View Road and Highway 566. The closest AT traffic counts available are at the intersection of Highway 566 and Centre Street NW and Highway 566 and Highway 772 and indicate that the AADT on Highway 566 is in the range of 1,300 AADT at Highway 772 and 2,800 AADT at Centre Street NW.

Table 1: Mountain View Road City of Calgary Traffic Counts Volume 2011 – 2017 AADT

3 Traffic Projections

3.1 Trip Generation

Trip generation is defined as traffic generated by a development site. Typically, SAL estimates trips generated by site using the Institute of Transportation Engineers (ITE) 10th Edition Trip Generation Manual (September 2017). For the purpose of this study, the number of trips was estimated based on the number of visitors anticipated by the client and compared to the ITE trip generation rates for similar uses. The available ITE rates for a Mosque (ITE Code 562) were limited to one survey point, therefore, the trip generation rates for a Church (ITE Code 560) was reviewed as it contains multiple survey points and was conservatively higher than the survey point in ITE Code 562. Due to the proposed nature of the site, a Church was considered reasonably representative as the proposed AMCH will have a similar use.

Based on the existing building footprint of 288 m² (3,100 ft² GFA) and the ITE Trip Generation Manual's Church Use Code 560, the building could generate approximately 30 peak hour trips during its peak use. This was calculated based on ITE Code 560's and using the "Sunday Peak Hour of Generator". It was noted that the surveyed churches in ITE Code 560 were all significantly larger than the proposed 288 m². The estimated 30 peak hour trips were therefore compared to the maximum number of visitors to the proposed AMCH of 25-30. As with other worship facilities, carpooling is common for arriving families and based on the Census Canada average family size of 2.4¹ the number of generated trips per 30 visitors could be close to 13 trips in and 13 trips out per event or 26 peak hour trips. Using either method, the proposed 18 stalls parking lot would therefore provide sufficient parking capacity in the event of slightly larger number of trips arrives on site.

¹Census Profile, 2016 Census, <https://www12.statcan.gc.ca/census-recensement/2016/>, Accessed Feb 5 2020

The proposed site peak hour on Friday between 1:00 PM and 3:00 PM, which include people arriving and departing from weekly prayers, will differ from the peak hour of the adjacent roads. Currently Symons Valley Road has morning peak hour between 7:30 – 8:30 and afternoon peak hour between 4:15pm and 5:15pm. Weekday peak hour traffic is expected to be minimal to and from the site as it does not require a large number of daily employees and therefore its peak time will not add to the peak hours of the adjacent roadways.

We understand that the adjacent Buddhist Meditation Center would have a similar peak attendance of 25-30 people or 30 peak hour trips, however its peak is expected on Saturdays. It is expected to have 4-5 visitors on weekdays.

3.2 Trip Distribution and Trip Assignment

The trip distribution breakdown is based on discussion with Rocky View County staff and proximity of the City of Calgary. The traffic distribution was assumed as follows:

- 80 percent of the traffic travels to and from the south on Symons Valley Road NW
- 20 percent of the traffic travels to and from the east on Highway 566

Using the Trip Generation from Section 3.1, the AMCH is forecasted to generate 30 trips during Friday prayers between 1:00 PM and 3:00PM. Trip assignment was calculated at 24 trips to and from the south on Symons Valley Road NW and 6 trips to and from the east on Highway 566.

Using the Trip Generation from Section 3.1, the BMC is forecasted to generate 30 trips on Saturdays. Trip assignment was calculated at 24 trips to and from the south on Symons Valley Road NW and 6 trips to and from the east on Highway 566.

3.3 Projected Background Traffic Volume

Background traffic is the component of traffic on adjacent streets that would be present regardless of traffic activity at AMCH. The background traffic growth was projected using a 10% linear annual growth rate on the 2017 traffic volume. In the short term, in the absence of major development projects in North Calgary, and compared to the observed 12% growth rate, this is considered reasonable.

Table 2: Background Traffic (AADT) Growth - 20 years

Intersection	2020	2025	2030	2040
Mountain View Road at Symons Valley Boulevard	2349	3530	4510	6471

It is noted that the area south of the site and surrounding Symons Valley Road within the City of Calgary corporate limits has been approved as part of Glacier Ridge Area Structure Plan for future development. This ASP indicates that Symons Valley Road NW west of Mountain View Road will be closed, and that all motor traffic will be directed through Mountain View Road to Highway 566. The ASP indicates the realigned Symons Valley Road along Mountain View Road will have a Local Arterial classification with 15,000 – 20,000 vehicles per day capacity. Relative to the larger development plans for the area, the daily and peak hour trips expected to be generated by the AMCH and BMC are considered to be negligible to the surrounding road network.

3.4 Parking

Based on the attached site layout drawing, the AMCH will have 18 parking stalls available for visitors on Fridays. This provides more parking space than the 15 spots based on the ITE 30 peak hour trips, and the 13 spots required based on 30 users and 2.4 people per vehicle. The potential parking layout also offers some room for overflow within the site prior to it ever backing up onto Park Lane.

4 Intersection and Roadway Assessment

4.1 Intersection of Park Lane and Mountain View Road

Assuming that all trips to the AMCH and BMC arrive and depart within a peak hour of their events, the current traffic on Mountain View Road would leave plenty of gaps for turn movements to be made from Mountain View Road without queuing or significant delays. For example, City of Calgary 2017 traffic count data shows that Mountain View Road has about 1,961 vehicles per day which is estimated to be about 197 per peak hour (north and south combined), or one vehicle every 18 seconds. This average peak hour gap on Mountain View Road would allow many openings for turn movements to be made for traffic from the site and community, without resulting in significant queuing. During non-peak hours, when gatherings are planned, the traffic on Mountain View Road and to and from the site and community would be reduced and therefore operate adequately as well.

As background traffic on Mountain View Road increases over time as a result of other developments in the area, the intersection treatment at Park Lane may have to be upgraded as a result. These upgrades would be required by background traffic regardless of the non-peak hour trips generated by the AMCH and BMC.

4.2 Intersection of Symons Valley Road NW and Mountain View Road

Intersection Layout Assessment

The existing intersection is three-leg (T-type) intersection and is estimated to have a 60° skew angle which is below the Alberta Transportation Highway Geometric Design recommended 70° skew. Intersections are recommended to be constructed to 90° or near 90° therefore any future upgrades at the listed intersection should incorporate intersection realignment to improve the 60° skew angle.

The sight distance was also examined as Symons valley road has a curve east and west of the intersection with Mountain View Road. The sight distance at the intersection appears to be limited to approximately 283m by a crest (vertical curve) to the west. As Symons Valley Road operates as a rural road near the site, Alberta Transportation Highway Geometric Design Guide (HGDG) was referenced and Figure 4.2.2.2 shows the required site distance for a large recreational vehicle on Mountain View Road turning left onto Symons Valley Road is approximately 350m based on road design speed of 90km/hr. The recreational vehicle type is considered a worst case design vehicle as long-haul trucks are not permitted on Mountain View Road as indicated by road signage. A passenger vehicle is the design vehicle from the proposed site, and for it to make the same movement only requires 120m therefore adequate sight distance for the passenger vehicles exists.

According to HGDG Figure B-4.4.2a, the minimum stopping sight distance required for vehicles travelling on Symons Valley Road at design speed of 90 km/h is 170m which is available for both the east and west approaches to the intersection.

The intersection of Mountain View Road and Highway 566 has unrestricted sight distance in both east and west directions exceeding 400 m therefore it was considered to have adequate sight distance.

Warrants for Intersection Illumination

The analysis was completed for the present year only as future traffic volume is highly variable and depends on the speed at which surrounding areas are developed. The TAC warrant score for the projected traffic in 2020 is 103, therefore intersection illumination is not currently warranted. Future TIAs associated with the approved Glacier Ridge ASP developments should address requirements for illumination along with their required upgrades.

5 Conclusions

This review was completed to understand the potential traffic impact of land use re-designation for the Al-Mekkah Community Hub (AMCH) while also considering the potential impact of the adjacent Buddhist Meditation Center (BMC). Both developments are expected to use their existing building and generate approximately 30 trips (15 in and 15 out) during their busiest gathering. The AMCH peak attendance is expected Friday between 1pm and 3pm, whereas the BMC peak attendance is expected to be on Saturdays, therefore they do not overlap with each other or with the peak hours of the adjacent roads.

The AMCH peak event is expected to result in about 13 vehicles Fridays between 1pm and 3pm and therefore will not have an impact on the peak hour operations of adjacent roadways. The analysis shows that the proposed AMCH will have minimal impact on the operation of the adjacent road network and that future development within the area will have substantially more impact on the road network. Therefore, intersection and road improvements should be completed by others along with their developments.

Yours truly,
Scheffer Andrew Ltd.

Prepared by:



2020-12-02

Saeed Bashi, P.Eng.
Project Engineer
s.bashi@schefferandrew.com
403.660.1168

Reviewed by:



2020-12-02

Ross Thurmeier, P.Eng.
Senior Project Engineer
r.thurmeier@schefferandrew.com
403.244.9710

Permit to Practice:



Al-Mekkah Community Hub
Traffic Review Report

December 2, 2020

This report was prepared by Scheffer Andrew Ltd. ("SAL") for the benefit of the client to whom it is addressed. The information and data contained herein represent SAL's best professional judgement in light of the knowledge and information available to SAL at the time of preparation. SAL accepts no liability whatsoever for any loss or damage suffered by any third party arising from their use of, or reliance upon, this report or any of its contents without the express written consent of SAL and the client

Appendix A Intersection Illumination Warrant

Intersection of Highway 791 and Canal Court:

Guide for the Design of Roadway Lighting Volume 2 – Design TAC

Item No.	Classification Factor	Rating Factor "R":					Weight Subcategory (If applicable)	Weight "W"	Enter "R" Here	Score "R"*"W" 2038			
		0	1	2	3	4							
Geometric Factors													
1	Channelization	None	Right and/or Left Turn Approach only	Right Turn Lanes only on Major Leg(s)	Left Turn Lane(s) on Major Leg(s)	Left and Right Turn Lanes on all legs	Raised and Operating Speed Less than 70 km/h on at least One Channelized Approach or	15					
							Raised and Operating Speed Less than 70 km/h or More on at least One Channelized Approach or				20		
							Painted Only						
2	Approach Sight Distance on the Most Constrained Approach (Relative to Recommended Minimum Intersection Sight Distance)	100% or More	75% to 99%	50% to 74%	25% to 49%	< 25%		10	0	0			
3	Horizontal Curvature Radius at or immediately Before Intersection on Any leg for Posted Speed limit of												
	110 km/hr	Tangent	>1800m	1150 to 1800m	750 to 1150 m	<750m		5	3	15			
	90 or 100 km/hr	Tangent	>1400m	950 to 1400m	600 to 950 m	<600m							
	70 or 80 km/hr	Tangent	>950m	550 to 950m	340 to 550 m	<340m							
60 km/hr	Tangent	>575m	320 to 575m	190 to 320 m	<190m								
4	Angle of Intersection or offset intersection	90 Degree Angle	80 or 100 Degree Angle		70 or 110 Degree Angle	<70 or >110 Degree or Offset Intersection		5	4	20			
5	Downhill Approach Grades at or immediately Before Intersection on Any Leg	< 3.0%	3.1 to 3.9% and Meets Design Guidelines for Type and Speed of Road	4.0 to 4.9% and Meets Design Guidelines for Type and Speed of Road	5.0 to 7.0% and Meets Design Guidelines for Type and Speed of Road	>7% or Exceeds Maximum Guidelines for Type and Speed of Road		3	0	0			
6	Number of Legs		3	4	5	>=6		3	1	3			
Subtotal Geometric Factors										38			
Operational Factors (O)													

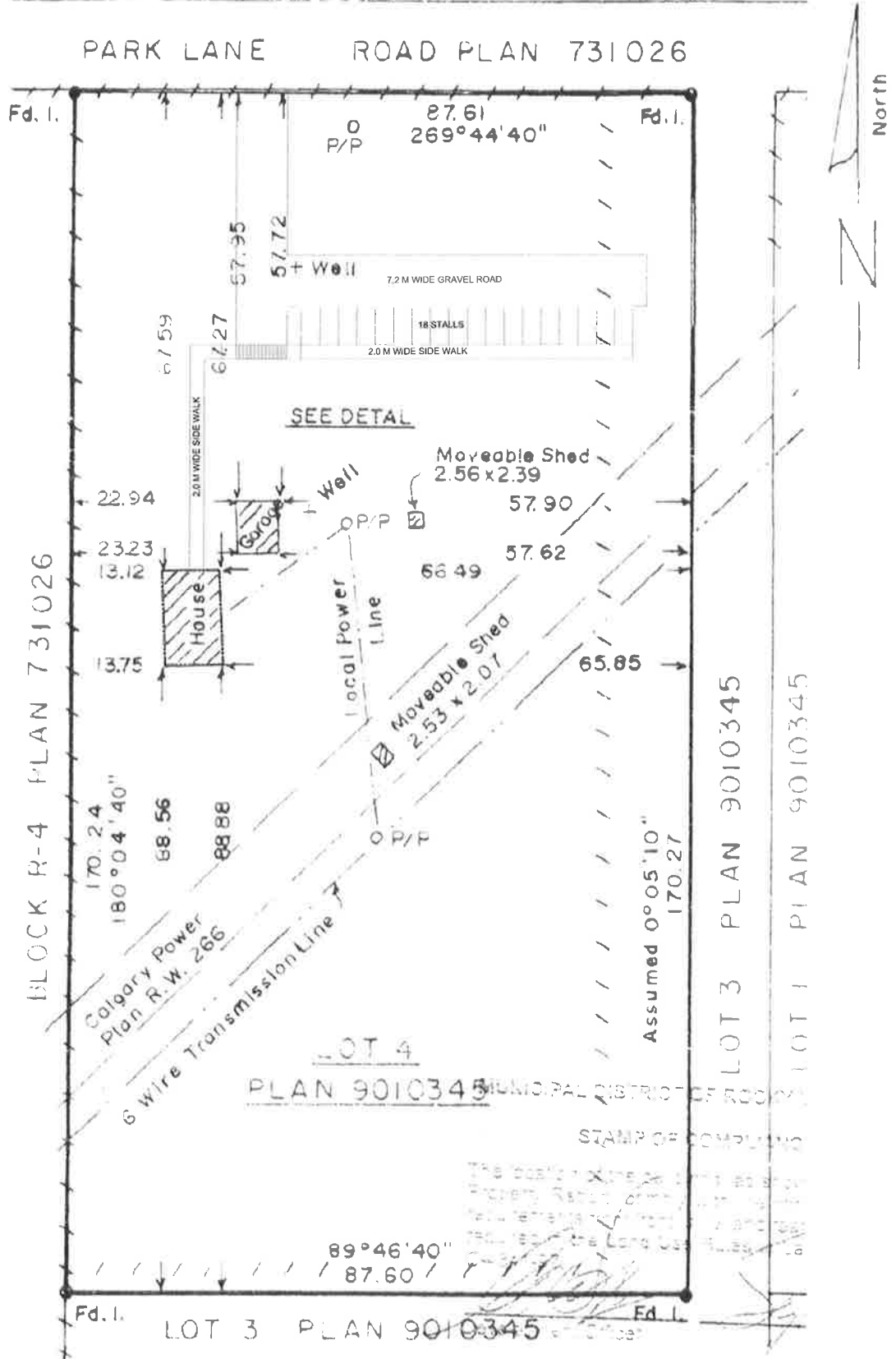
Either AADT (2-Way)										
7	On Major Road and	<1000	1000 to 2000	2000 to 3000	3000 to 5000	> 5000		10	1	10
	On Minor Road or	<500	500 to 1000	1000 to 1500	1500 to 2000	> 2000		20	2	20
	Signalization Warrant	Intersection Not Signalized and Volume based Signal Warrant is Less than 20% Satisfied	Intersection Not Signalized and Volume based Signal Warrant is 20% to 40% Satisfied	Intersection Not Signalized and Volume based Signal Warrant is 40% to 60% Satisfied	Intersection Not Signalized and Volume based Signal Warrant is 60% to 80% Satisfied	Intersection Not Signalized and Volume based Signal Warrant is over 80% Satisfied		30	0	0
8	Regular Nighttime Hourly Pedestrian Volume	No Pedestrian	Up to 10	10 to 30	30 to 50	Over 50		10	0	0
9	Intersection Roadway Classifications	No Primary Road Involved	Primary/Rural Major, Primary/Rural Minor, or Primary/Designated Community Access	Primary/Secondary	Primary/Primary	Intersection includes Divided Highway		5	2	10
10	Operating Speed or Posted Speed Limit on Major Road	50 km/h or less	60 km/h	70 km/h	80 km/h	90 km/h or Over		5	3	15
11	Operating Speed or Posted Speed Limit on Minor Road	50 km/h or less	60 km/h	70 km/h	80 km/h	90 km/h or Over		5	1	5
Subtotal Operational Factors										50
Environmental Factors (E)										
12	Lighted Development Within 150 m Radius of Intersection	-	In One Quadrant	In Two Quadrant	In Three Quadrant	In Four Quadrant		5	0	0
Subtotal Environmental Factors										
Collision Factors (A)										
13	Average Annual Nighttime Collision Frequency or Rate over Last Three Year (Only Collisions Potentially Attributable to Inadequate Lighting)	0 Collisions per year	1 Collisions per year		3 or More Collisions per year or At least 1.5 Collisions per Million Entering Vehicles per Year and an Average Ratio of All Night-to-Day Collisions of at least 1.5	1 or 2 Collisions per year		15	1	15
Subtotal Collision Factors										
Total Warranting Points										72

Warrant for Partial or Delineation Lighting: Greater or equal to 120 points, but less than 240 Points. Warrant for Full Illumination: Greater than 240 Points.

Appendix B Site Layout Plan

LOT 4 PLAN 9010345, 15205 Park Lane, M...

1 SITE PLAN
SCALE: 1:50



MANU CHUGH ARCHITECT
JAN 24, 2020

MANU CHUGH ARCHITECT



Suite 305, Macleod Place 1
5920 Macleod Trail SW
Calgary, AB T2H 0K2
Phone 403.244.9710
Fax 403.228.9656

November 24, 2020

File No.: 151401 1.5

Rocky View County c/o
Manu Chugh Architect

**RE: Al-Madinah Calgary Islamic Master Site Development Plan and Redesignation
PL20190177/20200068 – Landowner comments**

Please find attached our response from a utility servicing and transportation perspective to the landowner concerns relating to this application. The concerns were sent from Andrea Bryden of Rocky View County to Manu Chugh Architect on October 22, 2020 and forwarded to us on October 27, 2020 by Manu Chugh Architect. They are attached to this letter for reference.

Our initial assessments of the servicing and transportation systems were prepared in support of the redesignation application in February of 2020. At that, time we were told by the owner/applicant that the owner's intention for the use of the site was to retain the existing building to host once per week gatherings. The gatherings were to be held on Fridays from 1pm to 3pm and to be attended by 25-30 people, and our assessments were prepared based on that understanding. We now understand that the current intent is to have the facility open from Monday to Friday from 12pm to 3pm and 5pm to 7pm, and that the largest gathering would still be Fridays from 1pm to 3pm, which would be attended by 25-30 people.

The attached resident concerns include many concerns that are not necessarily related to servicing or transportation that will have to be considered by the owner and County. In particular, the likelihood and impacts of a future building expansion or future increase or changes in use of the site beyond the 25-30 person maximum were not considered in our February 2020 assessments.

The primary concerns expressed by residents related to the utility servicing were:

- Concern: The existing septic system would not be adequate for 30 people.
Response: Our understanding at the time of our February 2020 assessment was that the number of fixtures (toilets, sinks etc.) in the house was not planned to be changed, and the proposed use was for 25-30 people for about 2 hours per week. Based on this understanding we believed that the existing services would be comparable to a residential use. Knowing that the number of fixtures is not proposed to be changed, but daily use is planned by multiple people, assessment by a septic designer would be required to determine whether the existing septic field is adequately sized.

The primary concerns expressed by residents related to the transportation were:

- Concern: Traffic backup leaving the site turning onto Mountain View Road after a prayer session.
Response: The owner has indicated that there would be a maximum of 25-30 users for each Friday gathering session, and fewer visitors during other days or times of the week. The TIA estimated 30 peak hour trips (24 trips going to/from the south on Mountain View Road and 6 trips going to/from the north on Mountain View Road) and these may be clumped together within a 5-15 minute period after a session. City of Calgary 2017 traffic count data shows that Mountain View Road has about 1,961 vehicles per day which is estimated to be about 197 per peak hour (north and south combined), or one vehicle every 18 seconds. This peak hour volume on Mountain View Road will allow many openings for turn movements to be made for traffic from the site and community, without resulting in significant queuing. During non-peak hours,





the traffic on Mountain View Road and to and from the site and community would be reduced and therefore operate adequately as well.

- Concern: The existing 7m road width is too narrow for pedestrians, mailboxes, snow clearing, playground zone and increased traffic.

Response: The existing road serves about 25 homes, which is about 250 trips per day. Looking at the County's current standards, for 25 homes, it looks like current standards would require it to be an 8m wide Country Collector with 1m shoulders. The existing road width, with or without the proposed land use amendment can physically accommodate additional traffic, however its width does not meet the County's current standards for the current or proposed number of users.

- Concern: The existing road structure is failing and will need to be repaired.

Response: We do not have information about the existing road structure. The County's road maintenance department may best be able to comment on the this and the road's maintenance history.

In conclusion, the current traffic at the intersection of Park Lane and Mountain View Road is low enough that the traffic from the proposed gathering space (at most 30 visitors during a once per week gathering) will not result in unacceptable delays, or unsafe volumes at the intersection. The existing paved width of Park Lane is narrower than the County's current standard, but the width can accommodate the additional traffic movement.

Yours truly,

Scheffer Andrew Ltd.

A handwritten signature in blue ink, appearing to read 'Ross Thurmeier'.

Ross Thurmeier, P. Eng., LEED Green Assoc.
Branch Manager

Direct: 403.244.9710 Ext #205, Cell: 403.200.9919

Email: r.thurmeier@schefferandrew.com

Encl:

cc:



Suite 305, Macleod Place 1
5920 Macleod Trail SW
Calgary, AB T2H 0K2
Phone 403.244.9710

February 4, 2020

FILE NO: 1514-01

Attn: Rocky View County
Planning and Development,
Calgary, AB

RE: AL MEKKAH COMMUNITY HUB – PROPOSED LAND REDESIGNATION

This memo outlines the existing water and sanitary services available at lot 4 plan 9010345 with the municipal address 15205 Park Lane, Rocky View County. The owner is proposing land use redesignation from the current Residential Two (R2) zoning to Public Service (PS) zoning within Rocky View County to allow for use of the existing acreage home as a community gathering place. The owner has indicated that no modifications are anticipated on the existing building with a new gravel parking lot for 18 vehicles and a concrete sidewalk to be added. Should future development be proposed on site, it is recommended for Rocky View County to evaluate the proposed changes at the Development Permit stage to determine the required upgrades on the utilities and stormwater management system.

Sanitary Service

The existing site is currently serviced using septic tank which is maintained regularly by the site owner. This is the recommended method by Rocky View County for sanitary service to institutional sites. No existing tank specifications are available. A third-party maintenance service provider estimates that the tank requires emptying once every 1 – 2 month based on 30-40 people usage. This is the same number of users anticipated by the client following the approval of the proposed land use redesignation. The existing house has 3 bathrooms, 1 shower, 1 dishwasher and 1 laundry machine. The number of equipment, bathrooms and fixtures are not expected to change after the proposed land use redesignation as no significant upgrades of the existing building is anticipated or proposed at this point.

Water Service

The recommended Rocky View County method of water supply to institutional sites is trucking, however, the existing site is currently serviced with a groundwater well. As the proposed use of the lot is not anticipated to change water demand significantly, the existing groundwater well will continue to provide adequate supplies based on the anticipated demand of 25-30 people during Friday prayer gatherings. As well, the number of appliances and bathrooms within the house is not anticipated to change.

Stormwater Management

The attached proposed site layout shows the addition of a 2m side walk and 7.2 m wide gravel parking lot with 18 parking stalls. The existing site topography indicates a general north to south flow for stormwater runoff. The area surrounding the proposed parking lot and sidewalk will continue to consist of grass and trees to permit infiltration of runoff before it leaves the boundaries of the lot. With a flow length of 140m to the southern boundary of the lot, the proposed sidewalk and parking lot are not anticipated to significantly increase runoff to downstream lots. The majority of runoff is anticipated to be captured by the surrounding grass area. At the time of DP for the proposed parking lot, there are

various measures that could be implemented to capture and infiltrate the limited additional runoff that will be generated, such as a shallow bioswale, raingarden if it is found to be required. Within the large percentage of the lot that is proposed to remain grassed the parcel has enough area to implement these measures.

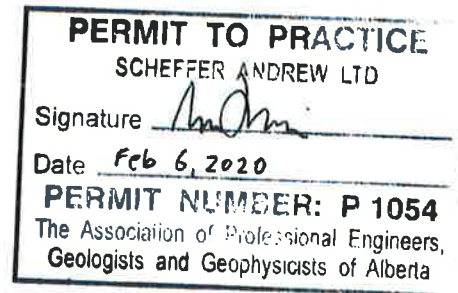
APEGA Permit #1054

Prepared By:



Saeed Bashi, P.Eng.,
Junior Engineer
Office: 403-244-9710
E-Mail: s.bashi@schefferandrew.com

Reviewed By:

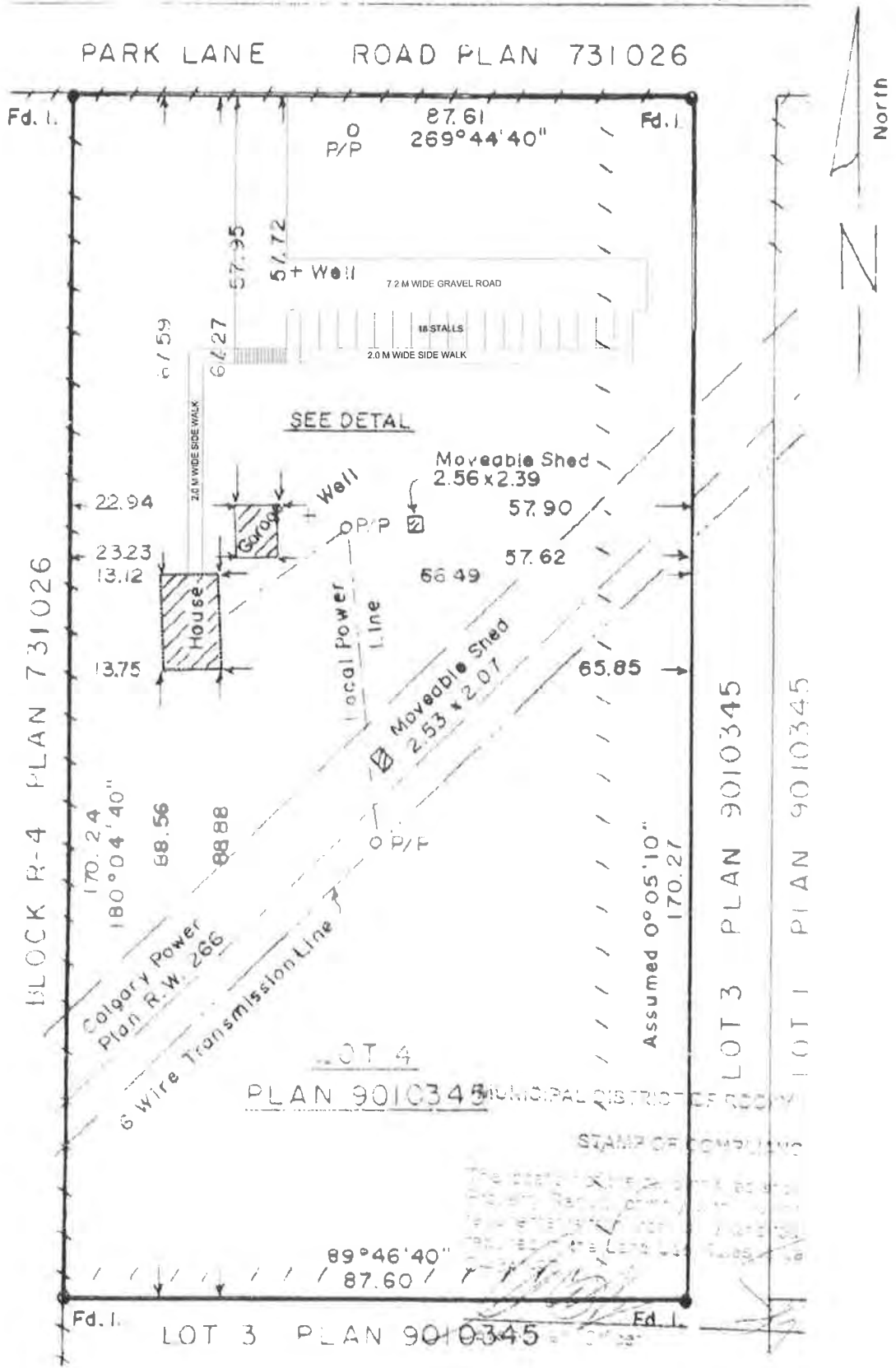


Ross Thurmeier, P.Eng
Project Engineer
Office: 403-244-9710
E-Mail: r.thurmeier@schefferandrew.com

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LOT 4 PLAN 9010345, 15205 Park Lane, Mu

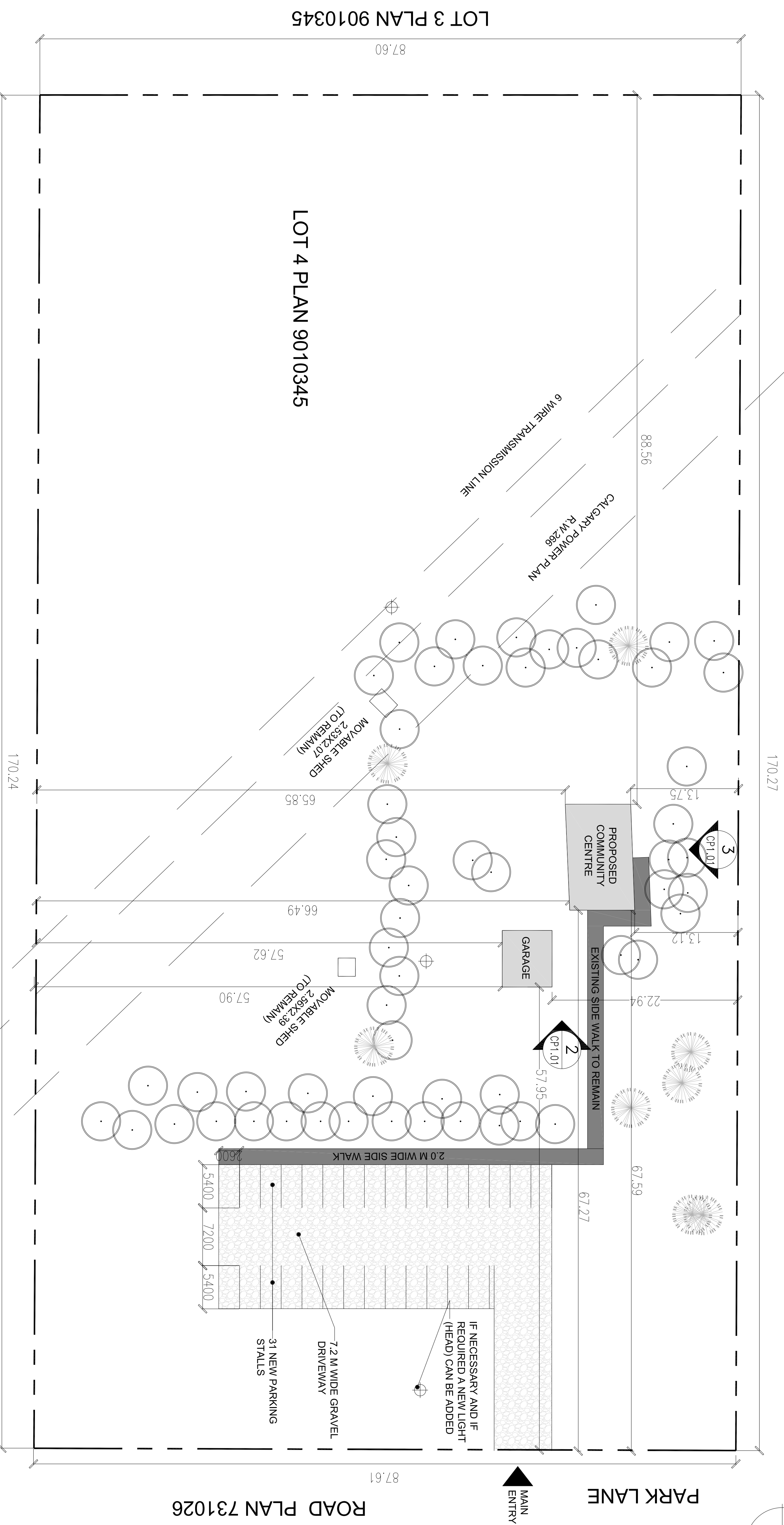
1 SITE PLAN
SCALE: 1:50



MANU CHUGH ARCHITECT
JAN 24, 2020

MANU CHUGH ARCHITECT

BLOCK R-4 PLAN 731026



1 SITE PLAN
CP1.01/ SCALE: 1:300

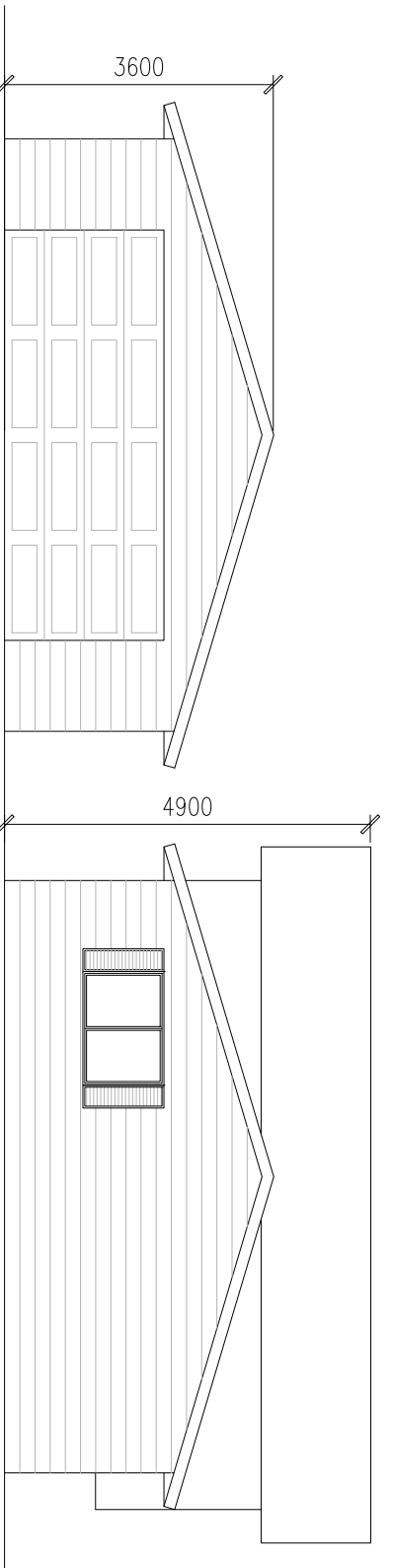
NOTE:
WITH THE EXCEPTION OF SHADED AREA (NEW PARKING STALLS) THE REST OF THE SITE LANDSCAPE IS TO REMAIN UNCHANGED
NO TREES TO BE DEMOLISHED

EXISTING LANDSCAPING			
CONIFEROUS TREE	COMMON NAME	LATIN NAME	SIZE
	CS-COLORADO SPRUCE	PICEA PUNGENS	3.0 WHIT
	MD-MANDAY	PRUNUS PADUS	75MM CAL
			8

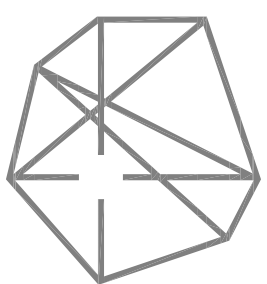
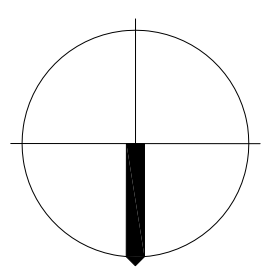
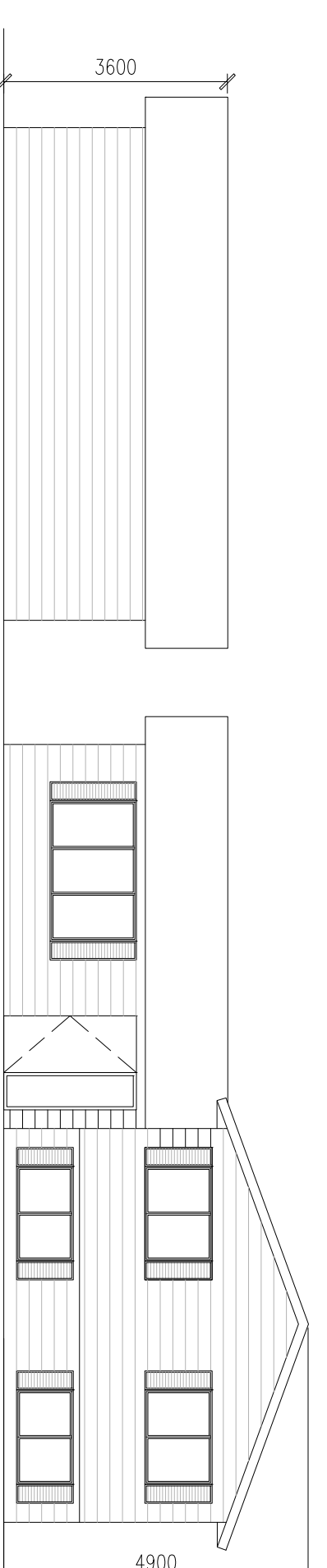
14'0" HIGH SINGLE HEAD LIGHT POLE

LEGEND

2 NORTH SIDE ELEVATION
CP1.01/ SCALE: 1:100



3 WEST SIDE ELEVATION
CP1.01/ SCALE: 1:100



professional seal
architect

MCA+A
MANU CHISH ARCHITECT LTD
401-1040-7th Ave SW, Calgary, Alberta, Canada
T4B 0C6 (2020) 999-5400 FAX 403-253-8418
www.mcaarchitect.com

client

consultant

phase / date

issue date issue description

issue date issue description

issue date issue description

project title
LAND USE AMENDMENT

project municipal address
15205
PARK LANE ROCKYVIEW,
ALBERTA

project legal address
LOT 4,
PLAN 9010345
MCA file No.
2019_MC_1218

phase
DEVELOPMENT PERMIT

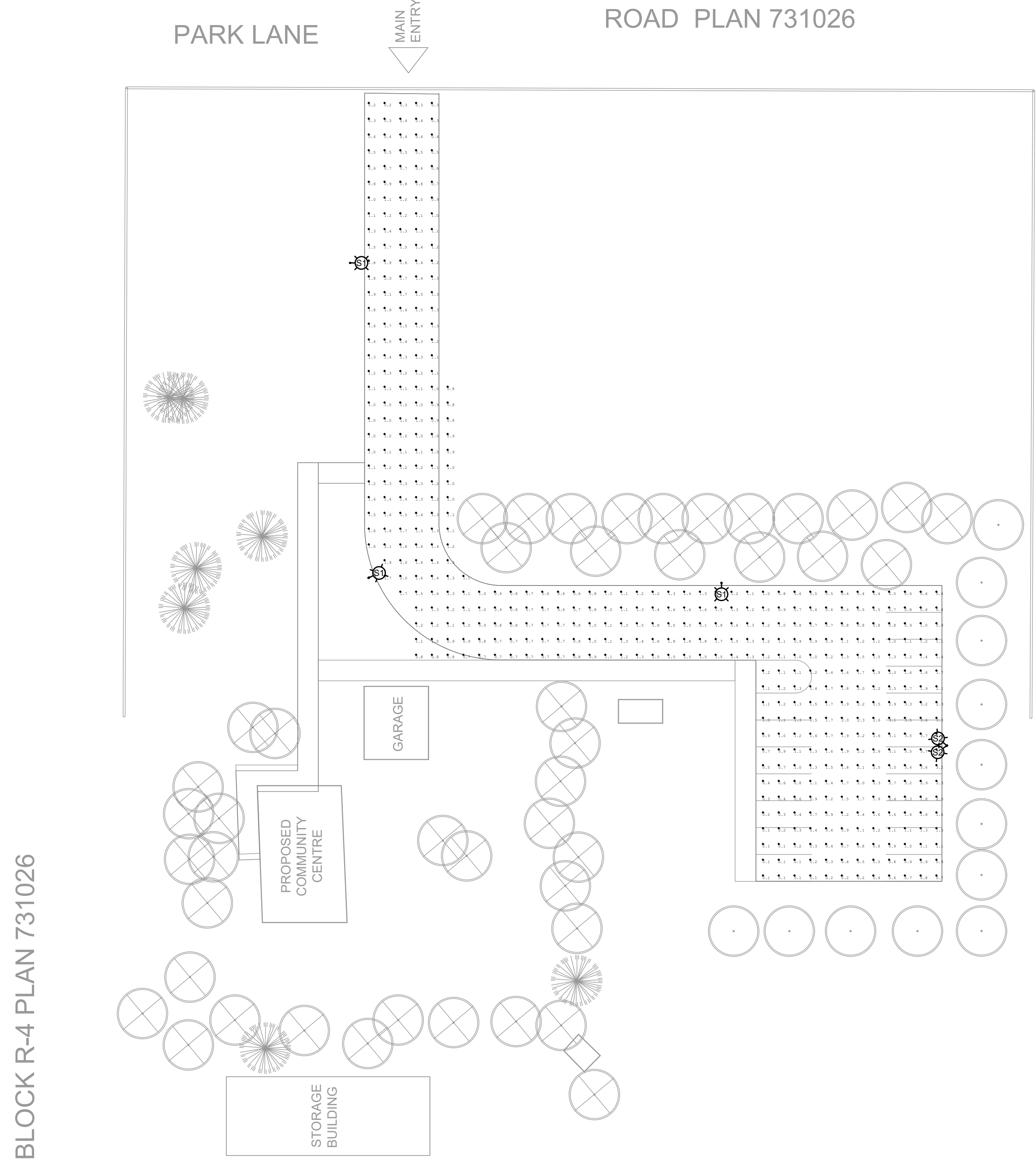
date
2020 AUGUST 17

scale
sheet title
SITE PLAN AND ELEVATIONS


checked by
MCA - HM
sheet title
SITE PLAN AND ELEVATIONS
sheet number



CP1.01

THIS DRAWING MUST NOT BE SCALED. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS, DATUM, AND LEVELS PRIOR TO COMMENCEMENT OF WORK. ALL ERRORS AND OMISSIONS TO BE REPORTED IMMEDIATELY TO THE ARCHITECT. VARIATIONS AND MODIFICATIONS TO WORK SHOWN ON THESE DRAWINGS SHALL NOT BE CARRIED WITHOUT OUR WRITTEN PERMISSION FROM THE ARCHITECT. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF THE ARCHITECT AND CAN BE REPRODUCED ONLY WITH THE PERMISSION OF THE ARCHITECTS.



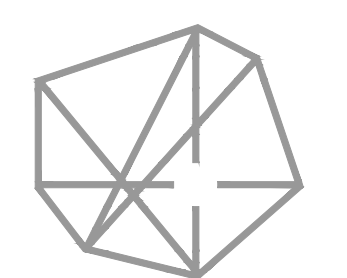
BLOCK R-4 PLAN 731026


01
E102
ELECTRICAL SITE PLAN
SCALE: 1:300

LUMINAIRE SCHEDULE				
TAGS	DESCRIPTION	LAMP	MOUNTING	MANUFACTURER
S1 	SINGLE POLE LUMINAIRE	6663LM LED	20FT POLE	LITHONIA DSX1 LED - 40C-700-40K-T4M-MVOLT-MA-HS
S2 	DOUBLE POLE LUMINAIRE	2 X 6663LM LED	20FT POLE	LITHONIA DSX1 LED - 40C-700-40K-T4M-MVOLT-MA-HS (2 HEADS 45 DEGREE)

* CONFIRM LIGHTING SPECIFICATION WITH INTERIOR DESIGN AND OWNER PRIOR TO ORDER.

CALCULATION SUMMARY				
LABEL	UNITS	AVG	MAX	MIN
PARKING	FC	1.31	3.7	0.1



professional seal
architect


 401, 1040-7 Ave SW Calgary, Alberta Canada.
 Tel: 403-269-5959 Fax: 403-233-8149
 www.mcplus.ca

client

consultant


EMBE CONSULTING ENGINEERS
SUITE 204, 110 12TH AVENUE, S.W.
 CALGARY, AB, T2R 0G7
 403-469-2377
 info@embeconsulting.ca

phase / date

issue description	
issue date	

issue description	ISSUED FOR DEVELOPMENT PERMIT
issue date	11 JUNE 2021

project title
LAND USE AMENDMENT

project municipal address

15205
PARK LANE ROCKYVIEW,
ALBERTA

project legal address
LOT 4,
PLAN 9010345

MC+A file No.
2019_MC_1218

phase
DEVELOPMENT PERMIT

date
2020 DECEMBER 03

scale

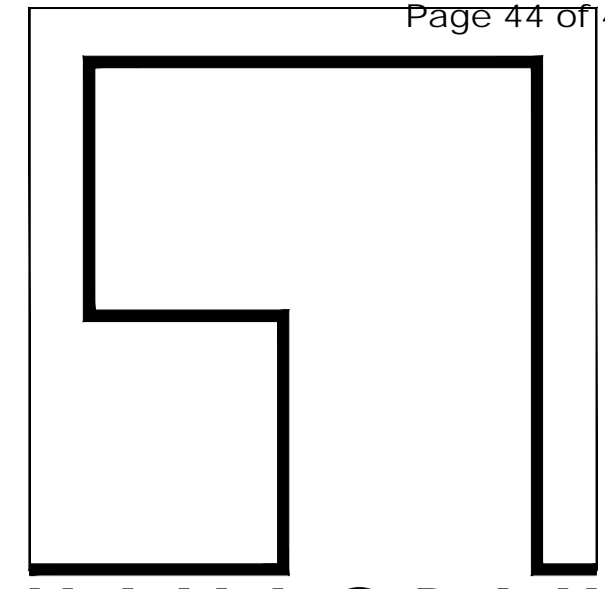
drafted by
MB

checked by
MB

sheet title
**ELECTRICAL
SITE PLAN**

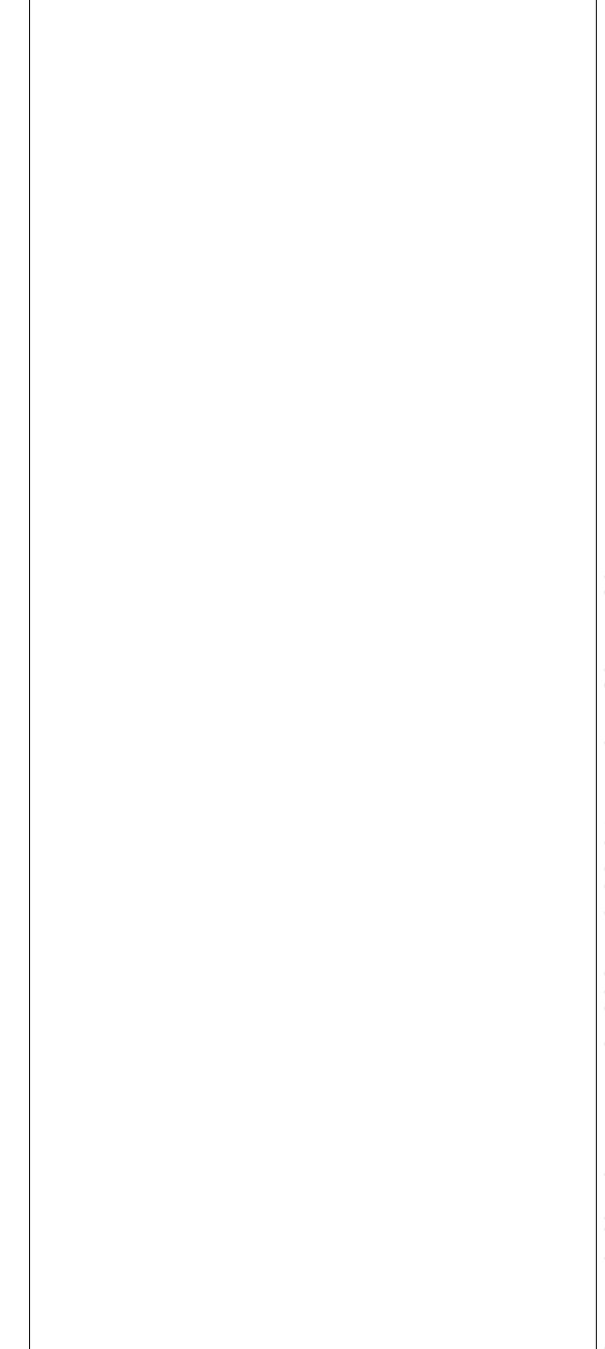
sheet number

E102



NAVAGRAH
LANDSCAPE ARCHITECTURE + URBAN DESIGN
1.403.708.8778 | YNAVAGRAH@NAVAGRAH.CA | NAVAGRAH.CA

211179PALA
PARK LANE



NOTES

1. THIS DRAWING HAS BEEN PREPARED FOR DEVELOPMENT PERMIT PURPOSES ONLY. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.
2. ALL PLANT MATERIAL TO CONFORM TO THE CANADIAN NURSERY TRADES ASSOCIATION STANDARDS.
3. ALL PLANT MATERIAL SIZES SHOWN ARE MINIMUM SIZES.
4. DO NOT SCALE DRAWINGS.
5. ALL PLANTING BEDS TO HAVE A MINIMUM OF 75MM DEPTH CEDAR MULCH UNLESS OTHERWISE NOTED.
6. ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE NOTED.
7. ALL NEW PLANTING IS TO BE MANUALLY WATERED UNTIL ESTABLISHMENT OF THE PLANTS.
8. ALL PLANTING AREAS ARE TO BE PROVIDED WITH MIN. 300MM DEPTH TOPSOIL.

LANDSCAPE ANALYSIS

SITE AREA: 14819.64 SQ.M.
TOTAL TREES PROVIDED = 12
TOTAL SHRUBS PROVIDED = 25

LEGEND

- REGULAR GREY COLOR CONCRETE WALKWAY
- GRAVEL SURFACE FOR DRIVEWAY
- PLANTING BED WITH CEDAR MULCH
- EXISTING SEEDED AREA
- PROPOSED TREES
- EXISTING TREES TO REMAIN
- PROPOSED DECIDUOUS SHRUBS
- ENTRY SIGNAGE
- BOULDER

PLANTING SCHEDULE

common name	latin name	size/ spread	quantity
deciduous trees			
SWM SWEETHEART MAYDAY	PRUNUS PADUS 'SWEETHEART'	45MM CAL.	02
coniferous trees			
CS COLORADO SPRUCE	PICEA PUNGENS	2000MM HT.	10
common name	latin name	size/ spread	quantity
deciduous shrubs			
WILD ROSE	ROSA WOODSII	600MM HT.	25

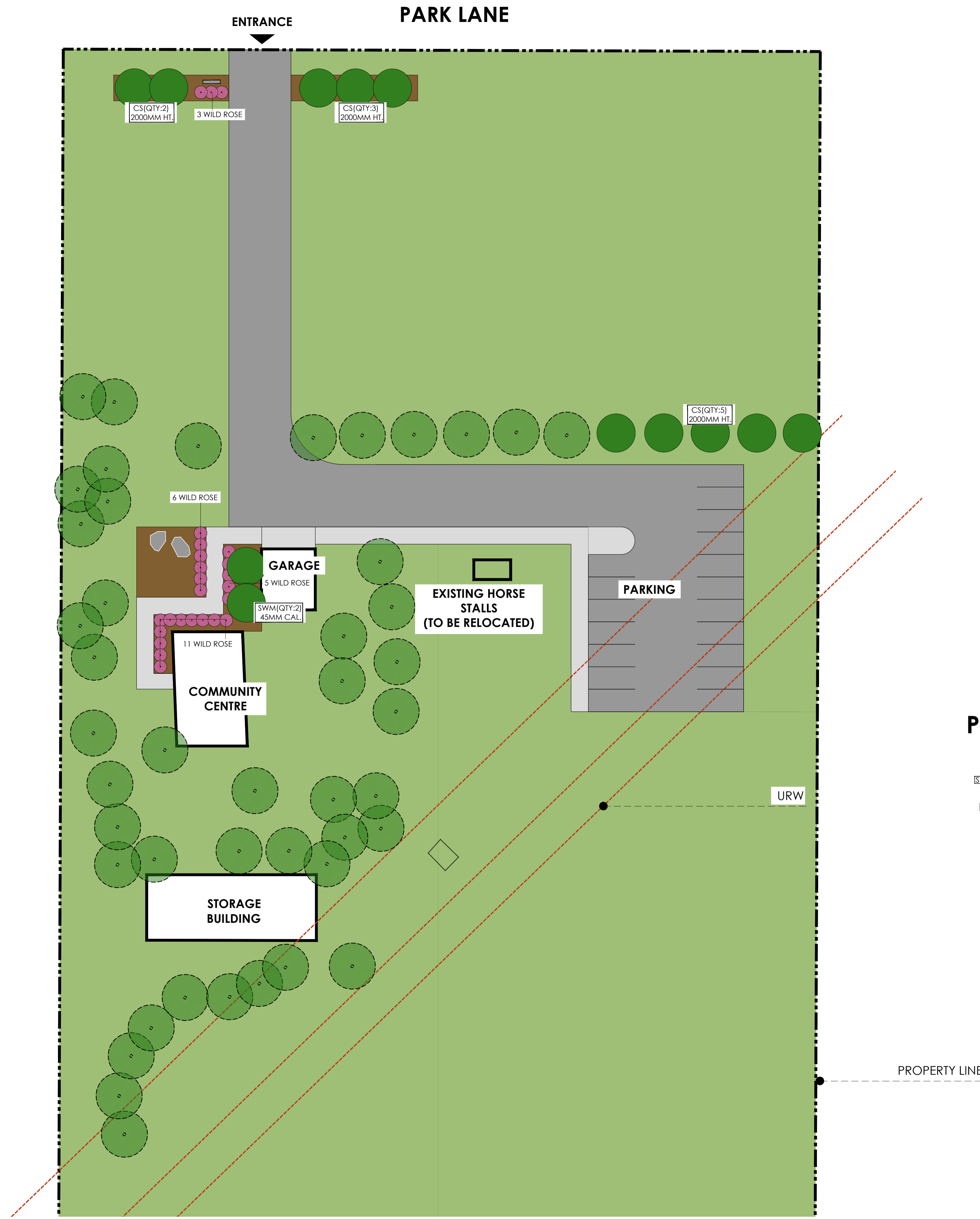
SEAL

ISSUED FOR: DP RENDER PLAN
DATE: 210602
210610

SCALE: 1:250
DATE: 210528
DRAWN BY: CC
CHECKED BY: YN

DP-L1 LAYOUT PLAN

NOT FOR CONSTRUCTION





2023 Year-End Audit Service Plan

Electoral Division: N/A

File: N/A

Date:	February 13, 2024		
Presenter:	Isedua (Issy) Agbonkhese, Manager, Financial Services		
Department:	Financial Services		
Approved by:	<input checked="" type="checkbox"/> Executive Director / Director	and/or	<input checked="" type="checkbox"/> Chief Administrative Officer

REPORT SUMMARY

This report informs Council of BDO Canada LLP's (BDO) 2023 year-end audit service plan.

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."

This plan is provided annually as part of the provincially-mandated audit process and sets out how BDO will conduct the 2023 audit. BDO intends to present its 2023 year-end audit findings to Council in April of 2024. BDO's 2023 year-end audit service plan is attached to this report for information.

BDO is present and available to discuss various topics, including materiality, fraud, the County's specific needs and expectations, or any other issues or concerns. Members of Council can contact the Auditor at any time or direct the undertakings of the Auditor. For this discussion, Council may choose to move into closed session under the following sections of the 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.

ADMINISTRATION'S RECOMMENDATION

THAT Council receives the 2023 year-end audit service plan for information.

BACKGROUND

On October 17, 2023, Council appointed BDO as Rocky View County's auditors for a period of five years, ending on December 31, 2027. BDO has provided the attached year-end audit service plan to discuss their overall strategy, significant risk areas that have been identified, and terms of engagement, including a determined preliminary materiality of \$6.0 million for the audit of Rocky View County's 2023 financial statements.

Materiality is based on the County's 2023 Q3 financial statements. If actual results change significantly, BDO will communicate the revised materiality threshold to Council as part of the year-end presentation. BDO's mandate includes completing an audit of the following areas:

1. The County's annual financial statements and supporting information, including an independent auditor's report and management letter.
2. The County's municipal Financial Information Return (FIR).
3. The Family & Community Support Services (FCSS) program financial statement; and

2023 Year-End Audit Service Plan

4. The payroll statement for Local Authorities Pension Plan (LAPP).

ANALYSIS

BDO responsibilities are as follows:

1. Report on whether the December 31, 2023, 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 generally accepted Canadian 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 to design audit procedures that are appropriate in the circumstances but not to express an opinion on the effectiveness of the municipality's control.
5. Evaluate the appropriateness of accounting policies and the reasonableness of accounting estimates and related disclosures made by management.
6. Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the County's ability to continue as a going concern.
7. Evaluate the financial statements' overall presentation, structure, and content, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

COMMUNICATIONS / ENGAGEMENT

No communication or engagement is currently required at this stage in the audit process.

IMPLICATIONS

Financial

There are no financial implications.

STRATEGIC ALIGNMENT

This report is a statutory obligation under section 281(1) of the *Municipal Government Act*.

ALTERNATE DIRECTION

Administration does not have an alternate direction for Council's consideration.

ATTACHMENTS

- Attachment A: BDO Canada LLP Engagement Letter
- Attachment B: BDO Canada LLP 2023 Audit Service Plan



Tel: (403) 266-5608
Fax: (403) 233-7833
Toll-free: 1-888-444-4840
www.bdo.ca

BDO Canada LLP
903 - 8th Avenue SW
Suite 620
Calgary, AB T2P 0P7

November 9, 2023

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

Dear Sir/Madam,

We understand that you wish to engage us as the auditors of Rocky View County for its fiscal year ended December 31, 2023 and subsequent years.

We are pleased to perform the engagement subject to the terms and conditions of this Agreement, to which the attached Standard Terms and Conditions form an integral part. The definitions set out in the Standard Terms and Conditions are applicable throughout this Agreement. This Agreement will remain in place and fully effective for future years until varied or replaced by another relevant written agreement.

Lorraine L. Walker, MA, CPA, CA will be the Engagement Partner for the audit work we perform for you. The Engagement Partner will call upon other individuals with specialized knowledge to assist in the performance of services.

Our Role as Auditors

We will conduct our audit(s) in accordance with Canadian generally accepted auditing standards. Those standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the financial statements prepared in accordance with Canadian Public Sector Accounting Standards are free from material misstatement. An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. Our audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by you, as well as evaluating the overall financial statement presentation.

Because of the inherent limitations of an audit, together with the inherent limitations of internal control, there is an unavoidable risk that some material misstatements, whether by fraud or error, may not be detected, even though the audit is properly planned and performed in accordance with Canadian generally accepted auditing standards.

In making our risk assessments, we consider internal control relevant to your preparation and fair presentation of the financial statements 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 your internal controls. However, we will communicate to you concerning any significant deficiencies in internal controls relevant to the audit of the financial statements that we have identified during the audit.

We will also communicate matters required by professional standards, to the extent that such matters come to our attention, to you, those charged with governance and/or the board of directors.

To assist us in the planning of our initial audit engagement, you agree to authorize the previous auditors to allow us to review their working papers and to respond fully to our inquiries.



Reporting

Our audit will be conducted on the basis that the financial statements have been prepared in accordance with Canadian Public Sector Accounting Standards.

Our independent auditor's report will be substantially in the form set out in Canadian Auditing Standard (CAS) 700. The form and content of our report may need to be amended in the light of our audit findings. If we are unable to issue or decline to issue an audit report, we will discuss the reasons with you and seek to resolve any differences of view that may exist.

Role of Management and Those Charged with Governance

You acknowledge and understand that you have responsibility for:

- (a) the preparation and fair presentation of the financial statements in accordance with Canadian Public Sector Accounting Standards. The audit of the financial statements does not relieve you of your responsibilities;
- (b) such internal controls as you determine are necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error; and
- (c) providing us with:
 - access, in a timely manner, to all information of which you are aware that is relevant to the preparation of the financial statements such as records, documentation and other matters;
 - additional information that we may request for the purpose of the audit;
 - unrestricted access to persons within the entity from whom we determine it is necessary to obtain audit evidence;
 - financial and non-financial information (other information) that will be included in document(s) containing financial statements and our audit report thereon prior to the date of our auditor's report. If it is not possible to provide all the other information prior to the date of our auditor's report, you are responsible for provision of such other information as soon as practicable; and
 - written confirmation concerning representations made to us in connection with the audit. If appropriate and adequate written representations are not provided to us, professional standards require that we disclaim an audit opinion.

Financial Statement Services

We will obtain your approval, if during the course of our engagement we:

- (a) prepare or change a journal entry; or
- (b) prepare or change an account code or a classification for a transaction.

Tax Services

Our audit is conducted primarily to enable us to express an opinion on the financial statements. The audit process is not designed to provide us with a full understanding of your tax situation and



in particular, to allow us to determine whether the entity has specific tax compliance issues. We understand that you are not looking to BDO to provide you with any guidance or advice in regard to tax planning or compliance.

Additional Services

We are available to provide a wide range of services beyond those outlined in this Agreement. To the extent that any additional services that we provide to you that are not provided under a separate written engagement agreement, the provisions of this Agreement will apply to the services.

Fee Estimation

The estimated fee for this engagement is as follows:

- Audit services: \$69,000
- PS3280 application: \$5,000
- LAPP audit: \$5,000
- FCSS Program: \$4,500

For each future year we will issue a Summary of Services providing details of our Services and fees.

Our estimated fee is based on an assumed level of quality of your accounting records, the agreed upon level of preparation and assistance from your personnel and adherence to the agreed-upon timetable. Our estimated fee also assumes that your financial statements are in accordance with Canadian Public Sector Accounting Standards and that there are no significant new or changed accounting policies or issues or internal control or other reporting issues. We will inform you on a timely basis if these factors are not in place. Should our assumptions with respect to the quality of your accounting records be incorrect or should the conditions of the records, degree of cooperation, results of audit procedures, or other matters beyond our reasonable control require additional commitments by us beyond those upon which our estimated fees are based, we may adjust our fees and planned completion dates.

Our professional fees will be based on our billing rates which depend on the means by which and by whom our Services are provided. Our billing rates may be subject to change from time to time at our discretion with or without notice to you.

We will also bill you for our out-of-pocket expenses, our administrative and technology charge, and applicable Goods and Services Sales Tax, Harmonized Sales Tax, Quebec Sales Tax and Provincial Sales Tax. Our administrative and technology charge is calculated as 7% of our professional fee and represents an allocation of estimated costs associated with our technology infrastructure and support staff time costs.

Our fees will be invoiced and payable as follows:

- \$18,500 prior to commencing annual assurance engagement;
- \$25,900 interim payment;
- \$25,900 prior to issuance of assurance report; and
- Remaining within 10 days after issuance of our final invoice along with any additional required final payments.

Our accounts are due when rendered and invoiced amounts are deemed to be earned when paid. BDO may suspend the performance of Services in the event that you fail to pay an invoice when it



is due. Fees that are not paid within 30 days of an invoice or by a specified payment deadline will be considered delinquent. Interest may be charged at the rate of 12% per annum on all accounts outstanding for more than 30 days.

Standard Terms and Conditions

A copy of our Standard Terms and Conditions is attached as Appendix 1. You should ensure that you read and understand them. The Standard Terms and Conditions include clauses that limit our professional liability.

Please sign and return the attached copy of this Agreement to indicate your agreement with it. If you have any questions concerning this Agreement, please contact us before signing it.

It is a pleasure for us to be of service and we look forward to many future years of association with you.

Yours truly,

BDO Canada LLP

Chartered Professional Accountants

Agreement of all the terms and conditions in this Agreement is hereby acknowledged by:

Nov 10, 2023

Signature

Date

Isedua (Issy) Agbonkhese

Manager Financial Services

Name (please print)

Position

Please carefully review this Agreement, which includes the attached Standard Terms and Conditions, prior to signing it. A complete copy of the signed engagement letter should be returned to us.



Appendix 1 - Standard Terms and Conditions

- 1 Overview and Interpretation
 - 1.1 BDO and you are also parties to the Master Service Agreement signed on November 9th, 2023. To the extent that there is a conflict between the terms and conditions of this Agreement and the Master Service Agreement, the Master Service Agreement will prevail unless agreed to in writing between the Parties. This Agreement applies to Services whenever performed (including before the date of this Agreement). To the extent that any of the provisions of the accompanying letter conflict with these Standard Terms and Conditions, these Standard Terms and Conditions shall prevail. This Agreement may not be changed, modified or waived in whole or part except by an instrument in writing signed by both parties.
 - 1.2 In this Agreement, the following words and expressions have the meanings set out below:

This Agreement - these Standard Terms and Conditions, the letter to which they are attached, supporting schedules or other appendices to the letter, and any Summary of Services letters issued in future years

Services - the services provided or to be provided under this Agreement, and any other services which we agree to provide to you subsequent to the date of this Agreement that are not covered by a separate engagement letter

We, us, our, BDO - refer to BDO Canada LLP, a Canadian limited liability partnership organized under the laws of the Province of Ontario

You, your - the party or parties contracting with BDO under this Agreement. You and your does not include BDO, its affiliates or BDO Member Firms

BDO Member Firm or Firms - any firm or firms that form part of the international network of independent firms that are members of BDO International Limited

Confidential Information - all non-public proprietary or confidential information and Personal Information, including Client Documents

Personal Information - personal information that is or could be attributed to identifiable individuals

Client Documents - information (including internal financial information and internal records and reports) provided to us by you or on your behalf in connection with the performance of the Services
- 2 BDO Network and Sole Recourse
 - 2.1 BDO is a member of BDO International Limited, a UK company limited by guarantee, and forms part of the international network of independent member firms (i.e. BDO Member Firms), each of which is a separate legal entity.
 - 2.2 We may use other BDO Member Firms or subcontractors to provide Services; however, we remain solely responsible for Services. You agree not to bring any claim or action against another BDO Member Firm (or their partners, members, directors, employees or subcontractors) or our subcontractors in respect of any liability relating to the provision of Services.



- 2.3 You agree that any of our affiliates, subcontractors, and other BDO Member Firms and any subcontractors thereof whom we directly or indirectly involve in providing Services have the right to rely on and enforce Section 2.2 above, as well as all liability protections contained herein, as if they were a party to this Agreement. For greater certainty, you agree that other BDO Member Firms that are subcontractors may enforce any limitations or exclusions of liability available to us under this Agreement.
- 3 Respective Responsibilities
- 3.1 We will use reasonable efforts to complete, within any agreed-upon time frame, the performance of Services.
- 3.2 You shall be responsible for your personnel's compliance with your obligations under this Agreement. We will not be responsible for any delays or other consequences arising from you not fulfilling your obligations.
- 4 Working Papers and Deliverables
- 4.1 Ownership - All reports (including assurance reports where applicable), written advice, working papers, and internal materials created or developed by us pursuant to this Agreement are owned by us, and we retain all property rights therein. You will receive a copy of our report for your internal use and other purposes expressly contemplated under this Agreement or the Master Service Agreement, or which you and we may otherwise agree upon in writing. All Client Documents continue to be your property, provided that we retain copies of such documents as necessary for our internal record keeping (including as required to comply with our professional obligations).
- 4.2 Oral advice and draft deliverables - You should not rely upon any draft deliverables or oral advice provided by us. Should you wish to rely upon something we have said to you, please let us know and, if possible, we will provide the information that you require in writing.
- 4.3 Translated documents - If you engage us to translate any documents, advice, opinions, reports or other work product of BDO from one language to another, you are responsible for the accuracy of the translation work.
- 4.4 Reliance by Third Parties - Our Services will not be planned or conducted in contemplation of or for the purpose of reliance by any party other than you, and are intended for the benefit of only you. Items of possible interest to a third party will not be addressed and matters may exist that would be assessed differently by a third party, possibly in connection with a specific transaction. The receipt by any third parties of any advice, opinions, reports or other work product is not intended to create any duty of care, professional relationship or any present or future liability between such third parties and us. For greater certainty, we expressly disclaim any liability of any nature or kind resulting from the disclosure to or unauthorized reliance by any third party on our advice, opinions, reports or other work product.
- 4.5 Consent to use the Report - Nothing in this Agreement shall be construed as consent to the use of our report in connection with a continuous disclosure document, a public or private offering document, an annual report or any other document and we expressly do not provide such consent. If you request consent for the use of our report, we will consider, at the relevant time, providing consent and any conditions that we may attach to such consent. Our consent must be in writing.



- 4.6 Consent requests - In order to provide consent, professional standards require that we read the other information in the related document and consider whether such information is materially inconsistent with the related financial statements. Any consent request must be made on a sufficiently timely basis to allow us to consider your identification and resolution of events occurring in the period since the date of our report, and to obtain updated written representation letters. Such procedures will be performed at your cost and will be documented in a separate engagement letter.
- 5 Confidentiality
- 5.1 We will use Confidential Information provided by you only in relation to the Services or for internal and administrative purposes. You agree, however, that we may use such Confidential Information for predictive analytics to provide you with key performance indicators and other analysis and insights. We will not disclose any Confidential Information, except where required by law, regulation or professional obligation. You agree, however, that we may disclose Confidential Information to other BDO Member Firms or other subcontractors assisting us in providing Services, provided that such parties are bound by reasonable confidentiality obligations no less stringent than in this Agreement.
- 6 Analytics
- 6.1 You agree that we may use anonymized and aggregated usage metrics, metadata or other tag identifiers, and Confidential Information that will not include any personally identifiable information, related to your use of BDO products and/or services to develop, modify and improve tools, services and offerings and for data analytics and other insight generation. Information developed in connection with these purposes may be used or disclosed to current or prospective clients as part of service offerings, however we will not use or disclose your name or any Confidential Information in a way that would permit you to be identified.
- 7 Privacy and Consent for Use of Personal Information
- 7.1 In order to provide our Services, we may be required to access and collect Personal Information of individuals that is in your custody. You agree that we may collect, use, store, transfer, disclose and otherwise process Personal Information as required for the purpose of providing the Services. Personal Information may be processed in various jurisdictions in which we or applicable BDO Member Firms and subcontractors providing Services operate and as such Personal Information may be subject to the laws of such jurisdictions. Personal Information will at all times be collected, used, stored, transferred, disclosed or processed in accordance with applicable laws and professional regulations and we will require any service providers and BDO Members that process Personal Information on our behalf to adhere to such requirements. Any collection, use, storage, transfer or disclosure of Personal Information is subject to BDO's Privacy Statement available at <https://www.bdo.ca/en-ca/legal-privacy/legal/privacy-policy/>.
- 7.2 You represent and warrant that:
- (a) you have the authority to provide the Personal Information to us in connection with the performance of our Services, and
 - (b) the Personal Information provided to us has been provided in accordance with applicable law, and you have obtained all required consents of the individuals to



whom such Personal Information relates in order to permit BDO to collect, use and disclose the Personal Information in the course of providing the Services.

8 Independence

8.1 Professional and certain regulatory standards require us to be independent, in both fact and appearance, with respect to our clients in the performance of our Services. We will communicate to you any relationships between BDO (including its related entities) and you that, in our professional judgment, may reasonably be thought to bear on our independence.

9 Offers of Employment

9.1 Any discussions that you, or any party acting on your behalf, have with professional personnel of our Firm regarding employment could pose a threat to our independence. Your recruitment of an engagement team member from the current or prior year's engagement may compromise our independence and our ability to render agreed Services to you. Engagement team members may include current and former partners and staff of BDO, other BDO Member Firms and other firms who work under our direction. Therefore, you agree to inform us prior to any such discussions so that you and we can implement appropriate safeguards to maintain our independence.

10 Professional and Regulatory Oversight and Legal Processes

10.1 As required by legal, regulatory, or professional authorities (both in Canada and abroad) and by BDO policy, our client files must periodically be reviewed by practice inspectors to ensure that we are adhering to professional and BDO standards. It is understood that by entering into this Agreement, you provide your consent to us providing our files relating to your engagement to the practice inspectors for the sole purpose of their inspection.

10.2 Certain law enforcement, regulatory and other governmental bodies may also have the right under law or regulation to conduct investigations of you, including the Services provided by us. To the extent practicable and permitted by law or regulation, we will advise you of any such document request or production order we receive in connection with any such investigation prior to providing any documents in response to such request or order.

10.3 We are sometimes required by law, regulation, subpoena or other legal process, or upon your request, to produce documents or personnel as witnesses in connection with legal or regulatory proceedings. Where BDO is not a party to such proceedings, you shall reimburse us at our current standard billing rates for professional time and expenses, including without limitation, reasonable legal fees, expenses and taxes incurred in responding to such compelled assistance or request by you.

11 Electronic Communications

11.1 Both parties recognize and accept the security risks associated with email communications, including but not limited to the lack of security, unreliability of delivery and possible loss of confidentiality and privilege. Unless you request in writing that we do not communicate by internet email, you assume all responsibility and liability in respect of risk associated with its use.



12 Limitation of Liability

- 12.1 In any dispute, action, claim, demand for losses or damages arising out of the Services performed by BDO pursuant to this Agreement, BDO's liability will be several, and not joint and several, and BDO shall only be liable for its proportionate share of the total liability based on degree of fault as determined by a court of competent jurisdiction or by an independent arbitrator, notwithstanding the provisions of any statute or rule of common law which create, or purport to create, joint and several liability.
- 12.2 In no event shall BDO be liable for indirect, consequential, special, incidental, aggravated, punitive or exemplary damages, losses or expenses, or for any loss of revenues or profits, loss of opportunity, loss of data, or other commercial or economic loss or failure to realize expected savings, including without limitation expected tax savings, whether or not the likelihood of such loss or damage was contemplated.
- 12.3 BDO shall in no event be liable under this Agreement or otherwise in connection with the Services for any actions, damages, claims, fines, penalties, complaints, demands, suits, proceedings, liabilities, costs, expenses, or losses (collectively, "Liabilities") in any way arising out of or relating to the Services performed hereunder for an aggregate amount of more than the higher of:
- (a) three times the fees paid to BDO by you, in a twelve consecutive month period, for the Services provided pursuant to this Agreement giving rise to the claim; and
 - (b) \$25,000.
- 12.4 The limitations of liability in this section apply whether or not the Liabilities asserted by you against BDO are incurred by you directly or as a result of a claim or demand against you by a third party.
- 12.5 No exclusion or limitation on the liability of other responsible persons imposed or agreed at any time shall affect any assessment of our proportionate liability hereunder, nor shall settlement of or difficulty enforcing any claim, or the death, dissolution or insolvency of any such other responsible persons or their ceasing to be liable for the loss or damage or any portion thereof, affect any such assessment.
- 12.6 You agree claims or actions relating to the delivery of Services shall be brought against us alone, and not against any individual. Where our individuals are described as partners, they are acting as one of our members.
- 12.7 For purposes of this Section, the term "BDO" shall include BDO Canada LLP and its subsidiaries, associated and affiliated entities and their respective current and former partners, directors, officers, employees, agents and representatives. The provisions of this Section shall apply to the fullest extent of the law, regardless of the form of the claim, whether in contract, statute, tort (including without limitation, negligence) or otherwise.

13 Indemnity

- 13.1 To the fullest extent permitted by applicable laws, in the event of a claim or demand by a third party against BDO that arises out of or relates to the Services, you agree to indemnify and hold harmless BDO from and against all losses, costs (including solicitors' fees), damages, or expenses resulting from such third party claim or demand, except to the extent that the same is finally determined to have resulted from BDO's negligence or intentional misconduct.



- 14 Alternative Dispute Resolution
- 14.1 Both parties agree that they will first attempt to settle any dispute arising out of or relating to this Agreement, including any question regarding its existence, interpretation, validity, breach or termination, or the Services provided hereunder, through good faith negotiations.
- 14.2 In the event that the parties are unable to settle or resolve their dispute through negotiation, such dispute shall be subject to mediation using a mediator chosen by mutual agreement of the parties.
- 14.3 All disputes remaining unsettled for more than 60 days following the parties first mediation session with a mediator, or such longer period as the parties mutually agree upon, shall be referred to and finally resolved by arbitration. The parties agree that one arbitrator shall be appointed within twenty (20) days of receipt of the request for arbitration. If the parties cannot agree on the appointment of an arbitrator in such period then either party may immediately apply for the appointment of an arbitrator to a court of competent jurisdiction in the Province of the governing law as contained herein pursuant to such Province's applicable *Arbitration Act*. The place of arbitration shall be in the capital of the Province of the governing law as contained herein. Unless the arbitrator otherwise determines, the fees of the arbitrator and the costs and expenses of the arbitration will be borne and paid equally by the parties. Such arbitration shall be final, conclusive and binding upon the parties, and the parties shall have no right of appeal or judicial review of the decision whatsoever. The parties hereby waive any such right of appeal or judicial review which may otherwise be provided for in any provincial arbitration statute. Judgement upon the award, including any interim award, rendered by the arbitrator may be entered in any court having jurisdiction. The arbitration shall be kept confidential and the existence of the arbitration proceeding and any element thereof (including but not limited to any pleadings, briefs or other documents submitted and exchanged and testimony and other oral submissions and any awards made) shall not be disclosed beyond the arbitrator(s), the parties, their counsel and any person to whom disclosure is necessary to the conduct of the proceeding except as may be lawfully required in judicial proceedings relating to the arbitration or otherwise.
- 15 Limitation Period
- 15.1 You shall make any claim relating to Services or otherwise under this Agreement no later than one year after you became aware or ought reasonably to have become aware of the facts giving rise to any such claim.
- 15.2 You shall in no event make any claim relating to the Services or otherwise under this Agreement later than four years after the completion of the Services under this Agreement.
- 15.3 To the extent permitted by law, the parties to this Agreement agree that the limitation periods established in this Agreement replace any limitation periods under any limitations act and/or any other applicable legislation and any limitation periods under any limitations act and/or any other applicable legislation shall not alter the limitation periods specified in this Agreement.



16 Québec Personnel

16.1 We may sometimes have individual partners and employees performing Services within the Province of Québec who are members of the Ordre des comptables professionnels agréés du Québec. Any such members performing professional services hereunder assumes full personal civil liability arising from the practice of their profession, regardless of their status within our partnership. They may not invoke the liability of our partnership as grounds for excluding or limiting their own liability. Any limitation of liability clauses in this Agreement shall therefore not apply to limit the personal civil liability of partners and employees who are members of the Ordre des comptables professionnels agréés du Québec.

17 Termination

17.1 This Agreement applies to Services whenever performed (including before the date of this Agreement).

17.2 You or we may terminate this Agreement at any time upon written notice of such termination to the other party. We will not be liable for any loss, cost or expense arising from such termination. You agree to pay us for all Services performed up to the date of termination, including Services performed, work-in-progress and expenses incurred by us up to and including the effective date of the termination of this Agreement.

18 Governing Laws

18.1 The terms of our engagement shall remain operative until amended, terminated, or superseded in writing. They shall be interpreted according to the laws of Alberta in which BDO's principal Canadian office performing the engagement is located, without regard to such province/territory's rules on conflicts of law.

19 Survival

19.1 The provisions of this Agreement that give either of us rights or obligations beyond its termination shall continue indefinitely following the termination of this Agreement. Any clause that is meant to continue to apply after termination of this Agreement will do so.

20 Intentionally deleted

21 Assignment

21.1 No party may assign, transfer or delegate any of the rights or obligations hereunder without the written consent of the other party or parties. BDO may engage independent contractors and BDO Member Firms to assist us in performing the Services in this Agreement without your consent.

22 Severability

22.1 The provisions of this Agreement shall only apply to the extent that they are not prohibited by a mandatory provision of applicable law, regulation or professional standards. If any of these provisions shall be held to be invalid, void or unenforceable, then the remainder of this Agreement shall not be affected, impaired or invalidated, and each such remaining provision shall be valid and enforceable to the fullest extent permitted by law.



Letter Version: 20230630
T&C Version: 20230630

Rocky View County

Audit planning communication to the Members
of Council for the year ended December 31,
2023

START

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To the Members of Council of Rocky View County

We are pleased to provide you with this planning communication to highlight and explain key issues which we believe to be relevant to the **audit of Rocky View County (the “County”) financial statements for the year ended December 31, 2023.**

The enclosed planning communication includes our approach to your audit, the significant risks we have identified and the terms of our engagement. At the year-end meeting, we will provide you with a copy of our draft audit opinion and discuss the nature, extent and results of our audit work. We will also communicate any significant internal control deficiencies identified during our audit and reconfirm our independence.

Our audit and therefore this communication will not necessarily identify all matters that may be of interest to the Members of Council in fulfilling its responsibilities. This communication has been prepared solely for the use of the Members of Council and should not be distributed without our prior consent. Consequently, we accept no responsibility to a third party that uses this communication.

We look forward to completing our draft audit report opinion and discussing our conclusions with you. In the meantime, please feel free to contact us if you have any questions or concerns.

Yours truly,




BDO Canada LLP
January 19, 2024



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- 5 Planned scope
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- 9 Recommended resources
- 10 Appendices

Audit at a glance

- 4  Lorraine L. Walker
MA, CPA, CA
- 5
- 6 E: lwalker@bdo.ca
- 9 T: 403-213-2592
- 10
- 11
- 14  January 2024
- 15
- 17
- 20  March 2024

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Your dedicated BDO audit team

Engagement Partner
Lorraine L. Walker, MA, CPA, CA

T: 403-213-2592
E: lwalker@bdo.ca

Engagement Manager
Morgan Govett, CPA

T: 403-398-0812
E: mgovett@bdo.ca

Our independence



We have complied with relevant ethical requirements and are not aware of any relationships between Rocky View County and our Firm that may reasonably be thought to bear on our independence.

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Audit timeline



BDO'S DIGITAL AUDIT SUITE

APT Next Gen

We use our APT Next Gen software and documentation tool to save time, streamline processes, and go paperless with your audit.

[LEARN MORE](#)

DISCOVER THE DIGITAL DIFFERENCE

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Auditor's responsibilities: financial statements

We are responsible for forming and expressing an opinion on the financial statements that have been prepared by management, with oversight by those charged with governance. The audit of the financial statements does not relieve management or those charged with governance of their responsibilities. The scope of our work, as confirmed in our engagement letter attached as Appendix A to this letter, is set out below:

Year-End Audit Work

- ▶ Work with management towards the timely issuance of the financial statements, tax returns and consents for offering documents.
- ▶ Provide timely and constructive management letters. This will include deficiencies in internal control identified during our audit.
- ▶ Present significant findings to the Members of Council including key audit and accounting issues, any significant deficiencies in internal control and any other significant matters arising from our work.



We are required to obtain an understanding of the system of internal control in place in order to consider the adequacy of these controls as a basis for the preparation of the financial statements, to determine whether adequate accounting records have been maintained and to assess the adequacy of these controls and records as a basis upon which to design and undertake our audit testing.

We are required to report to you in writing about any significant deficiencies in internal control that we have identified during the audit.

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Auditor's responsibilities: fraud

We are responsible for planning and performing the audit to obtain reasonable assurance that the financial statements are free of material misstatements, whether caused by error or fraud, by:

- ▶ Identifying and assessing the risks of material misstatement due to fraud;
- ▶ Obtaining sufficient and appropriate audit evidence regarding the assessed risks of material misstatement due to fraud, through designing and implementing appropriate responses; and
- ▶ Responding appropriately to fraud or suspected fraud identified during the audit.

The likelihood of not detecting a material misstatement resulting from fraud is higher than the likelihood of not detecting a material misstatement resulting from error because fraud may involve collusion as well as sophisticated and carefully organized schemes designed to conceal it.

Behind the audit report



Learn how we audit your
financial statements

[SEE OUR PROCESS](#)

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Auditor's responsibilities: fraud

Throughout our planning process, we performed risk assessment procedures and related activities to obtain an understanding of the entity and its environment, including **the County's** internal control, to obtain information for use in identifying the risks of material misstatement due to fraud and made inquiries of management regarding:

- ▶ **Management's** assessment of the risk that the financial statements may be materially misstated due to fraud, including the nature, extent and frequency of such assessments;
- ▶ **Management's** process for identifying and responding to the risks of fraud in the County, including any specific risks of fraud that management has identified or that have been brought to its attention, or classes of transactions, account balances, or disclosures for which a risk of fraud is likely to exist;
- ▶ **Management's** communication, if any, to those charged with governance regarding its processes for identifying and responding to the risks of fraud in Rocky View County; and
- ▶ **Management's** communication, if any, to employees regarding its view on business practices and ethical behavior.

We are not currently aware of any fraud affecting the County. If you are aware of any instances of actual, suspected, or alleged fraud, please let us know.

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Significant risks and planned responses

We have identified the following significant risks that require special audit consideration. These risks were identified based on our knowledge of the County, our past experience, and input from management and the Members of Council. Please review these significant risks and let us know your thoughts on these or any other areas of concern.

Financial statement areas	Risks noted	Audit approach
Significant Risk - Revenue Recognition	There is a presumed fraud risk associated with revenue recognition. Specifically, there is a risk that revenue may not be recorded correctly or recognized in the proper period.	BDO will combine a substantive analytical procedure with sample testing to test proper recognition of revenue. We will examine funding agreements and confirm that associated revenues are properly recognized, accurately recorded, and if there are any restrictions.
Significant Risk - Management override of controls	The risk of management override is inherent in all organizations and is the result of management's ability to override controls and manipulate accounting records.	BDO will review management's estimates for bias, inspect journal entries for unusual transactions, verify adjusting journal entries are properly approved and documented, and perform fraud inquiries with all levels of management including those charged with governance.
Significant Risk - Deferred Contributions	There is a risk that deferred revenue does not align with funding statements and revenue recognized and/or amounts deferred are not valued correctly resulting in misstatements.	BDO will perform testing over deferred revenue by reviewing deferred continuity schedules and agreeing additions and utilizations to supporting documentation.
Significant risk - Completeness of Asset Retirement Obligation	PSAB's new PS 3280 represents a significant change in the accounting standards applied by the County. Application of this new standard requires use of estimates and significant professional judgement. This new standard creates a risk that environmental liability is not correctly valued in accordance with generally accepted accounting principles.	BDO will obtain an understanding of management's estimate of any future environmental liabilities. BDO will ensure that management's basis for calculation is in accordance with generally accepted accounting principles (PS 3280), we will obtain supporting evidence for inputs used in determination of the liability, follow up on any significant variances and propose adjustments if necessary. We will also review related financial statement note disclosures to ensure disclosures are in accordance with the applicable financial reporting framework.

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Materiality

We determined preliminary materiality to be \$6,000,000, based on 2.5% of Revenue.

Misstatements are considered to be material if they could reasonably be expected to influence the decisions of users based on the financial statements.

Our materiality calculation is based on the County's preliminary results. If actual results change significantly, we will communicate those changes to the Members of Council as part of our year-end communication.

We will communicate all corrected and uncorrected misstatements identified during our audit to the Members of Council, other than those **which we determine to be "clearly trivial."**

We encourage management to correct any misstatements identified throughout the audit process.

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How we audit financial statements: Our audit process

IDENTIFY AND ASSESS RISK

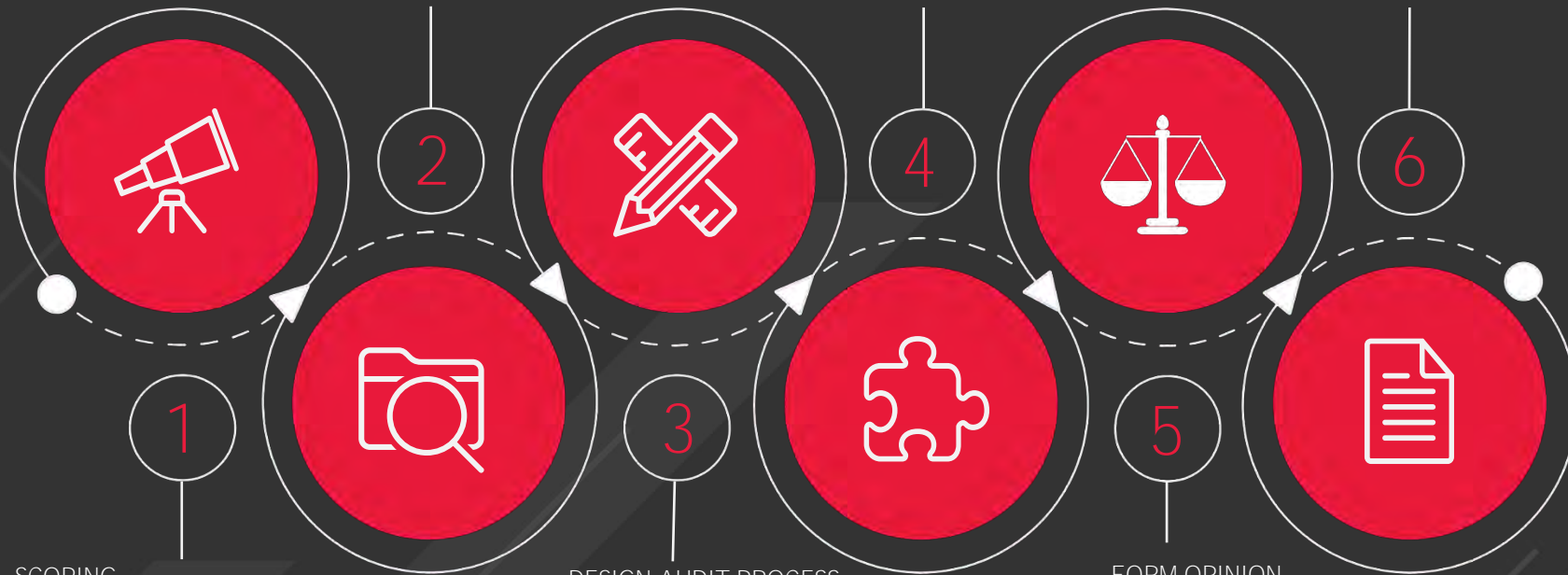
Focus on those areas of financial statements that contain potential material misstatements as a consequence of the risks you face

OBTAIN AUDIT EVIDENCE

Perform audit procedures while maintaining appropriate degree of professional skepticism, to conclude whether or not the financial statements are presented fairly

COMMUNICATION

Communicate our opinion and details of matters on which we are required to communicate



SCOPING

Complete a preliminary review to plan the audit, determine the materiality level, and define the audit scope

DESIGN AUDIT PROCESS

Design an appropriate audit strategy to obtain sufficient assurance and enable us to report on the financial statements

FORM OPINION

Evaluate whether we have enough evidence to conclude that the financial statements are free from material misstatement, and consider the effect of any potential misstatements found

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How the firm’s system of quality management supports the consistent performance of quality audit engagements

The firm’s system of quality management complies with the requirements set out in Canadian Standard on Quality Management 1 - Quality Management for Firms that Perform Audits or Reviews of Financial Statements, or Other Assurance or Related Services Engagements (CSQM 1) as issued by the Auditing and Assurance Standards Board (AASB).

In addition to the requirements set out in CSQM 1, we may have identified additional quality objectives and potential quality risks and have designed further policies and procedures to respond to these.

Taken together our system of quality management supports consistent performance of audit engagements by focusing on eight components that operate in an iterative and integrated manner. These include:

- 1 Firm risk assessment process
- 2 Governance and leadership
- 3 Relevant ethical requirements
- 4 Acceptance and continuance
- 5 Engagement performance
- 6 Resources
- 7 Information and communication
- 8 Monitoring and remediation process

Standard for Audit Quality



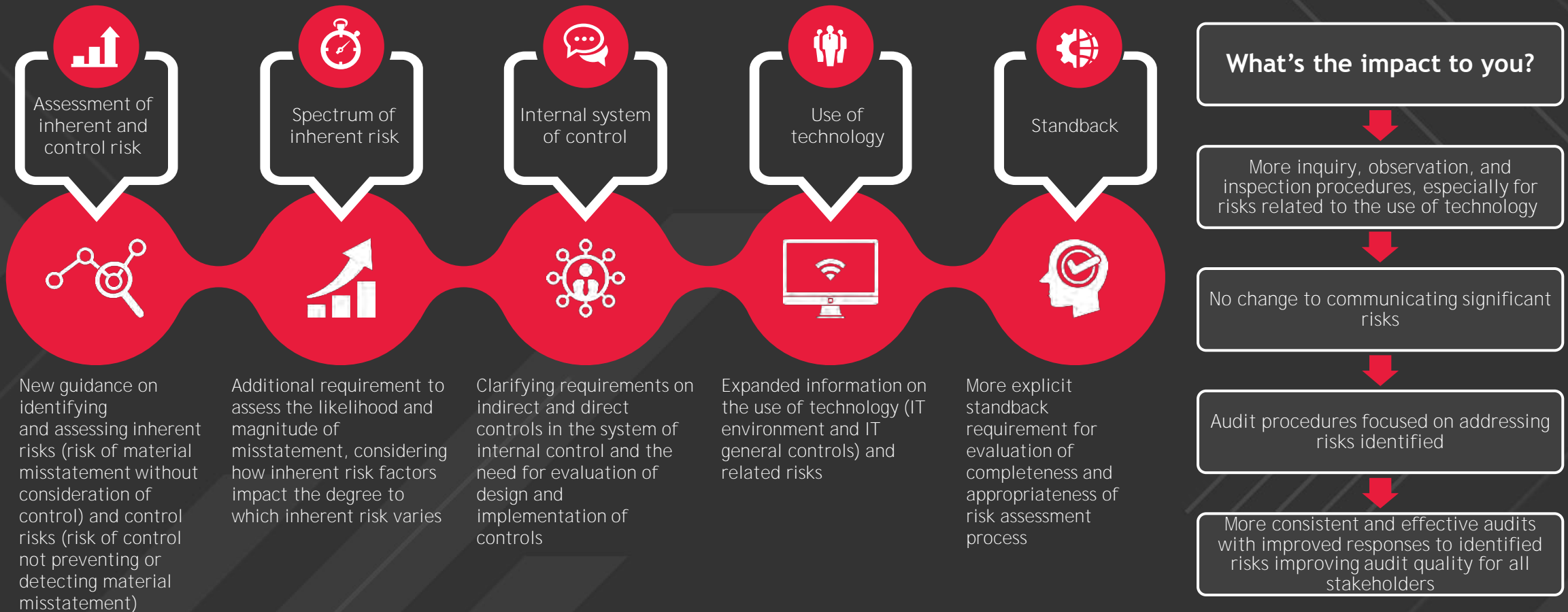
CSQM 1

The quality of an audit depends not only on the people conducting it—but also on the systems underpinning it. These new rules up the ante for your audit quality.

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Updates to our audit process

Canadian Auditing Standard 315, *Identifying and Assessing the Risks of Material Misstatement*, was significantly revised with a greater focus on more robust risk identification, assessment and response procedures. The standard is effective for periods beginning on or after December 15, 2021. Key enhancements include:



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Our audit approach: Responsiveness in action

Our firm is deliberately structured to allow one partner to every six staff members. This means easy access to senior staff and the lead partner throughout your audit. It also helps our team gain a better understanding of your organization. Our audit process differs from the typical audit in our use of in-field reviews. The benefit of these in-field reviews is that final decision-makers are on site ensuring issues are resolved and files closed quickly. We offer clients the full-service expertise of a national firm. Yet we maintain a local community focus. The comprehensive range of services we deliver is complemented by a deep industry knowledge gained from over 100 years of working within local communities.



Discover how we're accelerating audit quality



Audit Quality Report

We collected our core beliefs around audit quality, the very practical steps we take to sustain it, and the progress we have made to accelerate its quest.

[Follow our progress](#)

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BDO's digital audit suite

Our digital audit suite of technologies enables our engagement teams to conduct consistent risk-based audits, both domestically and internationally, with maximum efficiency and minimal disruption to our clients' operations and people.



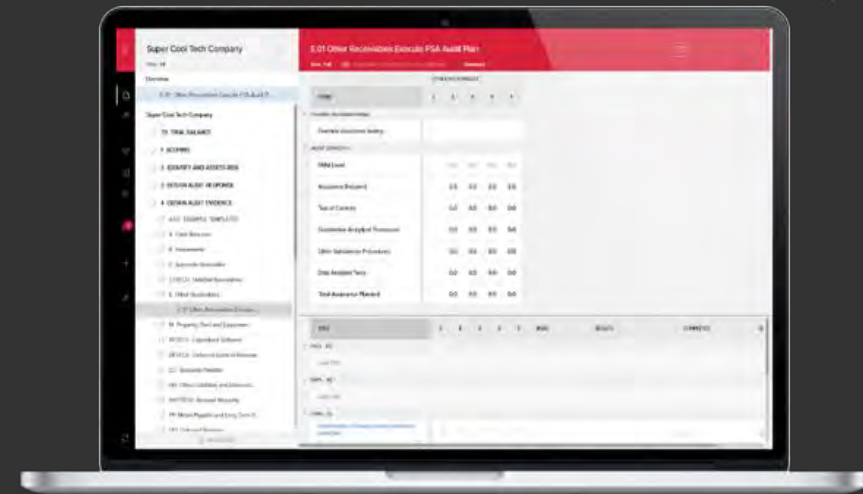
APT Next Gen

Our audit software and documentation tool, APT, is an integral part of our audit methodology. Our professionals engage APT to devise and perform appropriate, risk-based audit procedures and testing based on applicable Canadian Auditing Standards (CASs), as well as to factor in engagement and industry-specific objectives and circumstances.

APT enables us to deliver an audit that fits your organization—whether large or small; complex or basic.

This sophisticated tool also amplifies two key attributes of our audits: consistency and quality. The quality framework that we developed measures our audit performance with hard quality indicators and reflects our indispensable culture for quality. To see our audit quality and consistency in action, look no further than how our teams share best audit practices for continuous improvement.

Through a strategic alliance with Microsoft and the introduction of new technology, this global, cloud-based application can now streamline and focus the audit process in even more ways for BDO professionals and their clients.

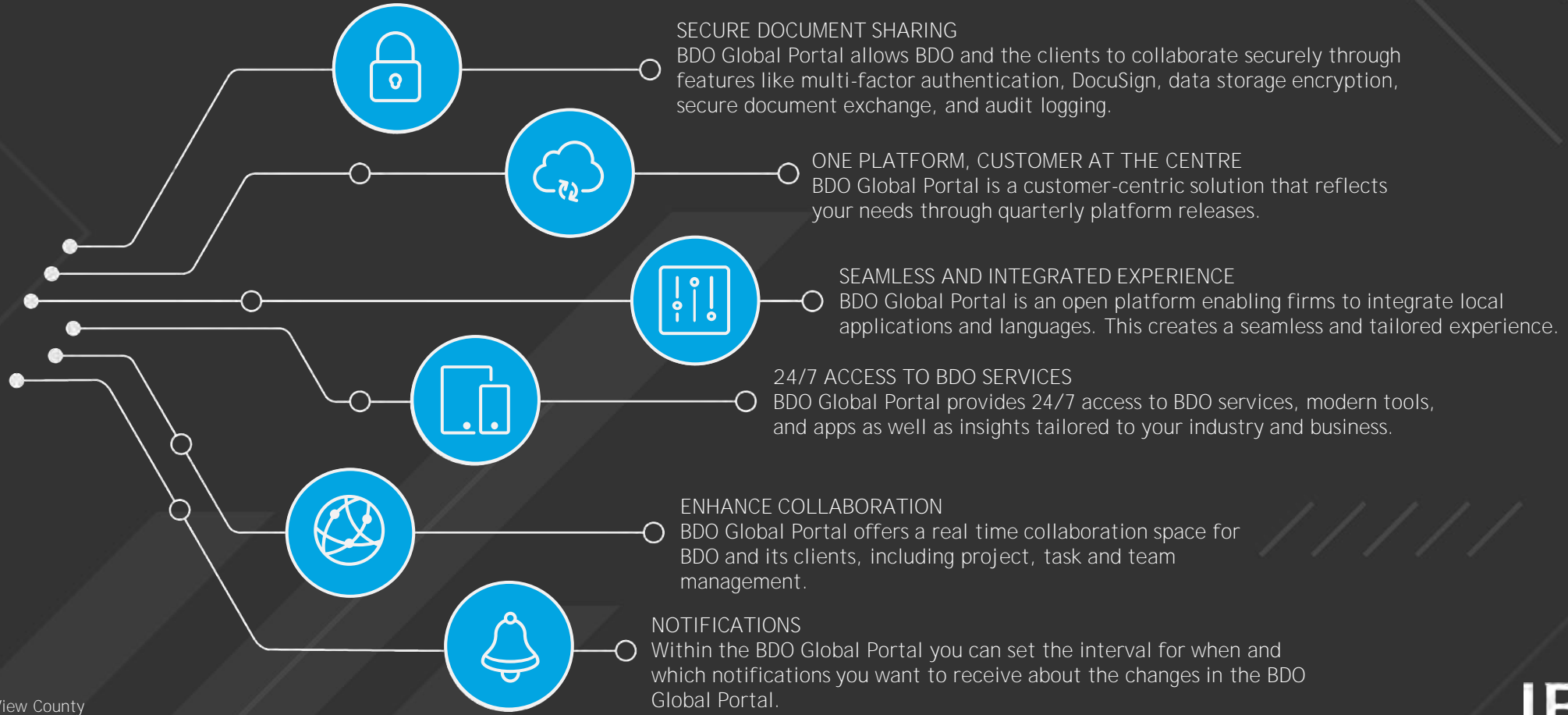


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BDO Global Portal

BDO Global Portal transforms and enhances your digital experience with your BDO advisors. Available at any time, Portal enables you to access all services, tools, apps, and information and to collaborate with your advisors in a seamless way through a flexible, appealing, and secure environment.



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Recommended Resource

Staying in the know with knowledge and perspective

Key changes to financial reporting



When the rules of reporting change, you may need to fine-tune how to present financial statements and govern the organization.

ACCESS OUR KNOWLEDGE CENTRE

The latest tax pointers



Corporate. Commodity. Transfer pricing. International tax. Government programs. Together they add up to immense differences on the **organization's bottom line.** Our tax collection keeps you current.

STAY ON TOP OF TAXES

Trending topics



As a community of advisors with the best interests of our clients in mind, we keep our ear to the ground to bring insights and perspectives related to key business trends to you.

EXPLORE NOW

Asset Retirement Obligations (ARO): A Practical Approach to Section PS 3280



This publication will walk through a practical approach to applying Section PS 3280 including: identification, recognition and measurement of an obligation, and the different options available to entities on transition.

READ ARTICLE

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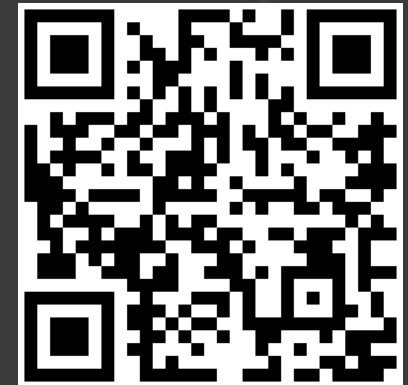
Spotlight on ESG



Transformative world events—an international health crisis, social movements, shareholder and investor values, global supply chains, energy transition, smart cities, and sustainable finance—are transforming Canadian business.

Standards and regulations are rapidly changing to reflect the goals of all of your stakeholders. Organizations, investors, and customers are embracing environmental, social, and governance (ESG) considerations as important measures of success. Non-financial and financial information is becoming more interconnected.

ESG Insights



Sector insights at your convenience

[EXPLORE NOW](#)

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Spotlight on public sector



Industry insights to shape your business

At BDO, we help governments create efficient ways of working to achieve better outcomes for their citizens and public servants. From technology-based solutions to program development, advisory and audit, our team can guide you through critical strategic decisions to ensure you deliver on your vision, goals, and accountability expectations.

Public sector Insights



Resources to support your business

[EXPLORE NOW](#)



2024 Tax Recovery Sale Properties – Tax Sale Conditions

Electoral Division: All

File: N/A

Date:	February 13, 2024		
Presenter:	Adrienne Wilson, Lead Tax Representative		
Department:	Financial Services		
Approved by:	<input checked="" type="checkbox"/> Executive Director / Director	and/or	<input checked="" type="checkbox"/> Chief Administrative Officer

REPORT SUMMARY

Administration respectfully requests that Council authorize the 2024 tax sale conditions as outlined in the report.

ADMINISTRATION’S RECOMMENDATION

THAT Council approves the 2024 tax sale conditions as follows:

- Date of Sale: October 11, 2024
- Terms: Cash or certified cheque
- Deposit: 10% of the bid at the time of the sale
- Balance: 90% of the bid within 30 days of receipt by Rocky View County; Goods and Services Tax (GST) applicable as per federal statutes

BACKGROUND

Properties with outstanding tax arrears for three years are subject to Rocky View County’s 2024 tax sale. The purpose of this request is for Council to consider the conditions that apply to the 2024 tax sale.

Administration requests that only the tax sale conditions be set. Administration will present a report to Council in July 2024 regarding the reserve bid(s) for the properties potentially sold at public auction.

Per sections 420 and 425 of the *Municipal Government Act*, the County is entitled to the right of possession and the right to dispose of a parcel of land if it is not sold at the public auction.

ANALYSIS

Administration’s recommendation is consistent with legislative requirements indicated in the MGA and reflects best practice tax sale conditions for both Rocky View County and potential buyers. The tax sale would take place on October 11, 2024, with options for the buyer to pay the deposit and balance by cash or cheque.

COMMUNICATIONS / ENGAGEMENT

Conditions of the sale will be communicated by written letter to the appropriate property owner(s).



2024 Tax Recovery Sale Properties – Tax Sale Conditions

IMPLICATIONS

Financial

There are currently no financial implications.

STRATEGIC ALIGNMENT

This report is a statutory obligation under Section 419(b) of the MGA which states that Council must set any conditions that apply to the tax sale.

ALTERNATE DIRECTION

Administration does not have an alternate direction for Council’s consideration.

ATTACHMENTS

There are no attachments.





Late Tax Payment Penalty Cancellation Request 04218008

Electoral Division: 6

File: 04218008

Date:	February 13, 2024		
Presenter:	Adrienne Wilson, Lead Tax Representative		
Department:	Financial Services		
Approved by:	<input checked="" type="checkbox"/> Executive Director / Director	and/or	<input checked="" type="checkbox"/> Chief Administrative Officer

REPORT SUMMARY

On November 30, 2023, Administration received a request from the owner of roll 04218008 regarding the November 1, 2023, late payment penalty of \$141.79 due to non-receipt of tax payment. Per Late Tax Payment Penalty Cancellation Policy C-204, the November 1 penalty is applicable within the review timeframe. The taxes and penalties were paid in full on November 30, 2023.

The taxpayer requests that the penalty be cancelled for compassionate reasons due to the loss of an immediate family member and a medical condition.

Administration has reviewed the appropriate documentation validating this request and has concluded that the request complies with Policy C-204 section 10(1) which states that a cancellation request is valid if a death in the immediate family of the property owner occurred within twenty one days prior to the tax due date.

ADMINISTRATION'S RECOMMENDATION

THAT Council approves the late tax penalty cancellation request for \$141.79 from roll 04218008.

BACKGROUND

This request was evaluated using Policy C-204, establishing a uniform and consistent approach for Council to address late tax payment penalty cancellation requests in Rocky View County.

ANALYSIS

This request complies with the late tax penalty cancellation request criteria in Policy C-204.

COMMUNICATIONS / ENGAGEMENT

Council's decision will be communicated to the owner of roll 04218008.

IMPLICATIONS

Financial

There are no financial implications.

STRATEGIC ALIGNMENT

This report is a statutory obligation under section 347(1) of the *Municipal Government Act*.



Late Tax Payment Penalty Cancellation Request 04218008

ALTERNATE DIRECTION

Administration does not have an alternate direction for Council's consideration.

ATTACHMENTS

Attachment A: Request Letter 04218008



Adrienne Wilson

From: [REDACTED]
Sent:
To: Rocky View Tax Section
Cc: Questions
Subject: Re: Urgent -Bill payments- dispute

Hello there,

I had sent the email below to express my [REDACTED] condition and situation.

As a result of all those incidents and situation, for sometime, I was not in good shape [REDACTED] to look after my work and payments which resulted to more disappointments and frustration in my life. Now that I am getting gradually and slowly back to normal I am trying to take the control of the things in my life. Normally I am a responsible person and am very careful about my bill payments and have always had perfect records and scores, you can check it.

Today I paid the full amount of 3 686.43 which includes the penalties.

Now, I request you to waive the penalties for compassionate reasons as in the past I have never been disorganized about my payments. Besides it will be a great help for my family as I had some long period of unemployment due to my life condition.

I am looking forward to hearing from you and thank you in advance for your support.

with sincere regards,

[REDACTED]

Sent: November 3, 2023 13:02
To: questions@rockyview.ca <questions@rockyview.ca>
Subject: Urgent -Bill payments

Hello,

This is [REDACTED] and I am from address [REDACTED].
I have been calling many times but could not get to someone to discuss about our tax payments.

We had rough and bumpy year and just could not get to you for the payments. My was [REDACTED] [REDACTED] and also lost a [REDACTED] sister which left us devastated and that drew us out of our routines and normal life.

My husband thought I had done the monthly option payments but...

Now, I am trying to catchup with so many things and would like to do the payments.

I will pay the whole amount and I would like to request if the penalties can be waived.

Thank you so much,

[REDACTED]



Economic Development Grant Initiative Funding Request

Electoral Division: All

File: N/A

Date:	February 13, 2024		
Presenter:	Aaron Latimer, Manager		
Department:	Economic Development		
Approved by:	<input checked="" type="checkbox"/> Executive Director / Director	and/or	<input checked="" type="checkbox"/> Chief Administrative Officer

REPORT SUMMARY

All Economic Development Initiative Grant Program funding applications are evaluated in accordance with the Economic Development Initiative Grant Program Policy C-350 and their alignment with the Economic Development Strategy.

The purpose of the Economic Development Grant Initiative is to positively impact the local Chambers of Commerce and business associations in the County that support local businesses. A total of \$50,000 in funding from the 2023 calendar year is available to be distributed to eligible organizations carried over from the 2023 operating budget. Presented in this report are two (2) grant funding requests, totaling \$68,466.77, with \$50,000 being recommended for funding.

ADMINISTRATION'S RECOMMENDATION

THAT Council approve funding in the amount of \$25,000 for the Langdon Chamber of Commerce.

THAT Council approve funding in the amount of \$25,000 for the Bragg Creek Chamber of Commerce.

BACKGROUND

Chambers of Commerce provide a range of important services and programs to the local business community including, financial, marketing human resources and insurance. The grant funding, if approved, will be used by the Chambers to fund a variety of local business and business support initiatives including local tourism events such as Arts Eats and Beats in Bragg Creek, and Langdon Days in Langdon. Funds will also be used for the development of their websites and social media initiatives, and wages for operational support to maintain a variety of services to their business communities.

Economic Development worked with all applicants to ensure their applications contained key information to support their requests prior to information being presented for administration and consideration. Administration reviewed all application packages in accordance with the Economic Development Initiative Grant Program Policy C-350, and determined that both applications are in compliance.

Administration is recommending approval of two applications for a total of \$50,000, based on the total budget available for the 2023 fiscal year.

Economic Development Grant Initiative Funding Request

ANALYSIS

Table 1 provides a summary of the submitted applications and recommendations.

Table 1: Summary of the Submitted Applications & Recommendations

Grant Applicant	Requested	Recommended
Langdon Chamber of Commerce	\$26,530.57	\$25,000.00
Bragg Creek Chamber of Commerce	\$41,916.20	\$25,000.00
TOTAL:	\$68,446.77	\$50,000.00

Details of all funding submissions are noted in Attachments 'A' & 'B'.

COMMUNICATIONS / ENGAGEMENT

Administration will communicate with the successful applicants if Council approves their funding requests.

IMPLICATIONS

Financial

The 2023 grant funds are expected to carry over into the 2024 budget via the 2023 budget carryover process. The 2023 budget Carryover memo is scheduled to be delivered to Council in April 2024. Due to this scheduling circumstance, Administration will be utilizing the 2024 Economic Development Initiative Grant Program budget allocation to fund the 2023 allocation until the carryover occurs.

STRATEGIC ALIGNMENT

The County is committed to providing financial support to Chambers of Commerce and business associations in need. These organizations provide services to the County's business community and align with Council's strategic priorities of Effective Service Delivery and Financial Prosperity. The Policy also aligns with the County's Economic Development Strategy.

Key Performance Indicators		Strategic Alignment
Effective Service Delivery	SD2: Services are resourced and delivered to specific groups as intended, and citizens are satisfied with the outcomes SD2.2: Percent of citizens satisfied with the County's defined service levels	The funding will allow the chambers to deliver programs, initiatives and events to their communities that will enhance satisfaction to Rocky View County residents.

ALTERNATE DIRECTION

No alternative direction is available.

Economic Development Grant Initiative Funding Request

ATTACHMENTS

Attachment A: Langdon Chamber of Commerce 2023 Grant Funding Application with supporting documents

Attachment B: Bragg Creek Chamber of Commerce 2023 Grant Funding Application with supporting documents

Economic Development Initiatives Grant Program Application Form

As per policy C-350, Economic Development Initiatives, all organizations must submit this application form prior to the deadline to be considered for the funding program.

All questions related to the completion for can be sent to economicdevelopment@rockyview.ca



Please return the completed form via email to:

Economic Development

Email: economicdevelopment@rockyview.ca

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

Name of Organization: Langdon & District Chamber of Commerce (LDCC)
Funding request amount: \$26,530.57
Application Prepared by (printed name): Carla Lomenda
Signature and title:
Contact Phone & Email: [REDACTED]
Date: January 15, 2024

The questions below allow us to evaluate your project for the grant program. Please answer the questions thoroughly and please attach any additional documents to the back of this form.

<p>1. How will the funding assist the advancement of your Chamber of business organization?</p> <p>Delegation of responsibilities to the Executive Assistant ensures that the Board of Directors can dedicate focused time to strategic initiatives, event planning, and fostering personal relationships for membership retention and expansion. Notably, our membership has increased 63% from 2022 to 2023.</p> <p>Wages for contractors to assist the board of directors in areas that are requiring further attention due to recent membership growth.</p> <ol style="list-style-type: none"> 1. Creation and streamlining processes/procedures 2. General administrative duties 3. Grant applications 4. Website maintenance/updates 5. Monthly Newsletters & Meetings 6. Bookkeeping assistance 7. Event coordination
--

The LDCC hosts 4 major events throughout the year as well as participates in the Langdon Days Parade. These events allow for our members to participate in many different ways, either through sponsorship, setting up booths, or being recognized as a business who is involved in the community. Events in the community for a business also allows for brand exposure, business connections, collaborations and open conversations with all levels of government.

2. Is the project complete and/or operational? YES NO

If no, please explain and the estimated time frame for completion.

3. Please indicate how many County Businesses have or will benefit from this project.

Rocky View County # 114 members

Did you have any volunteers involved with this project? YES NO

If yes, please note how many volunteers

11 - Full Board of Directors plus additional Members

Have you received any additional grants or funding- sources for this initiative? YES NO

If yes, please note the funding sources and amounts below



Financial Reporting

Please fill in the table below about the initiative's expenditures.

Financial Reporting Table

Name of initiative: Business Growth Supports & Events

<i>Expenditures</i>	<i>Estimated Amounts</i>
Wages	14,787.41
<i>Major Events (Supplies & Materials, Promotional & Marketing Materials, Facility Rentals & Rental Equipment)</i>	11,743.16
<i>Total Expenditures \$26,530.57</i>	

2023/24 BOD Directory	
Board Members	Position
Carla Lomenda	President
Peter Loats	Vice President
Krista Tardiff	Secretary
Terri Torrville	Treasurer
Megan McLeod	Communications Director
Rachael Wurz	Community Liaison Director
Jason Anderson	Membership Co-Director
Robert "Bob" Wild	Membership Co-Director
Lana Seddon	Director

Langdon & District Chamber of Commerce Association				
Profit and Loss				
January - December 2023				
	Total			
INCOME				
Chamber Plan Benefit	4,301.63			
Donations	1,315.00			
Event Tickets	5,345.00			
Membership Fees	11,350.00			
Reimbursed Expenses	12,015.00			
Services Fees	245.47			
Sign Space Rental	1,025.00			
Sponsorship	5,150.00			
Total Income	\$ 40,747.10			
GROSS PROFIT	\$ 40,747.10			
EXPENSES				
Bank charges	16.50			
Donation Expense	1,250.00			
Dues and Subscriptions	1,658.69			
Event Expense	9,505.28			
Insurance - Liability	1,213.00			
Legal and professional fees	162.00			
Office Expenses/Meetings	403.90			
Office/General Administrative Expenses	0.00			Major Event Total \$11, 743.16
QuickBooks Payments Fees	245.83			
Repair and maintenance	110.25			
Service Fees	18.90			
Speaker Fees	1,200.00			
Stationery and printing	1,037.88			
Subcontractors	11,952.41			Wages Total \$14,787.41 was sum of
Website	3,701.25			\$11,952.41 for Executive Assistant +
Total Expenses	\$ 32,475.89			\$2,835 for Website Contractor
OTHER INCOME				
Interest earned	1.68			
Total Other Income	\$ 1.68			
OTHER EXPENSES				
Miscellaneous	0.00			
Total Other Expenses	\$ 0.00			
PROFIT	\$ 8,272.89			
Thursday, Jan. 18, 2024 04:19:16 p.m. GMT-8 - Accrual Basis				

Langdon & District Chamber of Commerce Association

Balance Sheet

As of May 31, 2023

	TOTAL
Assets	
Current Assets	
Cash and Cash Equivalent	
Chequing	16,854.69
Undeposited Funds	0.00
Total Cash and Cash Equivalent	\$16,854.69
Accounts Receivable (A/R)	
Accounts Receivable (A/R)	9,475.00
Total Accounts Receivable (A/R)	\$9,475.00
Uncategorized Asset	0.00
Total Current Assets	\$26,329.69
Total Assets	\$26,329.69
Liabilities and Equity	
Liabilities	
Current Liabilities	
Accounts Payable (A/P)	
Accounts Payable (A/P)	0.00
Total Accounts Payable (A/P)	\$0.00
Total Current Liabilities	\$0.00
Total Liabilities	\$0.00
Equity	
Opening Balance Equity	9,246.23
Retained Earnings	-3,605.00
Profit for the year	20,688.46
Total Equity	\$26,329.69
Total Liabilities and Equity	\$26,329.69

Profit and Loss
June 2022 - May 2023

	TOTAL
INCOME	
Chamber Plan Benefit	4,302.54
Donations	500.00
Event Tickets	5,645.00
Light Standard Decor Fund	0.00
Membership Fees	17,775.00
Reimbursed Expenses	30,000.00
Services Fees	361.57
Sign Space Rental	1,950.00
Sponsorship	6,523.19
Uncategorized Income	0.13
Total Income	\$67,057.43
GROSS PROFIT	\$67,057.43
EXPENSES	
Bank charges	0.00
Donation Expense	1,300.00
Dues and Subscriptions	1,219.79
Event Expense	12,610.88
Insurance - Liability	2,459.00
Meals and entertainment	48.44
Mileage	33.79
Office Expenses/Meetings	1,003.50
Office/General Administrative Expenses	0.00
Other general and administrative expenses	0.00
QuickBooks Payments Fees	164.38
Repair and maintenance	105.00
Service Fees	23.36
Stationery and printing	770.18
Subcontractors	20,153.66
Travel	0.00
Website	6,477.85
Total Expenses	\$46,369.83
OTHER INCOME	
Interest earned	0.86
Total Other Income	\$0.86
PROFIT	\$20,688.46

Economic Development Initiatives Grant Program

Application Form

As per policy C-350, Economic Development Initiatives, all organizations must submit this application form prior to the deadline to be considered for the funding program.

All questions related to the completion for can be sent to economicdevelopment@rockyview.ca



Please return the completed form via email to:

Economic Development

Email: economicdevelopment@rockyview.ca

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

Name of Organization: BRAGG CREEK AND AREA CHAMBER OF COMMERCE
Funding request amount: \$41,916.20
Application Prepared by (printed name): SHERRI OLSEN
Signature and title: PRESIDENT
Contact Phone & Email: [REDACTED]
Date: December 8, 2023

The questions below allow us to evaluate your project for the grant program. Please answer the questions thoroughly and please attach any additional documents to the back of this form.

1. How will the funding assist the advancement of your Chamber of business organization?

Bragg Creek and Area Chamber of Commerce is a volunteer run not-for-profit organization. Over 10 years ago, the Chamber was given an opportunity to apply to tourism related grants and is now the unofficial destination organization for tourism in Bragg Creek. The Chamber is not allowed to use any of its Chamber membership funding for tourism related expenditures. The Chamber must rely on grants to fund any tourism initiatives in Bragg Creek. We have a marketing strategy that includes using free social media posts to advertise Bragg Creek and its businesses. The Chamber's website includes both tourism and Chamber related information. We continue to update our website to ensure it is the main website for tourism in Bragg Creek. The Chamber must rent any space it uses from meeting rooms to storing documents. In 2022 we organized our first annual Arts, Eats & Beats festival. This festival was a free festival for tourists, local residents and businesses. The Chamber paid for the expenses, offset by some sponsorship funding, and we brought new and returning tourists to Bragg Creek to listen to free music and buy unique and niche products from our local businesses. It was popular enough that we continued it once again in Sept 2023. The funding received from Rocky View County will continue our marketing strategy to bring tourists to Bragg Creek. We know the importance of tourism to our Bragg Creek businesses.

2. Is the project complete and/or operational? YES NO

If no, please explain and the estimated time frame for completion.

The marketing project is ongoing. The marketing strategy will continue as long as funding is received.

3. Please indicate how many County Businesses have or will benefit from this project.

Rocky View County # 85+

Did you have any volunteers involved with this project? YES NO

If yes, please note how many volunteers

The Chamber is a volunteer led Board of Directors of 8 individuals.

Have you received any additional grants or funding- sources for this initiative? YES NO

If yes, please note the funding sources and amounts below

We have not received any grants or funding for any expenditures being claimed. In 2023 the Chamber did not apply for Travel Alberta funding. Travel Alberta funding was received for a videos in 2022. The funding received did not include any funding for Lauren Shea who managed the grant. A federal government grant was applied for in December 2022 but it was denied.

The Arts, Eats & Beats expenditures being claimed are net of the sponsorship funding received of \$5600.00. The Bragg Creek maps are net of advertising income received of \$294.05.



Financial Reporting

Please fill in the table below about the initiative's expenditures.

Financial Reporting Table

Name of initiative: Tourism Related Expenditures	
<i>Expenditures</i>	<i>Estimated Amounts</i>
<i>Arts, Eats & Beats</i>	5225.00
<i>Website Updates for Tourism related pages (True Market) 2023</i>	8224.50
<i>General Print Advertising-2023</i>	2564.00
<i>Marketing Contracting (Barun Fox) 2023</i>	6395.00
<i>Printing & Distribution of Bragg Creek maps</i>	344.70
<i>Social Media Contracting for social media posts and bi-monthly newsletter (Lauren was \$9,713 (3 months) and Melissa is \$9525 for 8 months)</i>	19163.00
<i>Total Expenditures</i>	\$41916.20

Dear Rocky View County:

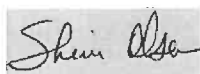
Thank you for this opportunity to submit past expenses for Bragg Creek and Area Chamber of Commerce.

Some context for your reference: An entire website re-brand was completed in 2022. We needed a refresh as the prior brand was very post- flood centric. True Market is our website builder. Barun Fox is our branding/logo designer. Lauren was our social media specialist in 2022, and Melissa is our current social media specialist in charge of posting on Bragg Creek Facebook sites and Instagram for both the Chamber and Bragg 'Visit Bragg Creek' tourist platform.

We have included 2022 as it was ok to submit retroactive, and so RVC can get a sense for history of expenditures necessary to run the Chamber. We know this is a shared funding grant!

On behalf of the Board we appreciate the involvement of the team of Rocky View County.

Sincerely,



Sherri Olsen

President, Bragg Creek and Area Chamber of Commerce

Bragg Creek and Area Chamber of Commerce
2023 Directors List

Sherri Olsen	President
Ian Greenhalgh	Vice President
Joanne Birbeck	Secretary
Neil MacLaine	Treasurer
Sunil Mattu	Director
Taylor Clarkson	Director
Harmke de Bruin	Director
Brett Schonekess	Director

Bragg Creek and Area Chamber of Commerce

Balance Sheet Comparison

As of September 30, 2023

	Total	
	As of Sep. 30, 2023	As of Sep. 30, 2022 (PY)
Assets		
Current Assets		
Cash and Cash Equivalent		
ATB Financial	73,340.89	75,979.91
ATB Financial - TBill	4.36	4.24
Total Cash and Cash Equivalent	\$ 73,345.25	\$ 75,984.15
Accounts Receivable (A/R)	300.00	7,569.00
Total Accounts Receivable (A/R)	\$ 300.00	\$ 7,569.00
Prepaid Expenses & Deposits	1,010.87	1,013.60
Total Current Assets	\$ 74,656.12	\$ 84,566.75
Non-current Assets		
Property, plant and equipment	0.00	0.00
Total Property, plant and equipment	\$ 0.00	\$ 0.00
Total Non Current Assets	\$ 0.00	\$ 0.00
Total Assets	\$ 74,656.12	\$ 84,566.75
Liabilities and Equity		
Liabilities		
Current Liabilities		
Accounts Payable (A/P)	500.00	3,062.50
Total Accounts Payable (A/P)	\$ 500.00	\$ 3,062.50
Credit Card		
ATB MasterCard	1,266.60	732.26
Total Credit Card	\$ 1,266.60	\$ 732.26
Accrued Liabilities-Margaret Barkley Bench	0.00	352.87
Deferred Membership Payments	409.50	682.50
GST/HST Payable	-1,495.95	-2,273.29
Total Current Liabilities	\$ 680.15	\$ 2,556.84
Total Liabilities	\$ 680.15	\$ 2,556.84
Equity		
Retained Earnings	82,009.91	97,968.69
Profit for the year	-8,033.94	-15,958.78
Total Equity	\$ 73,975.97	\$ 82,009.91
Total Liabilities and Equity	\$ 74,656.12	\$ 84,566.75

Bragg Creek and Area Chamber of Commerce

Profit and Loss Comparison

October 2022 - September 2023

	Total	
	Oct. 2022 - Sep. 2023	Oct. 2021 - Sep. 2022 (PY)
INCOME		
Events		
Arts, Eats & Beats	5,600.00	7,123.57
Total Events	\$ 5,600.00	\$ 7,123.57
Grants and Funds		
Memorial Bench	352.87	350.00
Rocky View County	125.00	20,150.00
Shop Local Grant-ACC 2021	0.00	21,228.79
Travel Alberta 2021-2022 Grant 21-211-C	0.00	14,275.00
Travel Alberta 2022/2023 Grant 22-CRD-137	12,500.00	12,500.00
Total Grants and Funds	\$ 12,977.87	\$ 68,503.79
Memberships		
Annual Memberships	15,860.00	15,470.00
Chamber Loyalty Payment	74.63	0.00
Group Insurance Administration Fees	28,396.75	28,615.98
Group Insurance Plan Monthly Membership Fees	6,894.24	7,512.13
Total Memberships	\$ 51,225.62	\$ 51,598.11
Tourism		
Tear-Away Map Advertising	294.05	0.00
Total Tourism	\$ 294.05	\$ 0.00
Interest Revenue	\$ 35.92	\$ 56.53
Total Income	\$ 70,133.46	\$ 127,282.00
COST OF GOODS SOLD		
Events - COS		
Arts, Eats & Beats - COS	10,724.25	13,760.13
Total Events - COS	\$ 10,724.25	\$ 13,760.13
Grants and Funds - COS		
Shop Local - COS	0.00	24,064.73
Telus Artwork Project - COS	0.00	1,500.00
Travel Alberta 2021/2022 Grant 21-211-C- COS	0.00	13,096.49
Travel Alberta 2022/2023 Grant 22-CRD-137- COS	12,848.76	13,444.75
Total Grants and Funds - COS	\$ 12,848.76	\$ 52,105.97
New Website Costs	8,224.50	19,215.00
Total Cost of Goods Sold	\$ 31,797.51	\$ 85,081.10
GROSS PROFIT	\$ 38,335.95	\$ 42,200.90
EXPENSES		
Advertising & Promotions		
General Print Advertising	3,704.00	3,765.00
Marketing Contracting	6,015.00	4,725.00
Marketing Distribution	59.73	0.00
Networking-Chamber Monthly Meetings	1,782.80	846.10
Printing & Distribution Costs	638.75	0.00
Promotion	0.00	2,992.50
Sponsorship	2,250.00	3,250.00

ATTACHMENT B: Bragg Creek Chamber of Commerce 2023 Grant Funding Application

Website & Email		3,663.86		3,289.47
Total Advertising & Promotions	\$	18,114.14	\$	18,868.97
Bank charges				
Bank Fees		106.43		111.10
Credit Card Charges		129.75		92.24
Total Bank charges	\$	236.18	\$	203.34
Contractors				
Bookkeeping Services		4,300.00		4,680.00
Marketing		0.00		1,037.50
Office Admin		1,008.05		1,110.00
Social Media/Newsletters		15,188.00		17,451.51
Total Contractors	\$	20,496.05	\$	24,279.01
Donations		1,250.00		100.00
Election Forum Costs		0.00		422.00
Insurance				
Insurance - Commercial Small Business		0.00		486.53
Insurance - Liability		656.64		528.37
Total Insurance	\$	656.64	\$	1,014.90
Legal and professional fees				6,300.00
Memberships and Dues		2,609.59		2,698.15
Office expenses				
AGM Expenses		84.99		350.00
Office/General Expenses		212.00		416.07
Supplies		318.39		502.70
Total Office expenses	\$	615.38	\$	1,268.77
President's Expenses		165.41		480.37
Rent				
Rent for Directors Meetings		447.50		280.00
Rent for Members Meetings		335.00		400.00
Rent for Storage at BCCA		240.00		240.00
Total Rent	\$	1,022.50	\$	920.00
Subscriptions		1,204.00		1,605.07
Total Expenses	\$	46,369.89	\$	58,159.68
OTHER INCOME				
Interest earned		35.92		56.53
Total Other Income	\$	35.92	\$	56.53
NET LOSS	-\$	8,033.94	-\$	15,958.78

**Bragg Creek and Area Chamber of Commerce
Transaction Report**

October 1, 2022 - December 14, 2023

Date	Transaction Type	#	Name	Memo/Description	Amount	Balance
31/10/2022	Bill	494	Barun Fox	Rebranding contract Phase 2	2,565.00	2,565.00
21/11/2022	Bill	505	Barun Fox	Website Design Mockup as a result of the rebranding	1,140.00	4,085.00
13/03/2023	Bill	513	Barun Fox	Visit Bragg Creek Collateral Templates	1,930.00	6,015.00
13/12/2023	Bill	557	Barun Fox	Visit Bragg Creek Kiosk Panel Design	760.00	6,395.00
TOTAL: ADVERTISING & PROMOTIONS: MARKETING CONTRACTING					\$ 6,395.00	

The expenditures are being paid to a graphic artist company to work with the Chamber directors to design the Chamber's rebrand of the Chamber and Visit Bragg Creek brands. They also prepared templates for social media posts and the tourism kiosk panel.



Development Permit Item: Outside Storage

Electoral Division: 6

File: PRDP20232206 / 03329055

Date:	February 13, 2024		
Presenter:	Jacqueline Targett, Senior Development Officer		
Department:	Planning		
Approved by:	<input checked="" type="checkbox"/> Executive Director / Director	and/or	<input checked="" type="checkbox"/> Chief Administrative Officer

REPORT SUMMARY

The purpose of this report is to assess a development permit application for Outside Storage, semi-trucks, tractor trailers and equipment, single-lot regrading and the placement of clean fill for site preparation (Phase 1) within the Heatherglen Industrial Business Park, Lot 10.

Phase 1 of this development will include the storage of semi-trucks, tractor trailers and chassis units. Phase 2 is a future proposal to include the construction of a business office.

In accordance with Direct Control District 161 Bylaw C-7818-2018 (DC 161), Council is the regulated Development Authority for all listed uses for Lots 9, 10, and 11 of the subdivision. The intent of DC 161 is to accommodate a limited-service industrial business park that accommodates a diversity of business and industrial uses. Outside Storage business uses are found in industrial areas and have been approved within the subject business park.

The application was reviewed pursuant to the *Municipal Government Act* (MGA), Municipal Development Plan (County Plan), the City of Calgary / Rocky View County Intermunicipal Development Plan (IDP), the Janet Area Structure Plan (ASP), the City of Chestermere notification area, the Heatherglen Industrial Business Park Conceptual Scheme (CS), Direct Control Bylaw C-7818-2018 (DC-161), Land Use Bylaw C-4841-97 (LUB), and the Heatherglen Industrial Business Park Architectural Controls.

The application was determined to be consistent with the relevant requirements of the overarching policies and regulations. No variances have been requested and the application includes mitigation measures that provide screening from adjacent properties, which includes focused landscaping along the front and rear of the property along with perimeter slat fencing.

ADMINISTRATION'S RECOMMENDATION

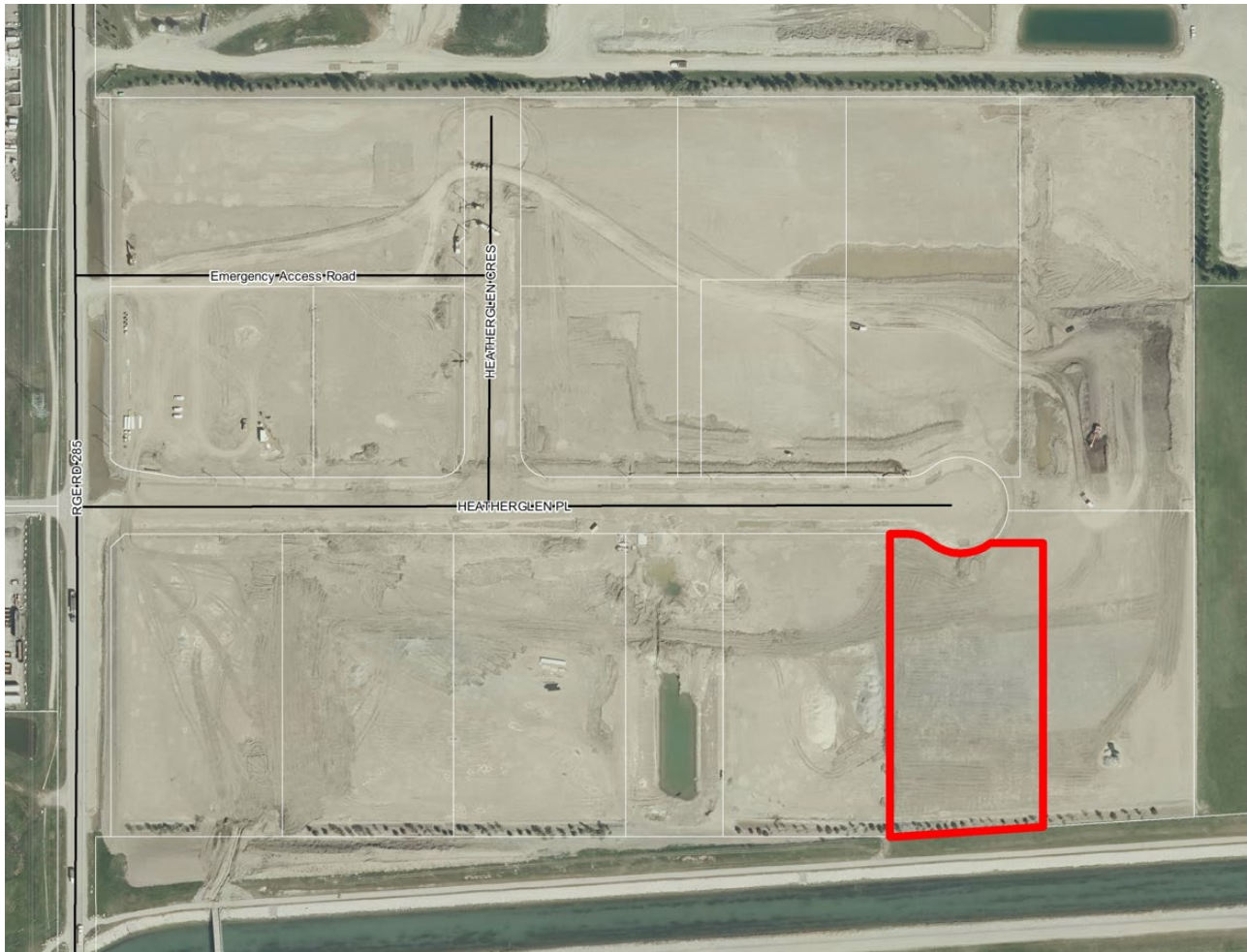
THAT Council approve development permit application PRDP20232206 with the conditions noted in Attachment F.

Development Permit Item: Outside Storage

BACKGROUND

Location (Attachment A)

Located approximately 0.41 kilometres (0.25 miles) east of Range Road 285 and along the south side of Heatherglen Place.



Site History (Attachment B)

The property is undeveloped. It is located within the newly created Heatherglen Industrial Business Park, within the Janet ASP. The business park was approved by Council for Conceptual Scheme and land use in November 2018, with the correlating subdivision approval in June 2019. Subdivision endorsement was registered on May 17, 2022.

Intermunicipal and Agency Circulation (Attachment C)

The application was circulated to all necessary intermunicipal neighbours, internal and external agencies. The City of Calgary had no concerns and noted an advisory comment to ensure that the property adheres to the regional CSMI stormwater solution for the subject lands.

Landowner Circulation (Attachment D)

As there is no appeal mechanism for a Council decision on a Development Permit within a Direct Control District, the application was originally circulated for 21 days in December 2023 to 198 adjacent Rocky View County landowners, in accordance with the County's Policy C-327 (Circulation and Notification Standards), prior to Council's consideration.

Development Permit Item: Outside Storage

No submissions were received in support or opposition of the application. The landowner circulation area map can be found in Attachment A.

Direct Control Bylaw (Attachment E)

Direct Control Bylaw C-7818-2018 (DC-161) has been reviewed pursuant to the subject application and has been included in Attachment D. The application notes the continuance and expansion of the business operations within the listed discretionary uses under Section 2.3.0 of Aggregate Resource Extractive Industry.

ANALYSIS

Policy Review

The application was found to be consistent with the relevant policies within the *Municipal Government Act* (MGA), Municipal Development Plan (County Plan), the City of Calgary / Rocky View County Intermunicipal Development Plan (IDP), the Janet Area Structure Plan (ASP), the City of Chestermere notification area, the Heatherglen Industrial Business Park Conceptual Scheme (CS), Direct Control Bylaw C-7818-2018 (DC-161), Land Use Bylaw C-4841-97 (LUB), and the Heatherglen Industrial Business Park Architectural Controls.

COMMUNICATIONS / ENGAGEMENT

There are no wider engagement requirements beyond the statutory consultation undertaken by the County.

IMPLICATIONS

Financial

No financial implications have been identified at this time.

STRATEGIC ALIGNMENT

This report is a requirement under Direct Control District 161 Bylaw C-7818-2018, as Council is the identified Development Authority for three identified lots within this district.

ALTERNATE DIRECTIONS

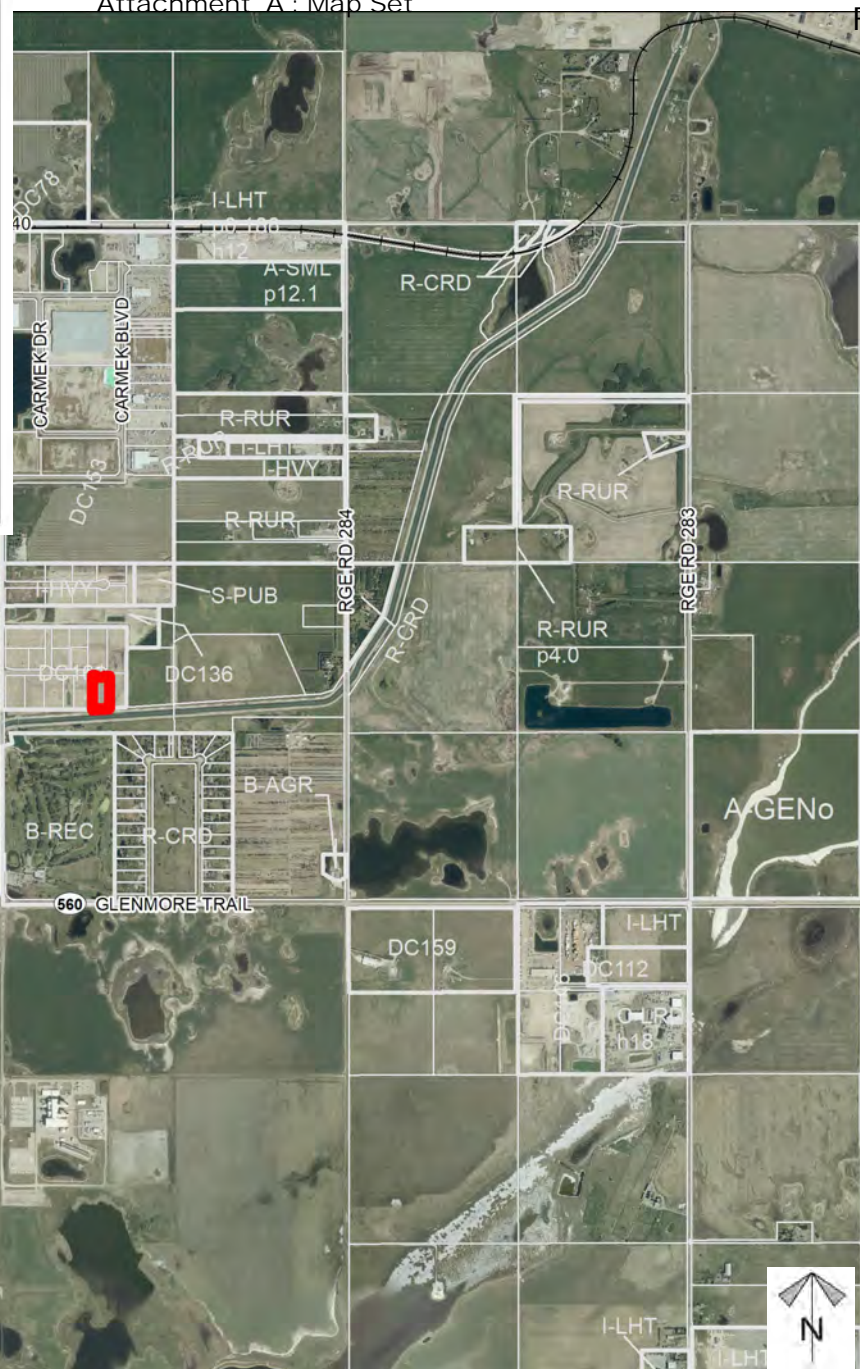
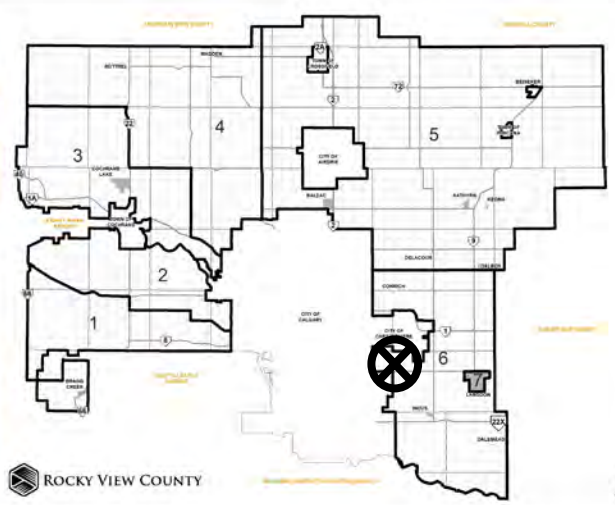
THAT application PRDP20232206 be refused by Council.

ATTACHMENTS

Attachment A: Map Set
Attachment B: Application Information
Attachment C: Application Referral Responses
Attachment D: Public Submissions [None Received]
Attachment E: Direct Control Bylaw C-7818-2018 (DC-161)
Attachment F: Proposed Development Permit Conditions

Location & Context Development Proposal

Outside Storage, for semi-trucks, trailers, and equipment, single-lot regrading and the placement of clean fill for site preparation (Phase 1)



HEATHERGLEN PL

**Development
Proposal**
Development Proposal

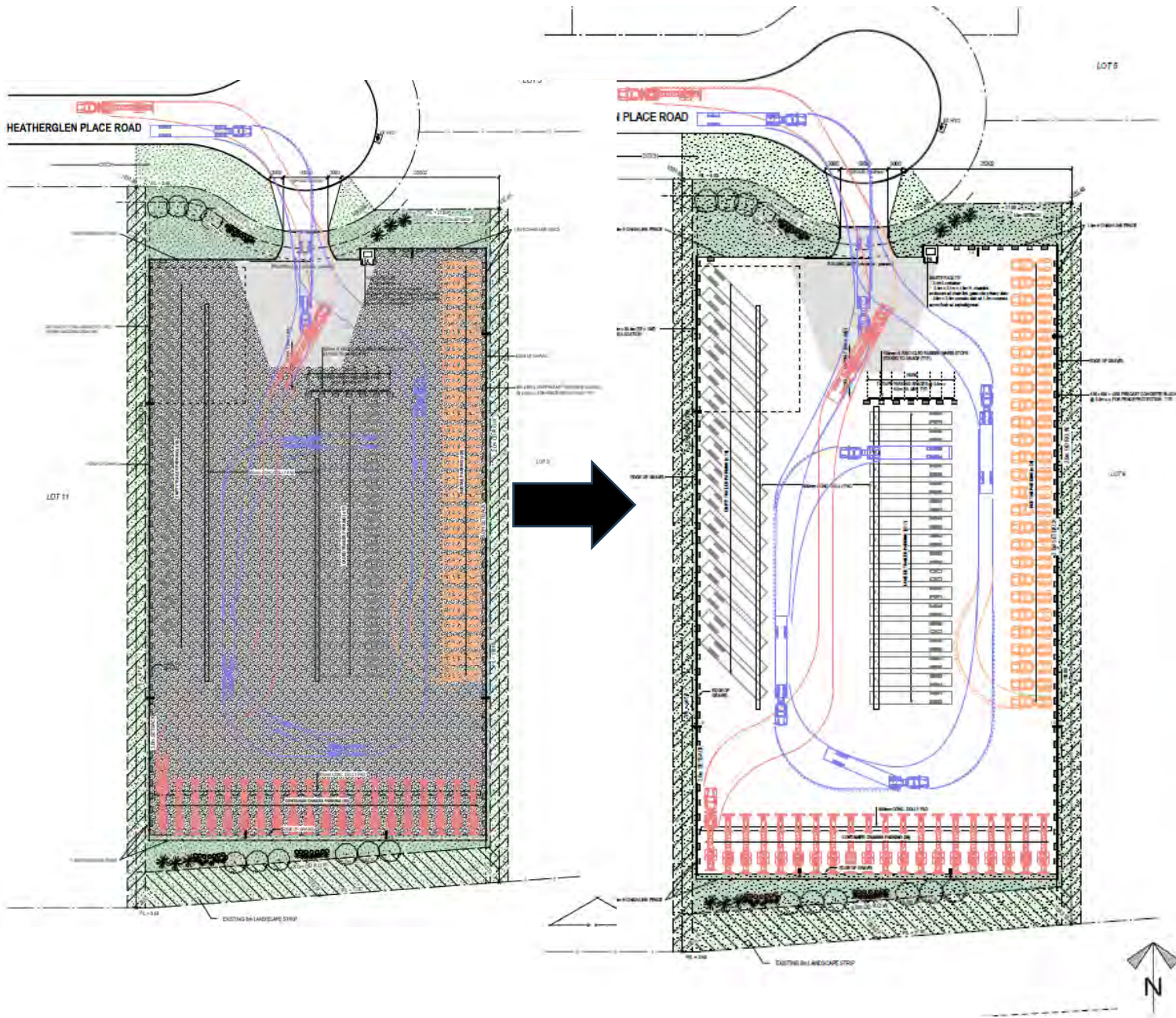
Outside Storage, for semi-trucks, trailers, and equipment, single-lot regrading and the placement of clean fill for site preparation (Phase 1)



Development Proposal

Development Proposal

Outside Storage, for semi-trucks, trailers, and equipment, single-lot regrading and the placement of clean fill for site preparation (Phase 1)



Environmental

Development Proposal

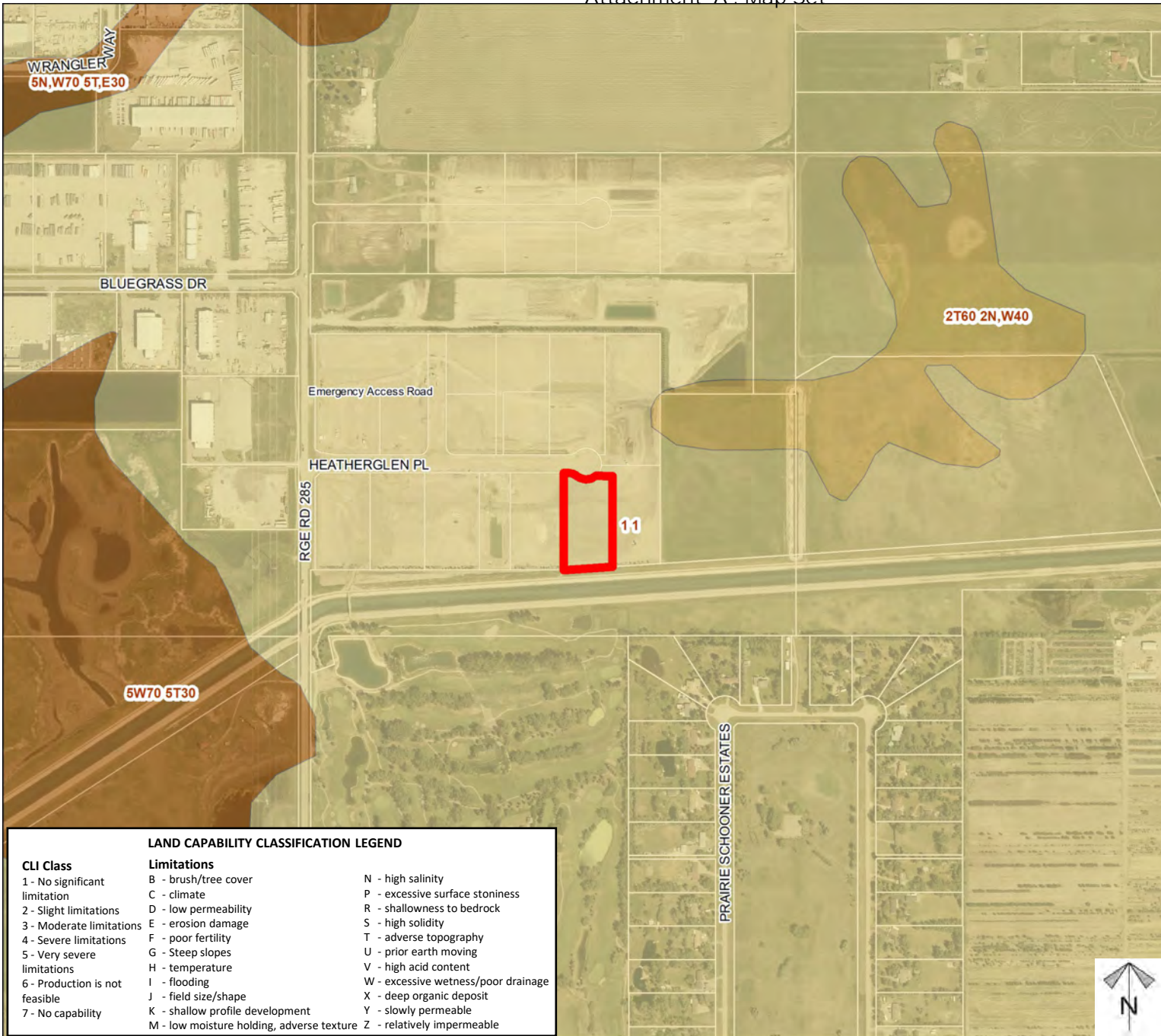
Outside Storage, for semi-trucks, trailers, and equipment, single-lot regrading and the placement of clean fill for site preparation (Phase 1)



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

Division: 6
 Roll: 03329055
 File: PRDP20232206
 Printed: Nov 22, 2023
 Legal: A portion of NW-29-
 Page 51 of 574





Soil Classifications Development Proposal

Outside Storage, for semi-trucks, trailers, and equipment, single-lot regrading and the placement of clean fill for site preparation (Phase 1)

LAND CAPABILITY CLASSIFICATION LEGEND

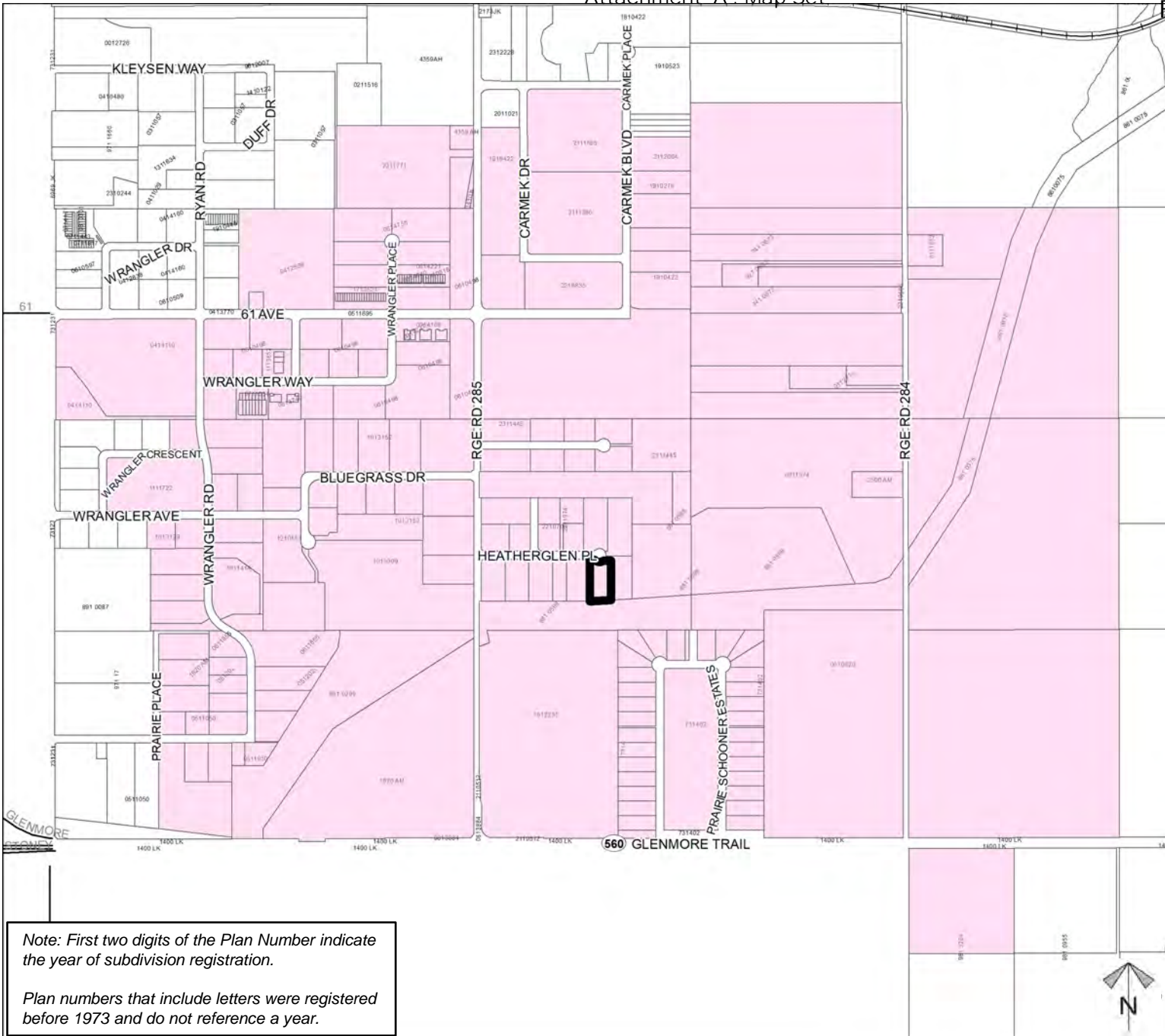
CLI Class	Limitations	
1 - No significant limitation	B - brush/tree cover	N - high salinity
2 - Slight limitations	C - climate	P - excessive surface stoniness
3 - Moderate limitations	D - low permeability	R - shallowness to bedrock
4 - Severe limitations	E - erosion damage	S - high solidity
5 - Very 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



Landowner Circulation Area

Development Proposal

Outside Storage, for semi-trucks, trailers, and equipment, single-lot regrading and the placement of clean fill for site preparation (Phase 1)



Legend

Support



Not Support



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.





DEVELOPMENT PERMIT APPLICATION

FOR OFFICE USE ONLY	
APPLICATION NO.	PRDP20232206
ROLL NO.	03329055
RENEWAL OF	
FEES PAID	\$1716.43
DATE OF RECEIPT	23-May-2023

APPLICANT/OWNER					
Applicant Name: Rick Balbi Architect Ltd.			Email: mmartens@rbalbi.ca		
Business/Organization Name (if applicable): Rick Balbi Architect Ltd.					
Mailing Address: #15, 5917 1A Street SW, Calgary, AB				Postal Code: T2H 0G4	
Telephone (Primary): 403.253.2853			Alternative:		
Landowner Name(s) per title (if not the Applicant): 2285735 Alberta Corp.					
Business/Organization Name (if applicable):					
Mailing Address: 15 Saddleland Drive NE				Postal Code: T3J 5J2	
Telephone (Primary): 403.798.6878			Email: harry@guruconnections.ca		
LEGAL LAND DESCRIPTION - Subject site					
All/part of: NW ¼	Section: 29	Township: 23	Range: 28	West of: 4th Meridian	Division:
All parts of : Lot 10		Block: 11	Plan: 221 0706	Parcel Area (ac/ha): 3.08 ac	
Municipal Address: 71 Heatherglen Place			Land Use District:		
APPLICATION FOR - List use and scope of work					
Proposed vehicle storage facility (Phase 1 only - site grading, landscaping, parking, Phase 2 to follow through separate application)					
Variance Rationale included: <input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A DP Checklist Included: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO Name of RVC Staff Member Assisted:					
SITE INFORMATION					
a. Oil or gas wells present on or within 100 metres of the subject property(s)				<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
b. Parcel within 1.5 kilometres of a sour gas facility (well, pipeline or plant)				<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
c. Abandoned oil or gas well or pipeline present on the property (Well Map Viewer: https://extmapviewer.aer.ca/AERAbandonedWells/Index.html)				<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
d. Subject site has direct access to a developed Municipal Road (accessible public roadway)				<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
AUTHORIZATION					
I, <u>Mitchell Martens</u> (Full name in Block Capitals), hereby certify (initial below):					
<u>MM</u> That I am the registered owner OR <u>MM</u> That I am authorized to act on the owner's behalf.					
<u>MM</u> That the information given on this form and related documents, is full and complete and is, to the best of my knowledge, a true statement of the facts relating to this application.					
<u>MM</u> That I provide consent to the public release and disclosure of all information, including supporting documentation, submitted/contained within this application as part of the review process. I acknowledge that the information is collected in accordance with s.33(c) of the <i>Freedom of Information and Protection of Privacy Act</i> .					
<u>MM</u> Right of Entry: I authorize/acknowledge that Rocky View County may enter the above parcel(s) of land for purposes of investigation and enforcement related to this application in accordance with Section 542 of the Municipal Government Act.					
Applicant Signature _____			Landowner Signature <u>Hartej Mangat</u>		
Date <u>11-May-2023</u>			Date <u>May 3rd 2023</u>		



STRIPPING, GRADING, EXCAVATION AND/OR FILL INFORMATION SHEET

FOR OFFICE USE ONLY	
APPLICATION NO.	PRDP20232206
ROLL NO.	03329055
DISTRICT	Direct Control (DC-161)

DETAILS		APPLICATION FOR:
Total area of work (m ² / ft ² / ac.)	12,467 sq. m.	<input type="checkbox"/> Site Stripping <input type="checkbox"/> Fill
Length (m / ft.)		<input checked="" type="checkbox"/> Grading <input type="checkbox"/> Re-contouring
Width (m / ft.)		<input type="checkbox"/> Excavation (cut-to-fill) <input type="checkbox"/> Excavation (borrow areas)
Height (m / ft.)		<input type="checkbox"/> Construction of artificial waterbody (not including dugouts)
Volume (m ³ / ft ³ .)	1605.8 m.	<input type="checkbox"/> Stockpiling
Number of truckloads (approx.)		<input type="checkbox"/> Other:
Slope factor (if applicable)		
DESCRIPTION OF WORK		
Describe the purpose and intent of the work proposed (include cover letter for detailed description):		
Site grading for vehicle trucking/storage facility (Phase 1 of development)		
Indicate the timing/duration of work (which shall not coincide with bird nesting seasons, as determined):		
6 months		
Indicate the effect(s) on existing drainage patterns or environmentally sensitive areas (i.e. riparian, wetland, other waterbodies etc.) if applicable:		
N/A		
Confirm if proposed fill contains any rubble or hazardous substances:		
Compacted gravel, heavy duty asphalt, and sod/soil as noted on development plans		
ADDITIONAL REQUIREMENTS, in addition to DP Checklist - General requirements		
The following must be included with the application (select if provided):		
<input checked="" type="checkbox"/> Pre-development and Post-development grading plans		
<input type="checkbox"/> Other documents: Stormwater Management Plan, Fill Management Plan, Soil Quality Report may be required		
<input checked="" type="checkbox"/> Cover letter shall address ALL of the following:		
<ul style="list-style-type: none"> • Soil-handling plan depicting movement of fill on the site and confirmation that soil will be transported when it is in a favourable condition (include this information on the Site/Grading Plan as necessary) • Traffic control plan • Weed Management Plan • Costs (anticipated) to reclaim the site • Methods to dust and erosion resulting from ongoing work 		
On the Site/Grading Plans:		
<input checked="" type="checkbox"/> Dimensions and area(s) of excavation, fill, and/or grading		
<input type="checkbox"/> Location of wetlands and watercourses and any ecologically sensitive features		
<input checked="" type="checkbox"/> Location where the excavation, stripping, or grading is to be taking place		
<input checked="" type="checkbox"/> Proposed access, haul routes, and haul activities		

Applicant Signature _____

Date 5/11/23



LAND TITLE CERTIFICATE

S		
LINC	SHORT LEGAL	TITLE NUMBER
0039 149 893	2210706;11;10	221 247 229

LEGAL DESCRIPTION

PLAN 2210706

BLOCK 11

LOT 10

EXCEPTING THEREOUT ALL MINES AND MINERALS

AREA: 1.245 HECTARES (3.08 ACRES) MORE OR LESS

ESTATE: FEE SIMPLE

ATS REFERENCE: 4;28;23;29;NW

MUNICIPALITY: ROCKY VIEW COUNTY

REFERENCE NUMBER: 221 103 114 +7

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION

221 247 229	07/11/2022	TRANSFER OF LAND	\$1,478,400	\$1,478,400

OWNERS

2285735 ALBERTA CORP.
OF 15 SADDLELAND DRIVE NE
CALGARY
ALBERTA T3J 5J2

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION		
NUMBER	DATE (D/M/Y)	PARTICULARS

221 102 786	17/05/2022	CAVEAT RE : SEE CAVEAT CAVEATOR - HGBP HOLDING CORPORATION LTD. C/O WALSH LLP 2800, 801 - 6 AVENUE SW CALGARY ALBERTA T2P4A3 AGENT - ALEXANDER A ATKINSON

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

221 247 229

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
221 102 787	17/05/2022	ENCUMBRANCE ENCUMBRANCEE - HEATHERGLEN BUSINESS PARK OWNERS' ASSOCIATION. 100 GLENEAGLES DRIVE COCHRANE ALBERTA T4C1P5
221 103 115	17/05/2022	RESTRICTIVE COVENANT
221 103 116	17/05/2022	CAVEAT RE : DEVELOPMENT AGREEMENT PURSUANT TO MUNICIPAL GOVERNMENT ACT CAVEATOR - ROCKY VIEW COUNTY. 262075 ROCKY VIEW POINT ROCKY VIEW COUNTY ALBERTA T4A0X2
221 103 121	17/05/2022	UTILITY RIGHT OF WAY GRANTEE - TELUS COMMUNICATIONS INC. GRANTEE - SHAW CABLESYSTEMS LIMITED. GRANTEE - ATCO GAS AND PIPELINES LTD. GRANTEE - FORTISALBERTA INC. GRANTEE - ENMAX POWER CORPORATION. GRANTEE - HGBP HOLDING CORPORATION LTD. GRANTEE - ROCKY VIEW COUNTY. GRANTEE - HEATHERGLEN BUSINESS PARK OWNERS' ASSOCIATION. AS TO PORTION OR PLAN:2210709
221 103 123	17/05/2022	UTILITY RIGHT OF WAY GRANTEE - HGBP HOLDING CORPORATION LTD. GRANTEE - ROCKY VIEW COUNTY. GRANTEE - HEATHERGLEN BUSINESS PARK OWNERS' ASSOCIATION. AS TO PORTION OR PLAN:2210710
221 103 125	17/05/2022	UTILITY RIGHT OF WAY GRANTEE - HGBP HOLDING CORPORATION LTD. GRANTEE - ROCKY VIEW COUNTY. GRANTEE - HEATHERGLEN BUSINESS PARK OWNERS' ASSOCIATION. AS TO PORTION OR PLAN:2210711
221 247 230	07/11/2022	MORTGAGE MORTGAGEE - BUSINESS DEVELOPMENT BANK OF CANADA. 250, 28 QUARRY PARK BLVD. SE CALGARY ALBERTA T2C5P9 ORIGINAL PRINCIPAL AMOUNT: \$1,170,000

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 3

221 247 229

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
221 247 231	07/11/2022	CAVEAT RE : ASSIGNMENT OF RENTS AND LEASES CAVEATOR - BUSINESS DEVELOPMENT BANK OF CANADA. 1310, 150-9 AVE SW CALGARY ALBERTA T2P3H9 AGENT - JAMES D MCFARLANE

TOTAL INSTRUMENTS: 009

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 11 DAY OF MAY,
2023 AT 11:17 A.M.

ORDER NUMBER: 47211632

CUSTOMER FILE NUMBER: 22-238



END OF CERTIFICATE

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED
FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER,
SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

THE ABOVE PROVISIONS DO NOT PROHIBIT THE ORIGINAL PURCHASER FROM
INCLUDING THIS UNMODIFIED PRODUCT IN ANY REPORT, OPINION,
APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS
PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).



Rick Balbi Architect Ltd.

#15, 5917 1A Street SW
Calgary, AB T2H 0G4
P: 403.253.2853
F: 403.253.3078
Email: general@rbalbi.ca

May 11, 2023

Planning & Development
Rocky View County
262075 Rocky View Point
Rocky View County, AB T4A 0X2

Re: 71 Heatherglen Place
Our File: 22-238-2

To Whom It May Concern,

Please find attached the following documentation in addition to this cover letter for reviewing the proposed development:

- Development permit drawings
- Development site servicing, grading, and overland drainage plans
- Erosion and Sediment Control plans
- A completed application form and development permit checklist
- A completed Grading Information Sheet
- Existing grading plans for the overall Heatherglen subdivision and proposed cut/fill plans as required by the Grading Information Sheet
- A completed authorization from the registered landowner
- A current copy of the land title and relevant registrations
- Photographs of the proposed development site
- An aerial map showing the absence of abandoned wells on or within 100m of the property
- A copy of the Phase I Environmental Site Assessment and Addendum Letter

The scope of this application is limited to development of a previously undeveloped site in the Heatherglen Industrial Park to accommodate a vehicle trucking and storage facility. This application comprises Phase 1 of the overall project, proposing landscaping, parking, site fencing, and grading of the site to support the site. Phase 2 will be submitted under a separate development permit application following completion of this phase.

Additionally, as per previous correspondence with Jacqueline Targett and the applicant/landowner for PRDP20224262, the original permit fees of \$1,716.43 are tentatively approved to be applied to this current application, to be confirmed upon intake processing.

All materials required for development of the site will be transported using the haul route access along 100 Street SE (Range Road 285), as shown in the attached Diagram A:

[...continued on next page]

Diagram 1: Approximate Haul Route for Proposed Development (Diagram A)

Transport and management of materials required for site grading will be handled to mitigate disturbance to adjacent properties, as described on the provided Erosion and Sediment Control plan. As the subdivision is currently under construction, no seeding appears to have been completed, therefore negating any requirement for weed management. Control of traffic procedures are organized onsite by the general contractor.

We trust this is the information you require, but should you have any questions or concerns, please feel free to contact our office at any time.

Best regards,

Mitchell Martens
RICK BALBI ARCHITECT LTD

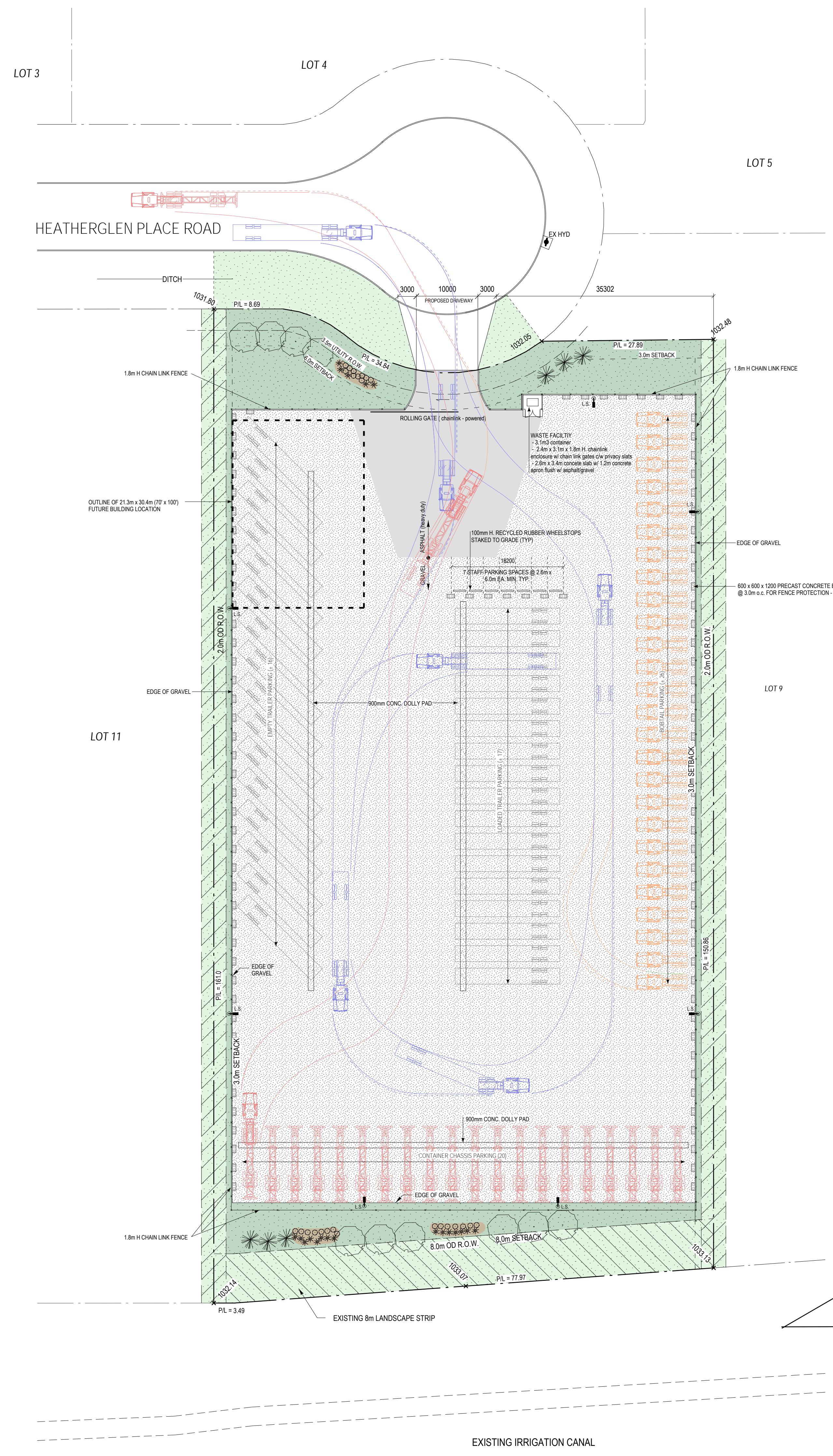


AERIAL VIEW



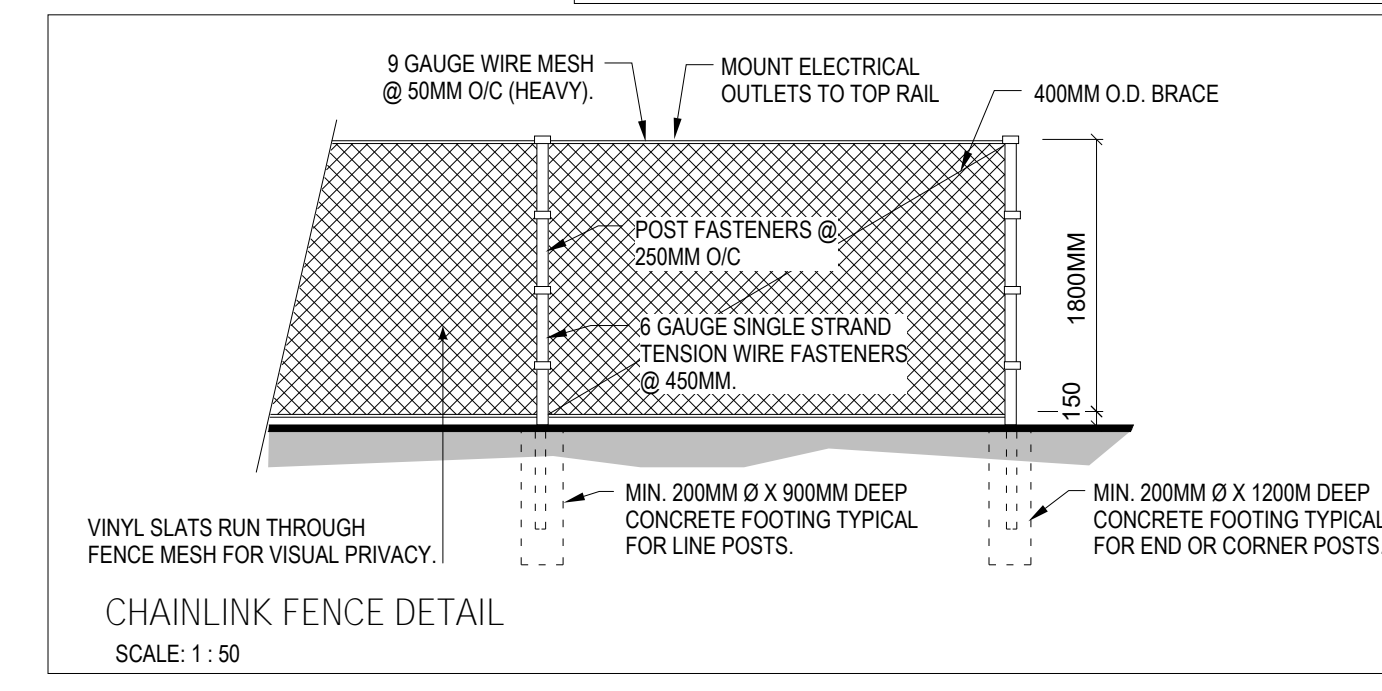
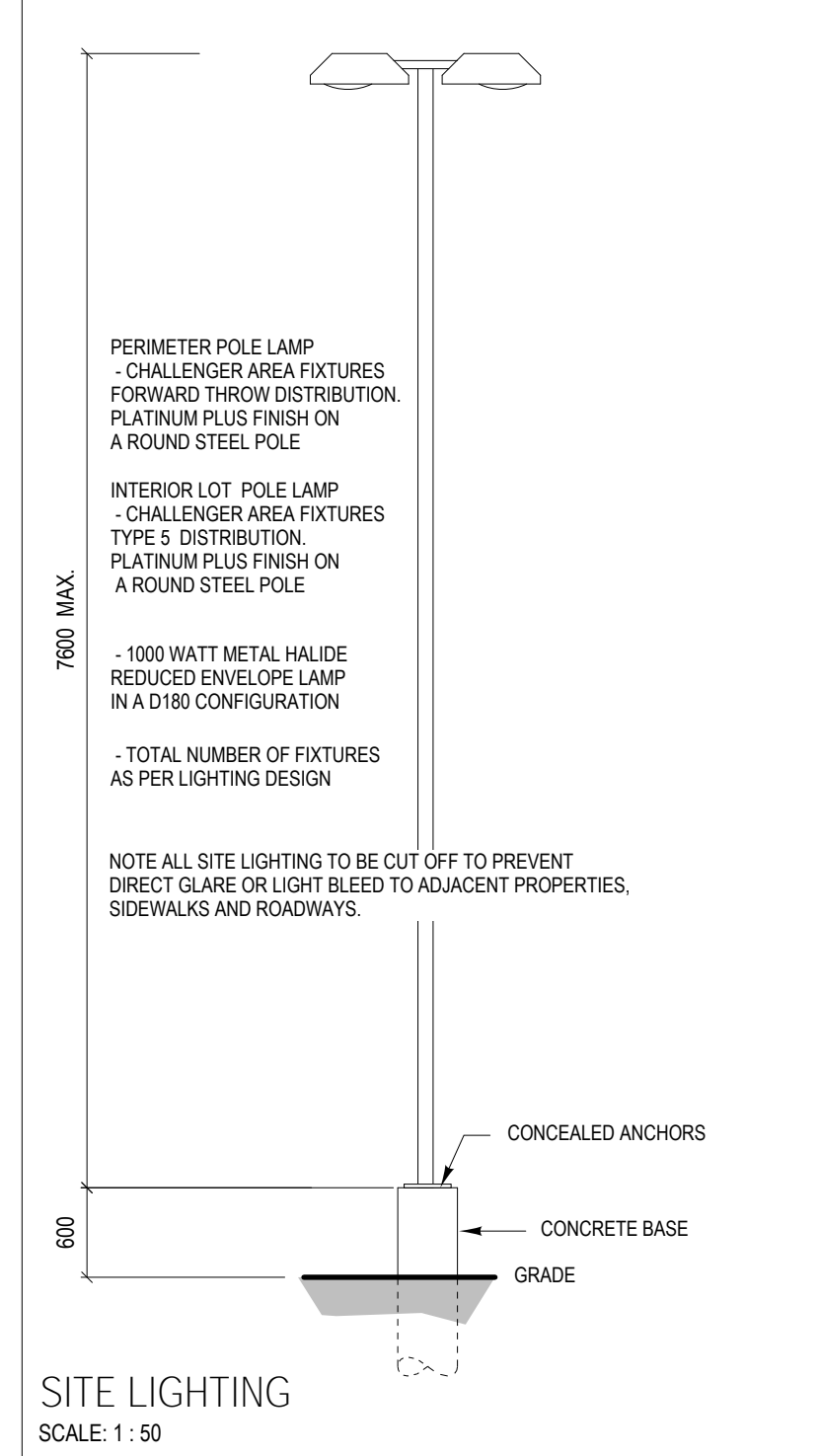
VIEW WEST FROM HEATHERGLEN PLACE (LOT 11)





SITE PLAN
SCALE: 1:400

SITE INFORMATION			
ADDRESS: 71 HEATHERGLEN PLACE, ROCKY VIEW COUNTY, AB			
LEGAL DESCRIPTION: LOT 11 BLOCK PLAN 181 2235			
LAND-USE : DIRECT CONTROL DISTRICT 161			
SITE AREA : ± 1.24 Ha (± 12467 m ²)			
LANDSCAPING			
LANDSCAPING REQUIRED: 10% OF SITE AREA = 1247m ²			
LANDSCAPING PROVIDED: 10.5% OF SITE AREA = 1394m ²			
TREES REQUIRED (w/ shrub substitution of up to 50% required trees)			
DECIDUOUS - 9			
CONIFEROUS - 6			
SHRUBS REQUIRED (w/ shrub substitution of up to 50% required trees)			
DECIDUOUS - 24			
CONIFEROUS - 20			
PLANT LIST			
KEY	ITEM	QTY.	SIZE
	LARGE DECIDUOUS TREES - Brandon Elm - Green Ash	10	45 mm calliper
	CONIFEROUS TREES - Colorado Blue Spruce - Colorado Green Spruce	6	2.0m height
	DECIDUOUS SHRUBS - Sandcherry - Dogwood - Spirea - Cotoneaster	25	600mm height
	CONIFEROUS SHRUBS - Juniper - Mugo Pine	20	400mm height
	URBAN TURF - 45% CREEPING RED FESCUE - 40% KENTUCKY BLUEGRASS - 15% PERENNIAL RYEGRASS		
	RURAL ROAD - 40% PUBESCENT WHEAT GRASS - 22% DAHURIAN WILDRYE - 30% SHEEP FESCUE - 8% PERENNIAL RYEGRASS		
* THE ABOVE SEED MIXES ARE SEEDED @ 175KG PER HECTARE			
	COMPACTED GRAVEL		
	HEAVY DUTY ASPHALT		
* ALL PLANTINGS TO BE PLACED IN A MINIMUM 150MM (6") DEPTH OF LANDSCAPING SOIL			
* ALL TREES/SHRUBS AND TREE/SHRUB PLANTING SHALL BE HARDY TO THE CALGARY REGION			
* IRRIGATION WILL BE PROVIDED BY A PRIVATE TRUCK WATERING SERVICE. POTABLE WATER USE IS NOT PERMITTED			



Rick Balbi Architect Ltd.
#15 - 5917 - 1st A^{ve} Street S.W.
Calgary, Alberta T2H 0G4
Ph: (403) 253-2853 Fax: (403) 253-3078
general@rbalbi.ca

Seal:

Site Servicing:

Structural:

Mechanical:

Electrical:

NECB:

Project:

GURU ROAD CONNECTIONS TRUCK SERVICE FACILITY & WAREHOUSE

71 Heatherglen Place
Rocky View County, Alberta

Lot 10 Block 11 Plan 181 2235

Revisions:

JULY 27/23	REVISED LANDSCAPING, ADDED PRIVACY SLATS TO FENCING, WHEELSTOPS
AUG 4 /23	REVISED LANDSCAPING
NOV 22 /23	REVISED SITE LIGHTING HEIGHTS
DEC 6 /23	REVISED SITE LAYOUT
JAN 29/24	REVISED LANDSCAPING, LANDSCAPING NOTES

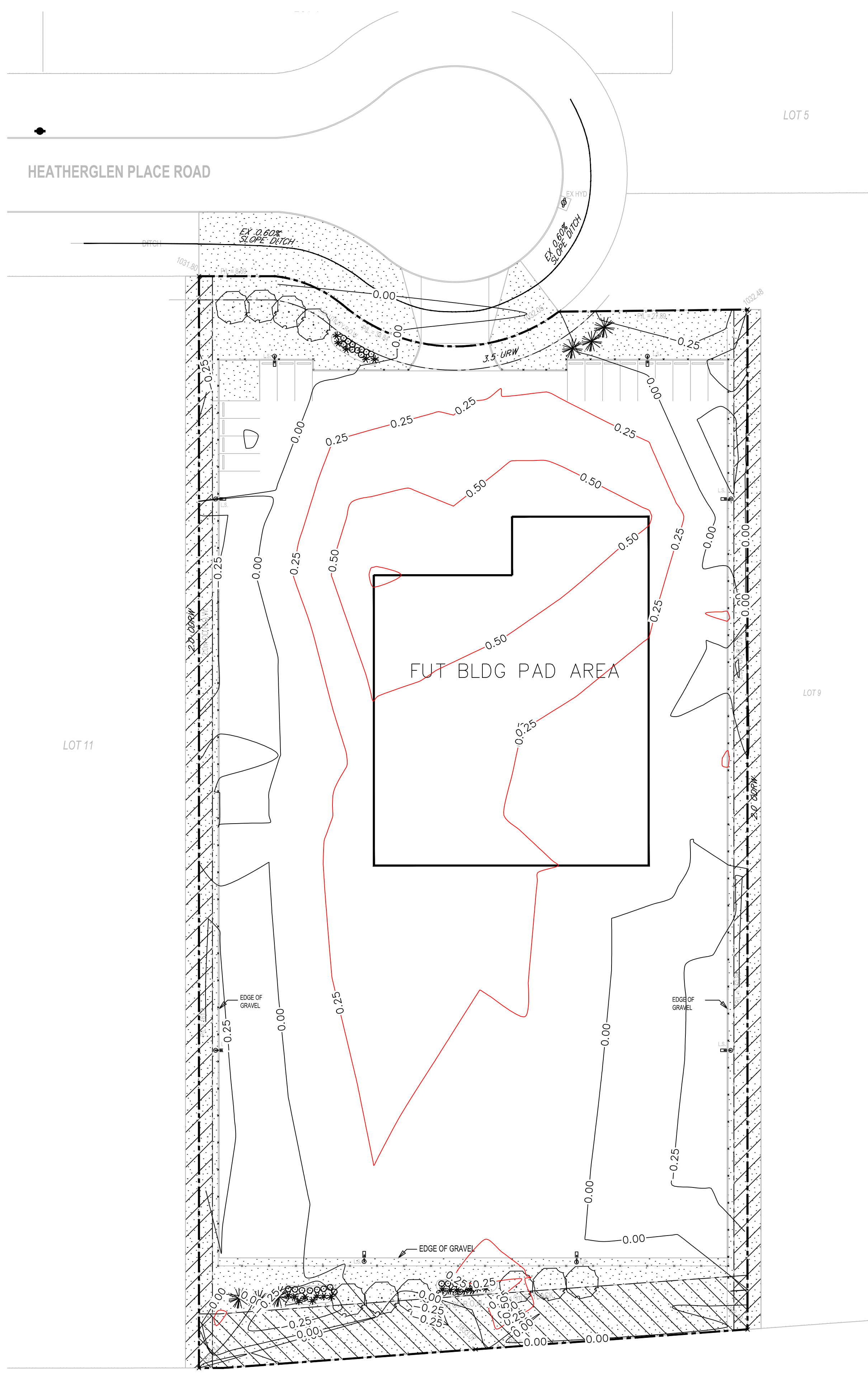
Drawing Title:

Site Plan

JOB No. 22-238
DATE: MAR 15, 2023
DRAWN: VJ

DP-1.0

DO NOT SCALE DRAWINGS: ANY DISCREPANCIES ARE TO BE REPORTED TO THE ARCHITECT PRIOR TO THE COMMENCEMENT OF ANY WORK. THIS PLAN AND DESIGN ARE, AND AT ALL TIMES REMAIN THE EXCLUSIVE PROPERTY OF RICK BALBI ARCHITECT LTD. AND CANNOT BE USED OR REPRODUCED WITHOUT WRITTEN CONSENT.



CUT: 543.058 CU.M.
FILL: 2148.902 CU.M.
NET: 1605.843 CU.M.

***BUILDING PAD TO BE REVISED**

RICHVIEW ENGINEERING INC.
CONSULTING ENGINEERS
#201, 203-38th Ave NE CALGARY, AB.T2E 2M3
PHONE: (403) 230-3218 FAX: (403) 230-3208

THIS DRAWING MAY NOT BE REPRODUCED OR COPIED WITHOUT THE EXPRESS WRITTEN CONSENT OF RICHVIEW ENGINEERING INC.

- NOTES:
1. ALL DIMENSIONS ARE IN METRES AND DECIMALS THEREOF.
 2. ALL ELEVATIONS REFERENCED TO 1000 GEODETIC DATUM.
 3. ALL WORK TO BE DONE TO CITY OF ROCKY VIEW COUNTY SPECIFICATIONS.
 4. HEAVY DUTY ASPHALT REQUIRED AS INDICATED.
 5. ALL CURB REFER TO ARCHITECTURAL DRAWING FOR DETAILS.
 6. ENSURE THAT THE DRAINAGE FROM DOWNSPOUTS IS AWAY FROM BUILDING.
 7. MINIMUM OVERHEAD CLEARANCE REQUIRED FOR DUMPING CONTAINERS IS 6.4m.
 8. MINIMUM VERTICAL CLEARANCE REQUIRED FOR SANITATION VEHICLES IS 4.3m.
 9. HEAVY DUTY ASPHALT TO BE A DEPTH AND CLASS TO CARRY A LOADED COLLECTION VEHICLE (25,000 kg).
 10. ELECTRICAL TRANSFORMERS, LIGHT STANDARDS AND SIGNAL POLES WILL BE LOCATED TO ENSURE EASY COLLECTION VEHICLE ACCESS.
 11. ALL DRIVEWAY APRONS SHALL BE INSTALLED AS PER CITY OF ROCKY VIEW COUNTY SPECIFICATIONS.

LEGEND

PROPOSED GRADE	× EOP +47.79
PROPOSED SLOPE	- 1.00%
EXISTING GRADE	× EX +47.79
SLAB ELEVATION	MF=48.75
CUT	-1.00
NO CHANGE	0.00
FILL	1.00

MUNICIPAL ADDRESS
71 HEATHERGLEN PLACE, ROCKY VIEW COUNTY, ALBERTA
LEGAL ADDRESS
LOT 10 BLOCK 11
PLAN 181 2235
NW 1/4 SEC 29 TWP 23 RGE 28 W4th M

REVISIONS

REV.	Y	M	D	ISSUE/REVISION DESCRIPTION	AY	RL
0	23	04	04	FOR APPROVAL	AY	RL

ENGINEER

PERMIT NUMBER: P09809
4 Aug 23

CLIENT
RICK BALBI ARCHITECT LTD.

PROJECT
GURU ROAD CONNECTIONS TRUCK SERVICE FACILITY&WAREHOUSE

DESIGN: RL	CUT AND FILL PLAN			
DRAWN: AY				
CHECKED: RL				
DATE: 2023-04-04	DEVELOPMENT PERMIT No. DP	PROJECT No. 1577	DWG. No. 01	ISS/REV 00
SCALE: 1:500	MECHANICAL GRC. No. DSSP			

NOT FOR CONSTRUCTION
UNTIL FINAL APPROVAL IS GRANTED
BY THE ROCKY VIEW COUNTY

- ALL THE SURFACE LAYOUT, INCLUDING THE CURB LAYOUT, BUILDING LAYOUT, ETC. SHOULD FOLLOW THE LATEST SITE PLAN FROM ARCHITECT.
- IF THIS DRAWING IS TO BE USED FOR SURVEY PURPOSE. THE SURVEYOR NEED TO INPUT THIS DRAWING INTO HIS OWN COORDINATE SYSTEM FOR SURVEY LAYOUT.

K:\1077 HEATHERGLEN\DRAWINGS\1077-DSSP-REZ.DWG. CUT AND FILL_08/04/2023 01:16 PM USER

ATTACHMENT C: APPLICATION REFERRAL RESPONSES

AGENCY	COMMENTS
<i>Province of Alberta</i>	
Alberta Ministry of Environment and Protected Areas – Forestry and Parks	Alberta Forestry and Parks, Lands Division, has reviewed the proposed development permit application (PRDP20232206) and has no concerns.
<i>Adjacent Municipality</i>	
The City of Calgary	<p>The City of Calgary has reviewed the below noted circulated application referencing the <i>Rocky View/Calgary Intermunicipal Development Plan (IDP)</i> and other applicable policies.</p> <p>The City of Calgary offers the following comment for your consideration regarding Application # PRDP20232206:</p> <ul style="list-style-type: none"> - CSMI is expected to be the ultimate solution for the Janet ASP lands and provisions should be made to tie into that system
City of Chestermere	No response received.
<i>Other</i>	
Western Irrigation District	No response received.
<i>Internal Departments</i>	
Capital and Engineering Services	<p><u>General</u></p> <ul style="list-style-type: none"> • The review of this file is based upon the application submitted. These conditions/recommendations may be subjected to change to ensure best practices and procedures. • Prior to issuance, the applicant shall provide a construction management plan in accordance with County's servicing standards to the satisfaction of the County. <p><u>Geotechnical</u></p> <ul style="list-style-type: none"> • As a permanent condition, the applicant will be required to provide compaction testing results, prepared and provided by a qualified professional, for any areas of the site filled greater than 1.2m in depth. • Engineering has no requirements at this time. <p><u>Transportation</u></p> <ul style="list-style-type: none"> • Access to the parcel is proposed to be provided off Heatherglan Place. • Prior to issuance, the applicant shall construct a paved industrial/commercial standard approach off Heatherglan Place to the subject parcel in accordance with County's servicing standards.

AGENCY	COMMENTS
	<ul style="list-style-type: none"> • Prior to issuance, the applicant shall contact County Road Operations to determine if a Road Use Agreement is required for the hauling of material to the subject land. Should a Road Use Agreement is required, the applicant shall enter to Road Use Agreement with the County for hauling of material to the subject land. • Prior to issuance, the applicant shall provide a letter prepared by a transportation engineer to address if the analysis and traffic volumes in the Transportation Impact Assessment prepared by Bunt & Associates (February 27, 2018) for this land meet the criteria for the development. If not, a TIA will be required for the site to address the potential for off-site impacts. If the recommendations of the Traffic Impact Assessment require further off-site improvements, then a Development Agreement shall be entered into. • No Transportation Offsite Levy will be required at this time as the transportation off-site levy is already paid for the subject parcel as a part of the previous subdivision approval. <p><u>Sanitary/Waste Water</u></p> <ul style="list-style-type: none"> • No information was provided. • Should the sanitary services be needed, the County requires utilizing sewage holding tanks to service the proposed lots aligning with County Policy 449 and the Janet ASP. • Engineering has no requirement at this time. <p><u>Water Supply And Waterworks</u></p> <ul style="list-style-type: none"> • No information was provided. • Should the water services be needed, the county recommends utilizing potable water cisterns to service the proposed lots aligning with the policies of the Janet ASP. • Engineering has no requirements at this time. <p><u>Storm Water Management</u></p> <ul style="list-style-type: none"> • Prior to issuance, the applicant shall provide a site-specific stormwater management plan for the proposed development in accordance with approved HeatherGlen Industrial Business – Stormwater Management Report to the satisfaction of the County and provide for any necessary easements and rights-of-way for drainage as required. <ul style="list-style-type: none"> ○ Applicant submitted drawings on August 8, 2023; Revisions Required • As a permanent condition, the Development Permit be structured such that it is an ongoing requirement (in perpetuity) of the Development Permit that the Owner operate the site in accordance with the approved SWMP. • Storm water levy required for the Janet area has already been received under PL20180039

AGENCY	COMMENTS
	<p data-bbox="488 163 691 193"><u>Environmental</u></p> <ul data-bbox="537 218 1487 596" style="list-style-type: none"> <li data-bbox="537 218 1487 344">• Prior to issuance, the Owner shall update the Erosion and Sedimentation Control Plan, prepared by a Richview Engineering Inc., in accordance with the County Servicing Standards and best management practices. <ul data-bbox="634 365 1312 428" style="list-style-type: none"> <li data-bbox="634 365 1312 428">○ Applicant submitted drawings on August 8, 2023; Approved/Accepted by Engineering <li data-bbox="537 449 1487 512">• As a permanent condition, the applicant shall implement the approved ESC plan in perpetuity. <li data-bbox="537 533 1487 596">• As a permanent condition, the applicant is responsible for ensuring that proper dust mitigations measures are adhered to on site.
Enforcement Services	There is no history on file and no concerns from Enforcement Services at this time.
Transportation Services - Road Operations	<ol data-bbox="537 730 1523 1864" style="list-style-type: none"> <li data-bbox="537 730 1523 961">1. Applicant to contact County Road Operations with haul details for materials and equipment needed for the development of the subject lands for the proposed truck and trailer outside storage business including stripping, excavation, site grading and any placement of fill to confirm if a Road Use Agreement will be required for any hauling along the County's road system pursuant to the County's Road Use Agreement Bylaw C-8323-2022. <li data-bbox="537 982 1523 1079">2. Applicant to be reminded that any proposed lot regrading and placement of fill is not to direct any additional overland surface drainage into the County's road right-of-way of Heatherglen Place Road. <li data-bbox="537 1100 1523 1197">3. Applicant to be reminded to have appropriate dust control measures in place to prevent dust generated from any site grading activities from impeding traffic movements along Heatherglen Place Road. <li data-bbox="537 1218 1523 1314">4. Applicant to be reminded that all site development construction traffic parking is restricted to onsite only. No overflow parking is permitted within County's road right-of-way of Heatherglen Place Road. <li data-bbox="537 1335 1523 1461">5. Applicant to confirm if traffic generated from the proposed truck and trailer outside storage business will have an operational and maintenance impact on the County's area road system including Heatherglen Place Road and Rge Rd 285. <li data-bbox="537 1482 1523 1579">6. Applicant to be reminded staff and clientele parking is restricted to onsite only. No parking is permitted within the County's road right-of-way of Heatherglen Place Road. <li data-bbox="537 1600 1523 1864">7. Site Plan Drawing #DP1 included as page 12 in the circulation shows that the applicant proposes to construct a new approach along Heatherglen Place Road to serve as access for the truck and trailer outside storage business. Applicant to contact County to confirm approach location and scope of work to ensure adherence to County Servicing Standards and to confirm new approach will accommodate turning movements of the vehicles that will be accessing the business without impeding traffic movements along Heatherglen Place Road.

AGENCY	COMMENTS
	8. Applicant to be reminded no business signage to be installed within the County's road right-of-way of Heatherglen Place Road.

Application Circulation Dates:

Agency Circulation: June 22, 2023, to July 17, 2023.

Adjacent Landowner Circulation: December 1, 2023, to December 22, 2023.



DC 161

BYLAW C-7818-2018

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

The Council of Rocky View County enacts as follows:

PART 1 – TITLE

This Bylaw shall be known as Bylaw C-7818-2018.

PART 2 – DEFINITIONS

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

PART 3 – EFFECT OF BYLAW

- THAT** Part 5, Land Use Map No. 33 and 33-NW of Bylaw C-4841-97 be amended by redesignating Block 11, Plan 9810626 within W-1/2-29-23-28-W04M from Recreation Business District to Direct Control District as shown on the attached Schedule 'A' forming part of this Bylaw.
- THAT** Block 11, Plan 9810626 within W-1/2-29-23-28-W04M is hereby redesignated to Direct Control District as shown on the attached Schedule 'A' forming part of this Bylaw.
- THAT** The regulations of the Direct Control District comprise:
- 1.0 General Regulations
 - 2.0 Land Use Regulations
 - 3.0 Variances
 - 4.0 Development Regulations
 - 5.0 Subdivision Regulations
 - 6.0 Implementation

1.0 General Regulations

- 1.1 For the purposes of this Bylaw, the boundaries and description of the Lands shall be more or less as indicated in Schedule "A" attached hereto and forming part hereof.
- 1.2 The Operative and Interpretative Clauses (Part One), General Administration (Part Two) and General Regulations (Part Three) as contained in the Land Use Bylaw C-4841-97 are applicable, unless otherwise stated in this Bylaw.
- 1.3 The policies of the Janet Area Structure Plan (Bylaw C-5330-2001) and the Heatherglen Industrial Business Park Conceptual Scheme (Bylaw C-7817-2018) shall apply unless otherwise specified in this Bylaw.
- 1.4 Administration is the Development Authority and shall consider and decide on applications for Development Permits for all uses listed by this Bylaw.
 - 1.4.1 For Lots 9, 10, and 11, Council is the Development Authority and shall consider and decide on applications for Development Permits for all uses listed by this Bylaw.
- 1.5 All uses including the expansion of uses approved by Development Permit shall require a Development Permit.



ROCKY VIEW COUNTY
Cultivating Communities

- 1.6 In addition to the uses contemplated by Section 2.0 of this Bylaw, the following may be uses in all Development areas:
 - 1.6.1 Roads necessary for access and internal vehicular circulation; and
 - 1.6.2 Utilities and facilities necessary to service the Development.
- 1.7 All development upon the Lands shall be in accordance with all licenses, permits and approvals pertaining to the Lands required from Alberta Environment and any other Provincial Agencies.
- 1.8 The policies of the Heatherglen Industrial Business Park Conceptual Scheme should be considered in all applications for subdivision and development.
- 1.9 No subdivision shall be endorsed and no Development Permit shall be issued for any purpose until the applicable Development Regulations (4.0) and Subdivision (5.0) have been met.

2.0 Land Use Regulations

2.1 Purpose and Intent

The purpose and intent of this District is to ensure the development of a comprehensively planned limited-service industrial business park. The industrial business park will accommodate a diversity of business and industrial uses that are appropriate on limited service sites, require small to medium sized land parcels, are compatible with each other and do not create any significant adverse off-site impacts. The range of operations that will take place within the development may include offices as well as the manufacturing, transporting, or retailing of a wide variety of items. Local retail stores may be permitted providing that they are limited to serving the local business area.

2.2 List of Uses

- Accessory Building
- Agriculture, General
- Agricultural Support Services
- Animal Health Care Services
- Auctioneering Services
- Automotive Services
- Commercial Communications (CC) Facilities – Type A, B, C
- Contractor, General
- Contractor, Limited
- Dealership/Rental Agency, Automotive
- Dealership/Rental Agency, Recreational Vehicle
- Dealership/Rental Agency, Implement and Equipment
- General Industry – Type I
- General Industry – Type II
- Mini-Storage



- Offices
 - Offices, ancillary to the principal business use
 - Outdoor Display Area
 - Outside Storage
 - Personal Service Business
 - Restaurant
 - Retail Store, Local
 - Signs
 - Storage Area
 - Tractor Trailer Service Depot
 - Warehouse
 - Warehouse Store, excluding hazardous good
- 2.3 Minimum/Maximum Requirements
- 2.3.1 Minimum Yard, Front for Buildings: 6.0 metres (19.68 feet)
- 2.4 Minimum Yard, Side for Buildings:
- 2.4.1 Street side: 6.0 metres (19.68 feet)
- 2.4.2 Adjacent to a property line: 3.0 metres (9.8 feet)
- 2.5 Minimum Yard, Rear: for Buildings: 3.0 metres (9.8 feet)
- 2.5.1 Backing onto the Western Headworks Canal: 8.0 metres (26.2 feet)
- 2.5.2 Adjacent to any other property line: 3.0 metres (9.8 feet)
- 2.6 Minimum Lot Size: 0.8 hectares (2.0 acres)
- 2.7 Notwithstanding Section 2.6, the Minimum Lot Size does not apply to Public Utility Lots or for the purposes of approving and registering a bareland condominium for the purposes of creating a unit for the registration of a future building condominium.
- 2.8 Maximum Building Height: 20.0 m (65.62 ft)
- 2.9 Maximum Building Coverage: Principal and Accessory Buildings: 40% of the lot

3.0 Variances

- 3.1 The Development Authority may grant a variance to the minimum building setbacks by a maximum of 5%.

4.0 Development Regulations

- 4.1 Stripping and Grading, interface treatments for the lands to the south, lighting plans, landscaping plans, building treatments, and performance standards shall be in accordance with the Heatherglen Industrial Business Park Conceptual Scheme.
- 4.2 Signage and building design to be consistent with Heatherglen Industrial Business Park Conceptual Scheme.



ROCKY VIEW COUNTY
Cultivating Communities

- 4.3 The Development Authority may issue a development permit for stripping and grading prior to issuance of a development agreement; or, prior to subdivision approval; or, prior to development permit issuance for a listed use provided the following conditions have been met:
- 4.3.1 The Owner has provided a rough grading plan depicting subgrades, an erosion and sediment control plan, and a construction management plan that are satisfactory to the County:
- 4.3.1.1 The Owner shall furnish securities in an amount satisfactory to the County;
- 4.3.1.2 No topsoil shall be removed from the plan area without prior approval by the County; and,
- 4.3.1.3 The Owner has provided storm water management plan that is satisfactory to the County.

5.0 Subdivision Regulations

- 5.1 Prior to final subdivision endorsement by the County, a Site Servicing Franchise Agreement shall be entered into that reflects the operational details of Stormwater and Fire Suppression servicing. This Agreement shall include provisions related to:
- 5.1.1 Ownership of the water and wastewater treatment and management facilities,
- 5.1.2 Turnover strategy for facilities and infrastructure,
- 5.1.3 Franchise Agreement and franchised utility provider information,
- 5.1.4 Transition and transfer of water allocation(s) and associated water licenses required under this approval and conditions.
- 5.2 Prior to subdivision endorsement the following items are required:
- 5.2.1 The owner has submitted a Construction Management Plan satisfactory to the County, which details amongst other items, erosion, dust, debris and noise control measures and storm water management during construction.
- 5.2.2 The Owner has submitted a Stormwater Management Plan in form and substance satisfactory to the County and/ or Alberta Environment.
- 5.2.3 The owner has submitted a Traffic Impact Assessment satisfactory to the County.
- 5.2.4 The owner has submitted a Landscaping Plan satisfactory to the County.
- 5.2.5 The owner has submitted a Solid Waste Management Plan satisfactory to the County.

6.0 Implementation

- 6.1 This Bylaw comes into effect upon the date of its third reading.




PART 4 – TRANSITIONAL

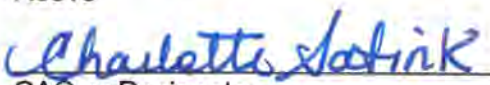
Bylaw C-7818-2018 is passed when it receives third reading and is signed by the Reeve/Deputy Reeve and the Municipal Clerk, as per Section 189 of the *Municipal Government Act*.

Division: 5
File: 03329002 /PL20180022

<i>PUBLIC HEARING WAS HELD IN COUNCIL this</i>	<i>15th day of November, 2018</i>
<i>READ A FIRST TIME IN COUNCIL this</i>	<i>15th day of November, 2018</i>
<i>READ A SECOND TIME IN COUNCIL this</i>	<i>15th day of November, 2018</i>
<i>UNANIMOUS PERMISSION FOR THIRD READING</i>	<i>15th day of November, 2018</i>
<i>READ A THIRD TIME IN COUNCIL this</i>	<i>15th day of November, 2018</i>



 Reeve

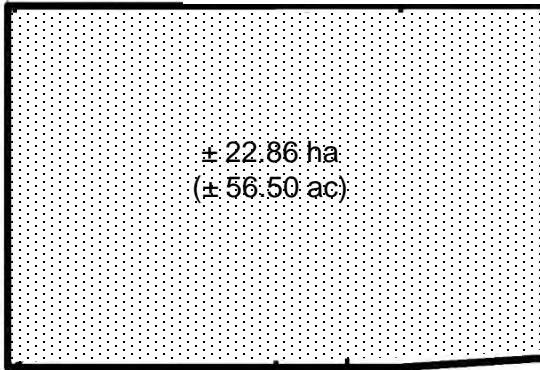


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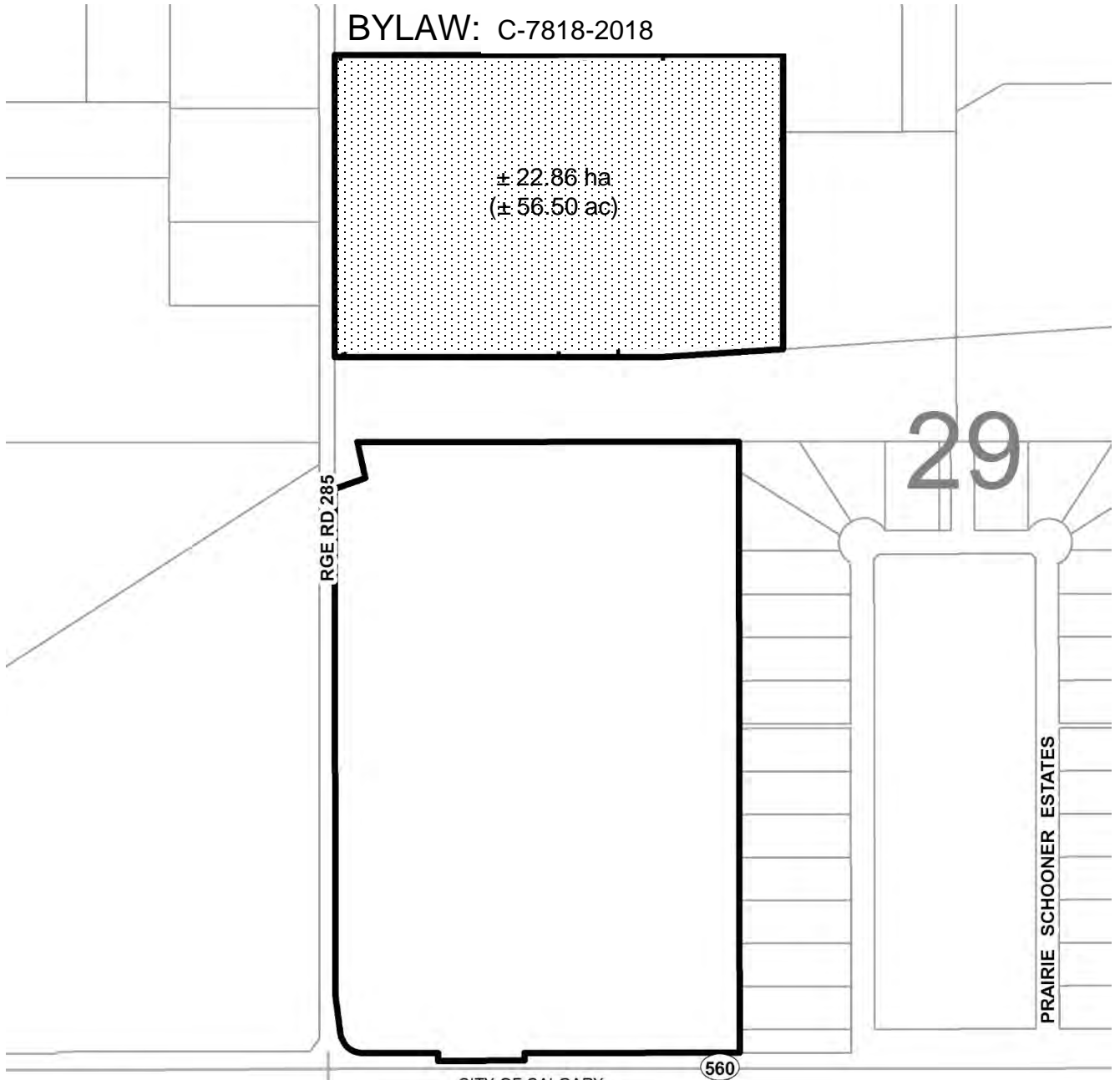
November 15, 2018

 Date Bylaw Signed

BYLAW: C-7818-2018

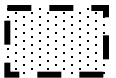


± 22.86 ha
(± 56.50 ac)



AMENDMENT

FROM Recreation Business District TO Direct Control District



Subject Land _____

LEGAL DESCRIPTION: Block 11, Plan 9810626 within
W-1/2-29-23-28-W04M



ROCKY VIEW COUNTY
Cultivating Communities

FILE: 03329002

DIVISION: 5

ATTACHMENT F: PROPOSED DEVELOPMENT PERMIT CONDITIONS**Description:**

1. That Outside Storage may operate on the subject lands, Lot 10, Block 11, Plan 2210706 within NW-29-23-28-04 in accordance with the application and site plan, as prepared by *Rick Balbi Architect, dated March 15, 2023, revised January 29, 2024; Job No. 22-238* (as amended), and includes:
 - i. Tenancy for *Guru Road Connections Truck Service Facility*;
 - ii. Outdoor Storage of semi-trucks, trailers, and chassis parking units;
 - iii. Installation of chain-link fencing, with dark vinyl slats through-out all fencing perimeter, up to 2.00 m (6.56 ft.) in height;
 - iv. Single-lot regrading, placement of clean fill, and associated work for site development to establish gravel surface area, at a minimum of 400 mm (16 inches) gravel surface, totalling 1,605.80 cu. m of material.
2. That all *Outside Storage* shall not be located within any minimum setback requirement as per Section 10.5.4 of the Heatherglen Industrial Business Park Conceptual Scheme (CS) and Section 2.4 of Direct Control District 161 (DC 161).

Prior to Release:

3. That prior to release of this permit, the Applicant/Owner shall contact the County's Road Operations with haul details for materials and equipment needed during construction/site development to confirm if Road Use Agreements or permits will be required for any hauling along the County road system and to confirm the presence of County road ban restriction.
 - i. Written confirmation shall be received from County Road Operations confirming the status of this condition. Any required agreement or permits shall be obtained unless otherwise noted by County Road Operations.
4. That prior to release of this permit, the Applicant/Owner shall submit a letter prepared by a transportation engineer, in accordance with the County's Servicing Standards. The letter shall address if the analysis and traffic volumes in the Transportation Impact Assessment prepared by Bunt & Associates (February 27, 2018) for this land meet the criteria for the development. The plan shall also confirm that the proposed site access has been designed and positioned to accommodate the turning movement of the proposed tractor-trailers, to ensure safe and adequate site and turning distances, in accordance with Section 10.5.1 of the CS.
 - i. That if the letter is not sufficient, the Applicant/Owner shall submit a Transportation Impact Assessment for the site to specifically address the potential for off-site impacts.
 - ii. If the recommendations of the Traffic Impact Assessment require further off-site improvements, then a Development Agreement shall be entered into with the County.
5. That prior to the release of this permit, the Applicant/Owner shall submit a revised Site-Specific Stormwater Management plan for the proposed development in accordance with approved Heatherglen Industrial Business – Stormwater Management Report (*as prepared by Westhoff Engineering Resources, dated January 5, 2018*) and provide for any necessary easements and rights-of-way for drainage as required in accordance with the County's Servicing Standards. The plan shall include all civil drawings for all proposed/revised civil works, grading plans (including noted location of future building foundation) and include stormwater assumptions and modeling details.

6. That prior to release of this permit, the Applicant/Owner shall submit a construction management in accordance with the County's Servicing Standards. The plan shall address any temporary noise mitigation measures, traffic accommodation, dust control, management of storm water during construction, weed control, construction practices, waste management, firefighting procedures, evacuation plan, hazardous material containment, and all other relevant construction management details, to address any offsite impacts.

Prior to Full Site Use/Occupancy:

7. That prior to occupancy of the site, all landscaping, parking, lighting, addressing, and final site surface completion shall be in place.
 - i. That should permission for occupancy of the site and/or building be requested during the months of October through May inclusive, occupancy shall be allowed without landscaping, parking, lighting, addressing and final site surface completion provided that an Irrevocable Letter of Credit or refundable security in the amount of 150.00% of the total cost of completing all the development components required, shall be placed with the County to guarantee the works shall be completed by the 30th day of June immediately thereafter.
8. That prior to occupancy of the site, the Applicant/Owner shall submit confirmation that the constructed paved approaches are to the County's industrial/commercial requirement in accordance with County's Servicing Standards or written signoff from the Developer in accordance with the Development Agreement #5364.
9. That prior to occupancy of the site, the Applicant/Owner shall submit as-built drawings, prepared and certified by qualified professionals, in accordance with County Servicing Standards. The as-built drawings shall include verification of any as-built sanitary & water infrastructure, as-built pond volumes, liner verification, and any other information that is relevant to the site servicing and Stormwater Management Plan, as required.
 - i. Following receiving the as-built drawings, the County's Engineering Services shall complete an inspection of the site to verify that the infrastructure has been completed on-site.

Permanent:

10. That if the prior to release conditions have not been met by **NOVEMBER 30, 2024**, or an approved extension date by Council, then this approval is null and void and the Development Permit shall not be issued.
11. That any plan, technical submission, agreement, or other matter submitted and approved as part of this Development Permit application or submitted in response to a Prior to Release or Occupancy condition and or originally submitted and approved as part of the County's subdivision file #20180147 shall be implemented and adhered to in perpetuity.
12. That this approval does not include the construction or placement of any building(s) onsite, permanent or temporary. Upon the commencement of Phase 2 (building construction/placement onsite) or business intensification onsite, a separate Development Permit shall be required.
13. That the Applicant/Owner shall take whatever means necessary to keep visible dust to prevent visible dust associated with the development escaping the site and having adverse effects on adjacent roadways and properties.
 - i. That if excessive dust has is being generated from the subject development, that is having adverse impacts on neighbouring properties, the Applicant/Owner shall implement additional dust control measures, such as a calcium chloride onsite application or an onsite watering schedule, to be with agreed with by the County, to the satisfaction of the County.

14. That all landscaping shall be in accordance with the approved Landscape Plan.
 - i. That no outdoor storage areas shall be allowed within any landscaped yards at any point.
 - ii. That the Applicant/Owner shall be responsible for irrigation and maintenance of all landscaped areas including the replacement of any deceased trees, shrubs, or plants within 30 days or by June 30th of the next growing season.
 - iii. That no potable water shall be used for landscaping or irrigation purposes. Water for irrigation and landscaping shall only be supplied by the re-use of stormwater or private irrigation system.
 - iv. Water conservation measures and strategies shall be implemented with consideration of the Stormwater Management Plan to achieve an effective solution which incorporates on-site use of stormwater for landscape irrigation in accordance with Section 26.11(o) of the County's Land Use Bylaw C-4841-97 (LUB) (as regulated in DC 161) and the County's Policy #C-600.
15. That the Applicant/Owner shall construct the approaches off Heatherglen Place to the subject parcel, to the County's paved Industrial/commercial standard, in accordance with County's Servicing Standards Table 400D or Development Agreement #5364.
16. That any onsite lighting all private lighting including site security lighting and parking area, shall meet Section 10.6 of the Janet Area Structure Plan (ASP), Policy 10.5.3 of the CS and Section 27 of the LUB at all times. Lighting shall be designed to conserve energy, reduce glare, and reduce uplight by including full-cut-off (shielded) outdoor fixtures. No flashing, strobe or revolving lights shall be installed on any structure, which may impact the safety of motorists using adjacent public roadways. All development will be required to demonstrate lighting design that reduces the extent of spill-over glare and minimizes glare as viewed from nearby residential properties.
17. That the Applicant/Owner shall ensure that the subject site includes onsite Emergency Response and Evacuation plans at all times, in accordance with Policy 7.4.2 of the CS.
18. That the Applicant/Owner shall ensure that the proposed development does not encroach onto or negatively impact the registered overland drainage right-of-ways under Survey Plan No. 221 0709, 221 0710 and 221 0711.
19. That the entire site shall be maintained in a neat and orderly manner at all times to the satisfaction of the County.
20. That the Applicant/Owner shall submit compaction testing results, prepared and provided by a qualified professional in accordance with the County's Servicing Standards, for any areas of the site filled or recontoured greater than 1.20 m (3.93 ft.) in depth, if required.
21. That any future business signage, including pylon/entry or additional façade signage, shall require separate Development Permit.
 - i. That any required onsite wayfinding or directional signage is permitted and does not require separate development permit approval.
22. That all garbage and waste from the development shall be in accordance with the *Site Plan*, as prepared by *Rick Balbi Architect, dated March 15, 2023, revised December 6, 2023; Job No. 22-238 (as amended)*. At all times shall garbage and waste be stored in weatherproof and animal proof containers at all times and shall be screened from view at all times, in accordance with Policy 10.3.2 of the CS including the Architectural Controls registered on title, under Schedule B Architectural Guidelines, Section 12 (a through b) and Section 25.4(k) of the LUB. All waste material shall be regularly removed from the property to prevent any debris from blowing onto adjacent property or roadways.
23. That no topsoil shall be removed from the subject lands, in accordance with Section 4.3.1.2 of DC 161.

24. That any change in future tenant(s) of the site shall require a development permit application for tenancy and signage (change of use) or a New Business Tenant approval, whichever is applicable at the time of tenancy.
25. That if proposed in the future, all sanitary sewage shall be contained in pump-out tanks and transported off-site to an approved wastewater receiving facility for disposal and that any cisterns and/or potable water shall be located within a cistern and shall be trucked to the subject site.
26. That the Applicant/Owner shall be responsible for rectifying any adverse effect on adjacent lands from any drainage alteration. Post-development drainage shall not exceed pre-development drainage and there shall be no additional overland surface drainage directed offsite nor negatively impact existing drainage patterns in the County's road right-of-way.
27. That if the development authorized by this Development Permit is not commenced with reasonable diligence within 12 months from the date of issue, and completed within 24 months of the issue, the permit is deemed to be null and void, unless an extension to this permit shall first have been granted by the County.

Advisory:

- That during construction, all construction materials shall be maintained onsite in a neat and orderly manner. Any debris or garbage shall be stored/placed in garbage bins and disposed of at an approved disposal facility.
- All customer and employee parking shall be restricted to the subject land. There shall be no offsite parking along the County Road Right-of-Way (Heatherglan Place) at any time.
- That the County would recommend confirming geotechnical recommendations on gravel thickness or parking lot structure would be beneficial to support the long-term use of the site based on site-specific soil conditions.
- That it is recommended that the Applicant/Owner ensure to position the automatic access gate a sufficient distance onto the subject lands, to ensure that there that traffic movements on Heatherglan Place are not impeded by any business truck and trailer units.
- That the subject development shall conform to the County's Noise Bylaw C-8067-2020 & Road Use Agreement Bylaw C-8323-2022, in perpetuity.
- That the site shall remain free of Regulated, Prohibited Noxious or Noxious weeds and the site shall be maintained in accordance with the *Alberta Weed Control Act [Statutes of Alberta, 2008 Chapter W-5.1, November 16, 2022]*.
- That wherever possible, parking areas should incorporate Low Impact Development (LID) stormwater management principles such as permeable pavement, on-site stormwater detention & treatment areas, rainwater capture/re-use, and vegetated swales to implement 'source control' stormwater best management practices to reduce volume and improve surface drainage quality prior to its release into the roadside ditch system.
- That it is the Applicant/Owner's responsibility to obtain and display a distinct municipal address in accordance with the County Municipal Addressing Bylaw (Bylaw C-7562-2016), for the subject site, to facilitate accurate emergency response. The current municipal address for the subject site is **71 HEATHERGLEN PLACE**.
- That the subject site shall provide for fire suppression methods, as appropriate, in accordance with the Policy 7.2.3 of the CS and the National Building Code – 2019 Alberta Edition, as amended.
- That the Applicant/Owner shall adhere to any registered instrument on title and shall adhere to any requirements of those registered document(s).
 - That the Applicant/Owner shall be aware of any Architectural Design Guidelines and/or any approvals required through the Business Park's Architectural Design Committee for the subdivision, registered under Instrument #221 103 115.

- That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.
 - *The Applicant/Owner shall be responsible for all Ministry of Environment and Protective areas approvals for any impact to any wetland areas or watercourse disturbances for the proposed development or constructed onsite infrastructure if required.*



Bragg Creek Area Structure Plan Amendments: Terms of Reference

Electoral Division: 1

Project: N/A

Date:	February 13, 2024		
Presenter:	Andrew Chell, Senior Planner		
Department:	Planning		
Approved by:	<input checked="" type="checkbox"/> Executive Director / Director	and/or	<input checked="" type="checkbox"/> Chief Administrative Officer

REPORT SUMMARY

The purpose of this report is to present Council with a Terms of Reference (TOR), as set out in Attachment A, for a project to amend the Greater Bragg Creek Area Structure Plan (ASP) to guide future development and redevelopment within the Hamlet Growth Area in accordance with the Calgary Metropolitan Region Growth Plan (RGP) and Municipal Development Plan (County Plan).

The TOR lays out the workplan for the project, which is expected to begin in April of 2024, with expected completion in the fall of 2025. The project is proposed to be guided by the recommendation of a Visioning Committee, whose work would entail the first phase. The project would include full iterative public engagement and plan drafting, and would culminate in final adoption of the ASP amendments by Council following Calgary Metropolitan Region Board approval.

Along with the TOR, this report includes a budget adjustment request for \$618,500, which includes the cost of the Visioning Committee, all technical studies, and incidental costs primarily associated with advertising and public engagement. The County has applied for a grant through the Province’s Northern and Regional Economic Development Program, worth up to \$200,000. If the County is awarded the grant, that money would be used to fund background and technical studies that are otherwise proposed to be funded through the Tax Stabilization Reserve.

The TOR is structured to require Administration to return to Council with revisions to the document upon receiving a decision on the grant funding application and upon receiving the proposed Visioning Committee’s recommendations. This will provide Council the opportunity to refine the project budget and scope in response to these considerations.

ADMINISTRATION’S RECOMMENDATION

THAT Council approves the Bragg Creek Area Structure Plan Amendments Terms of Reference as presented in Attachment A.

THAT Council approves a budget adjustment of \$618,500 for the Bragg Creek Area Structure Plan amendments project as presented in Attachment B.

THAT Council supports the application to the Northern and Regional Economic Development Program requesting a contribution of \$200,000 towards background and technical studies supporting the Bragg Creek Area Structure Plan Amendments project.

Bragg Creek Area Structure Plan Amendments: Terms of Reference

BACKGROUND

The Greater Bragg Creek ASP was first adopted in 2007. In 2015, the Bragg Creek Revitalization Plan was prepared, which set out a vision for the redevelopment of Bragg Creek following the significant flooding of 2013.

A Terms of Reference was approved by Council in January of 2019 to prepare a Hamlet Expansion Strategy for the Hamlet Expansion Area of the ASP. Technical studies for this project were undertaken, along with initial public consultation. The technical studies recommended that significant improvements to water, wastewater, and transportation infrastructure are required to support the development of the Expansion Lands. Further, the County's Land Use Inventory shows that development within the ASP area has been relatively slow, with an average 4 dwellings built per year between 2001 and 2022. In light of the results of these studies, and with a new regional policy context under the Growth Plan, it was determined that broadening the scope of the ASP amendment to include the entire Hamlet area would lead to the best outcome for the community.

At the September 19, 2023, Council meeting, Council directed that the previous Expansion Lands Terms of Reference be rescinded, and a new Terms of Reference be approved with a broader scope:

MOVED by Councillor Hanson that the Terms of Reference for the Bragg Creek Hamlet Expansion Strategy project be rescinded;

AND THAT a Terms of Reference for the Bragg Area Structure Plan project, including the Hamlet expansion lands, be developed with scope, timeline and budget adjustment and brought back to Council no later than January 31, 2024.

ANALYSIS

Northern and Regional Economic Development Program

The County has applied for grant funding through the Province of Alberta's Northern and Regional Economic Development Program (NRED), which promotes regional and economic development and diversification. In Bragg Creek, the grant would be used to conduct supporting technical studies that would facilitate economic development forecasting and programming that would support target sector development in Bragg Creek.

Project Phasing

The project is proposed to occur in five phases (see Attachment A). A consensus-based Visioning Committee is proposed to initiate the project. The Committee would determine the high-level objectives that should be implemented in the final ASP and provide recommendations for ways that the subsequent phases of the project should proceed. The Committee would submit a Recommendation Report that highlights key aspects of Bragg Creek to be addressed within the ASP, and provide guidance on how the project should progress. Preliminary technical studies would also be initiated at the outset of the project. In Phase 2, the TOR and workplan would be refined based on the Visioning Committee's recommendations and the results of the NRED Grant award. The refined TOR would be presented to Council for approval before proceeding into the rest of Phase 2.

In Phases 3 and 4, the project would proceed to public engagement, which would include a full suite of engagement opportunities. Administration would then prepare a draft of the ASP amendments, which would be refined through an iterative process of public review and Administration revision. Finally, Phase 5 comprises the Bylaw approval process at Council, including a public hearing, as well as referral to the Calgary Metropolitan Region Board.

Bragg Creek Area Structure Plan Amendments: Terms of Reference

Past Work To Be Incorporated

The Bragg Creek Revitalization Plan and subsequent work on the Hamlet Expansion Strategy included significant effort and budget spent on technical studies and public consultation. Much of the information produced is still relevant to the Bragg Creek context today and is critical to the success of planning the Hamlet Growth Areas. This information will be used wherever possible and relevant to maximize the value of the project budget. The following table outlines the studies that have been previously conducted, and what work would need to be undertaken for this project:

Technical Studies Already Complete	Supplementary Work to be Undertaken
Traffic Impact Assessment - Hamlet Expansion (2020)	Update of Hamlet Expansion Transportation Network Analysis, and additional Network Analysis to include the Hamlet.
Servicing Feasibility Study for Hamlet Expansion (2020)	Update Hamlet Expansion Feasibility Study, Conduct Feasibility Study for existing Hamlet, and prepare Servicing Strategy for entire Hamlet Growth Area.
Master Drainage Plan (2013)	Update Master Drainage Plan.
Commercial Demand Study (2022)	Update and Complete Commercial Demand Study.

In addition to the above, some new studies will need to be undertaken for the Hamlet Growth area, such as an Environmental Screening Report (which is required by the RGP). A Development Suitability Analysis is recommended, which would study the hydrogeology of the area and outline development constraints due to proximity to the Elbow River, and with respect to recently-constructed flood mitigation infrastructure.

The project is proposed to include additional fiscal and economic study of specialized sectors in Bragg Creek (particularly tourism and hospitality) to supplement the 2022 Commercial Demand Study.

Guiding Policy Framework

Amendments to the Greater Bragg Creek ASP would be required to align with the higher-level policies and requirements of the South Saskatchewan Regional Plan, the RGP, the Rocky View County/City of Calgary Intermunicipal Development Plan, and the County Plan.

The Calgary Metropolitan Region Growth Plan

The Growth Plan defines Bragg Creek as a Hamlet Growth Area (See Figure 1 within Attachment A); this makes up a portion of the entire Greater Bragg Creek ASP area. Schedule 1 and Policy 3.1.8.1 of the RGP support the hamlet of Bragg Creek as a Hamlet Growth Area and, therefore, as a Preferred Growth Area. Policy 3.1.8.3 guides future growth within Hamlet Growth Areas, noting the density and composition that hamlets must meet. The table below provides a breakdown of the density targets for Hamlet Growth Areas, with the overall minimum density target set at 5 units per acre.

Growth Plan Placetype		Density	Minimum Proportion	Growth Plan Policy
Preferred Placetypes	Masterplan Communities	6 Dwelling Units/Acre	60%	3.1.2.2(c); 3.1.4.1
	Mixed-Use	12 Dwelling Units/Acre		3.1.2.3(c)
Residential Community		3.5 Dwelling Units/Acre	40%	3.1.4.4(c)

Bragg Creek Area Structure Plan Amendments: Terms of Reference

Municipal Development Plan

The County Plan acknowledges that Hamlets serve the surrounding area as hubs for commercial business uses. The County Plan's objectives for Hamlets are they be attractive, high-quality built environments with distinct, safe residential neighbourhoods, with unique identity and character. Policy 9.11 of the County Plan encourages a variety of housing forms to be developed in hamlets to provide for a range of affordability and lifestyle opportunities for residents. Policy 9.12 supports local employment uses and small business opportunities, and Policy 9.13 emphasizes well-designed public gathering spaces that promote active transportation, community character, and community cohesion.

The County is in the midst of a Municipal Development Plan (MDP) review, and this project is proposed to begin before the new MDP is in place. This project will consider the relevant trends and themes that arise as the MDP review project proceeds, and will ultimately align with the MDP that is in place at the time of adoption.

Economic Development Strategy

The County's Economic Development Strategy identifies Tourism, Retail and Entertainment as one of the four key sectors that the County will focus on enhancing. It delineates a Tourism and Hospitality Enhancement Zone, where opportunities exist to enhance overall tourism services for year-round experiences of a character and scale that blend with the existing landscape.

There are also external interests, including Travel Alberta, actively working to promote tourism in this area. Investment in the Economic Development aspects of Bragg Creek are critical to meeting the tourism demand while maintaining existing community character and functionality of the natural environment. The ASP amendment project aligns with the Economic Development Strategy's focuses on fostering growth in key sectors, promoting Rocky View County as a destination for investment in target sectors that align with our competitive advantages, and leveraging existing Government programs.

COMMUNICATIONS / ENGAGEMENT

A project objective under the TOR is to conduct effective, inclusive, and transparent community engagement. An engagement strategy would be prepared in Phase 1 of the project, which would outline the specific engagement work to be undertaken. Statutory requirements for advertising and public hearing(s) will be undertaken in alignment with the applicable legislation.

IMPLICATIONS

Financial

The proposed budget for the project is an estimated \$618,500. This includes \$75,000 for the Visioning Committee, as well as the full cost of technical studies required. The budget is expected to be updated following the recommendation of the Visioning Committee and pending the award of the NRED Grant.

The County has submitted its application for the NRED Grant, which is expected to be awarded in spring 2024. If the full grant is awarded, \$200,000 would be applied to lower the County's contribution to the project budget. If the County is not awarded the grant, Council would determine whether some studies should be removed from the project scope, or be undertaken at the full cost to the County.

In the past, the full budget estimate for technical studies for ASP projects was not reported with the project TOR, as those costs were budgeted the Engineering Department's general operating budget. The full budget amount is presented here in the interest of full transparency and accurate project accounting.

STRATEGIC ALIGNMENT

The Terms of Reference were drafted with Council's priorities in mind, and the aim of the project is to align with Council's strategic goal of Thoughtful Growth.

Bragg Creek Area Structure Plan Amendments: Terms of Reference

Thoughtful Growth	TG1: Clearly defining land use policies and objectives for the County –including types, growth rates, locations, and servicing strategies	TG1.2: Complete Area Structure Plans (ASPs) in alignment with the Regional Growth Plan and Council priorities	The ASP will be prepared in alignment with the Growth Plan and the MDP.
Thoughtful Growth	TG2: Defined land use policies and objectives are being met and communicated	TG2.1: Percent of land use approvals that are supported/aligned with the Regional Growth Plan & MDP	The ASP will be prepared in alignment with the Growth Plan and the MDP.
Thoughtful Growth	TG2: Defined land use policies and objectives are being met and communicated	TG2.2: Percent of growth/approvals within the approved growth areas within the Regional Growth Plan	This ASP is within an approved growth area under the Growth Plan. Planning for future development in this area will facilitate development approvals in this location, which will contribute to success under this metric.

ALTERNATE DIRECTION

Administration has no alternate direction for Council’s consideration.

ATTACHMENTS

- Attachment A: Bragg Creek Area Structure Plan Amendment Terms of Reference
- Attachment B: Budget Adjustment Request





Bragg Creek Area Structure Plan Terms of Reference

Terms of Reference

TOR #X-XXX

Executive Summary

Direction

- On September 19, 2023, Council directed that a Terms of Reference be prepared for a review of the Greater Bragg Creek Area Structure Plan

Schedule and Deliverables

Phase 1 – Initiation and Planning

Q1-Q3 2024

- Appointment and meeting of Visioning Committee
- Preliminary Technical studies
- Updated TOR and budget adjustment

Phase 2 – Project Refinement

Q3-Q4 2024

- Updated TOR
- Background Summary Report
- Further Technical Studies

Phase 3 – Public Engagement

Q1-Q3 2025

- Conduct Public Engagement
- Engagement Summary
- Complete Technical Studies

Phase 4 – ASP Preparation and Public Review

Q2-Q3 2025

- Draft ASP
- Release for public review

Phase 5 – Refinement and Approval

Q3-Q4 2025

- Final ASP draft
- Council Public Hearing
- CMRB referral
- Council adoption.

Project Focus

The review of the ASP will focus primarily on the Hamlet Growth Area. The main objectives of the review are:

- To determine the vision for the community with respect to land use.
- To determine the servicing needs for the expected growth and development within the study area.
- To identify specific key aspects of Bragg Creek which should be guided by land use policy, such as environmental protection and enhancement, tourism and economic development, and recreation.

Project Budget

A project budget of \$618,500 is required to complete the project. This includes all technical studies related to the project. The County has applied for a grant through the Provincial Northern and Regional Economic Development Grant, which could lower the County's contribution to the project budget by \$200,000.

Principal Risks

- The wide variety of interest groups are likely to conflict in their visions for the community. Early and deep engagement should allow for appropriate consideration of all interests.
- External influences may have land use impacts beyond the County's control. Continual engagement with those interests should ensure policies align.
- Servicing challenges will be addressed by extensive technical studies during the project, and exploration of opportunities to share servicing costs.



Bragg Creek Area Structure Plan Terms of Reference

Direction

- 1 Alberta's *Municipal Government Act (MGA) Section 633* provides that a council may adopt an area structure plan for the purpose of providing a framework for subsequent subdivision and development of an area of land;
- 2 The Calgary Metropolitan Region Board's (CMRB) *Growth Plan (Growth Plan), Section 3.1.3*, states that development in the region should be directed to toward the Growth Plan's Preferred Growth Areas; as a Hamlet Growth Area, the Hamlet of Bragg Creek is within a Preferred Growth Area.
- 3 The Greater Bragg Creek Area Structure Plan (GBCASP) was adopted on February 7, 2007 (with subsequent policy amendments in September 2007 and November 2016) and has served as the guiding ASP for the area.
- 4 On September 19, 2023, Council directed that the development vision for Bragg Creek be reviewed, and a new ASP be created.
- 5 The Bragg Creek ASP project will result in a new framework of land use policies for the Hamlet Growth Area (Hamlet Area plus Hamlet Expansion Lands) that serves as a roadmap for the pattern of development and use of land that is orderly, economical, and sustainable in Bragg Creek.
- 6 This Terms of Reference will guide the creation of ASP amendments for Bragg Creek. Under the *MGA s. 633(2)(a)*, an ASP must describe:
 - (1) The sequence of development proposed for the area;
 - (2) The land uses proposed for the area, either generally or with respect to specific parts of the area;
 - (3) The density of population proposed for the area either generally or with respect to specific parts of the area, and
 - (4) The general location of major transportation routes and public utilities
 - (5) Any other matters that Council considers necessary.
- 7 In undertaking the Bragg Creek ASP review project, considerations will include (but may not be limited to):
 - (1) The statutory planning framework – to ensure the ASP aligns with higher-order plans;
 - (2) Community input – to ensure the planning framework aligns with residents' vision;
 - (3) Intergovernmental input – to ensure external agencies' interests are reflected where applicable and appropriate;
 - (4) Growth projections and land supply;
 - (5) Servicing – to ensure that development is serviced sufficiently and efficiently;



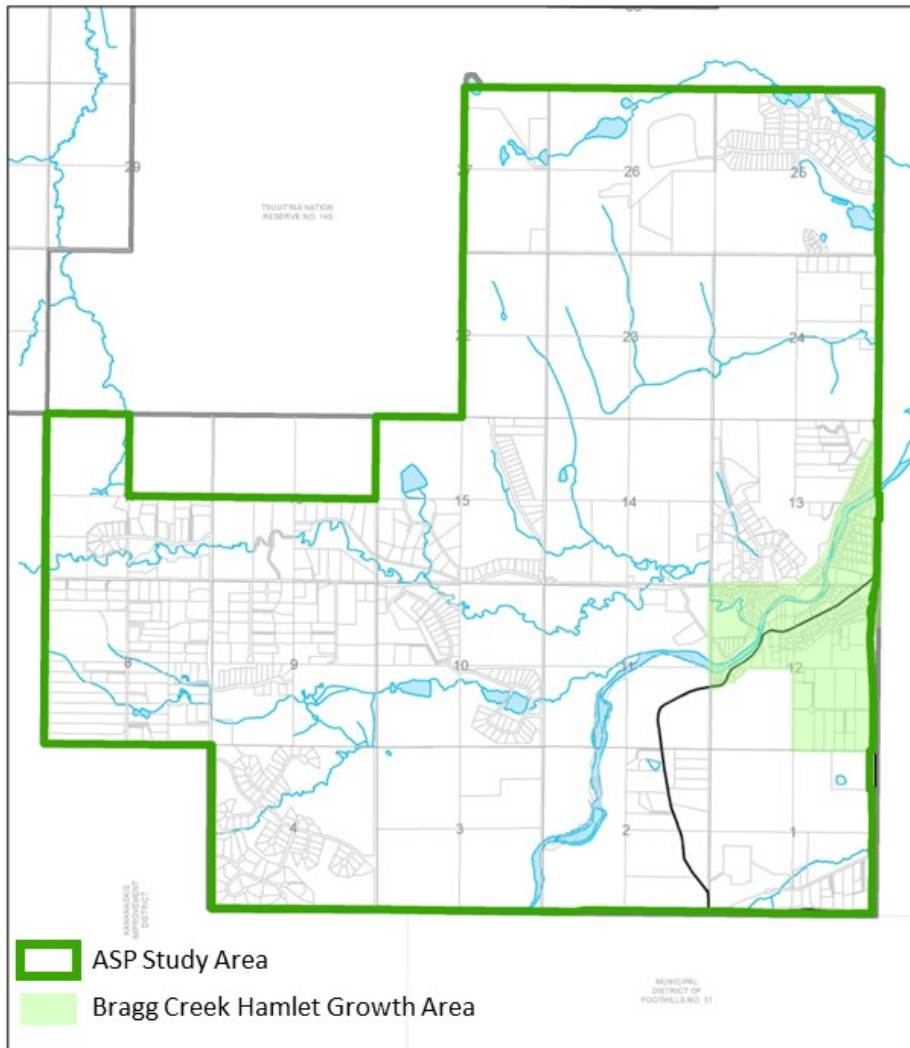
Bragg Creek Area Structure Plan Terms of Reference

- (6) Natural Environmental features – to ensure the inherent and intrinsic value of natural features are preserved;
- (7) Economic Development and Tourism – to ensure that increasing tourism and visitor traffic is provided for and managed effectively, and to ensure that amenities serving the local community are provided for.

Bragg Creek ASP Area

- 8 The boundary of the existing Greater Bragg Creek Area Structure Plan is shown in Figure 1. The scope of the amendments within this project will be primarily within the Hamlet Growth Area. Some amendments may be made to policies affecting land outside the Hamlet Growth Area as necessary.

Figure 1: Bragg Creek Area Structure Plan – Study Area





Bragg Creek Area Structure Plan Terms of Reference

Background

- 9 The Hamlet of Bragg Creek is located approximately 30 km southwest of the city of Calgary. The CMRB Growth Plan and the County's Municipal Development Plan (the County Plan) supports the development of the Hamlet as a small rural community with basic services in accordance with the local plan.
- 10 In the summer of 2013, major flooding in southern Alberta affected the majority of the hamlet. As part of the flood recovery, a municipal water distribution system and wastewater collection and treatment systems was constructed within the hamlet to provide safe and reliable servicing to the community.
- 11 As part of the recovery after the flood, the Bragg Creek Revitalization Plan was prepared in 2015 as a high-level guiding document for the ongoing redevelopment and further growth of Bragg Creek. The Revitalization Plan included a list of action items, including ASP amendments. To date, many of these action items have not been undertaken. This ASP project would consider the Revitalization Plan as background information and would apply any content that is still relevant to the new ASP.
- 12 Lands south of the existing Hamlet are designated as the Hamlet Expansion Area in the current GBCASP. A project was begun in 2019 to amend the ASP to include planning details for this area through a Hamlet Expansion Strategy. Background studies were undertaken in support of the ASP covering transportation, servicing, and economic demand, which highlighted significant servicing challenges such as the high cost of extensive water/wastewater infrastructure, hydrogeological complexities due to proximity to the Elbow River, and intermunicipal collaboration required for the transportation system beyond the County boundary.
- 13 As the Hamlet Expansion Strategy Project progressed, it became clear that the servicing challenges, topographic context, and changes to potential tourism and other business development trends would impact the entire Hamlet of Bragg Creek. It was determined that the Hamlet Area as a whole should be reviewed in order to ensure servicing is provided in the most efficient manner, and that land use policies effectively consider the greater context of Bragg Creek.
- 14 Alberta Transportation is leading the design and construction of the future improvement of the intersection of Highway 22 at White Avenue and Burnside Drive; the County will consider this work as part of the ASP project.
- 15 The County has applied for a grant from through the Province of Alberta's Northern and Regional Economic Development Program. This Grant is intended to promote regional and economic development and diversification. The County's Grant application focused primarily on Bragg Creek's potential for tourism development as it is a gateway to Kanaskis. Tourism traffic has been increasing recently, particularly with provincial investments in the area, such as the West Bragg Creek Recreation Area. This Grant would allow for additional studies to be undertaken which would provide greater context to the land use planning policies for the Hamlet.
- 16 The NRED Grant is a 50/50 matching grant, which could fund a maximum \$200,000 toward the project. The County would be required to provide an equal contribution to the project.



Bragg Creek Area Structure Plan Terms of Reference

CMRB Growth Plan

- 17 The Calgary Metropolitan Region Growth Plan (Growth Plan) identifies Bragg Creek as a Hamlet Growth Area. The boundaries of this area are outlined in Schedule A.
- 18 The Growth Plan prescribes Preferred Placetypes which must be developed. In the Hamlet Growth Areas, development must fit the criteria of the following Placetypes, in the proportion prescribed in 3.1.4.(c) of the Growth Plan (see Table 1 below). The overall minimum density for the Hamlet Growth Area is 5 units per acre.

Table 1 – Regional Growth Plan Density Requirements

Growth Plan Placetype		Density	Minimum Proportion	Growth Plan Policy
Preferred Placetypes	Masterplan Communities	6 Dwelling Units/Acre	60%	3.1.2.2(c); 3.1.4.1
	Mixed-Use	12 Dwelling Units/Acre		3.1.2.3(c)
Residential Community		3.5 Dwelling Units/Acre	40%	3.1.4.4(c)

- 19 An Environmental Screening Report shall be undertaken as per 3.3.2.1, and the ASP shall align with the vision of section 3.3. of the Growth Plan.
- 20 The ASP shall include transportation policies that align with the Growth Plan’s objectives for transportation corridors (as per section 3.5.1.1), transit (as per section 3.5.1.2), and active transportation (as per section 3.1.5.3)

Municipal Development Plan

- 21 The County is currently updating its Municipal Development Plan (MDP), with an estimated completion date of December 2024. It is expected that the support for Hamlet development that exists within the current County Plan will continue in the new MDP given support as a Preferred Growth Area under the Growth Plan. Specific policies with the MDP are yet to be determined; the Bragg Creek ASP amendments will be prepared to be consistent with the MDP in effect at the time of Council’s consideration.

Bragg Creek Revitalization Plan

- 22 The Bragg Creek Revitalization Plan was prepared in 2015 in response to the 2013 flood. The intent of the Revitalization Plan was to guide the reconstruction of development that was damaged in the flood, while also providing a vision for future development of Bragg Creek as a whole. The Revitalization Plan was strongly action-oriented; however, most of the actions it prescribed were not executed.
- 23 There are aspects of the Bragg Creek Revitalization Plan that are still applicable to Bragg Creek today. The Revitalization Plan will be used as a background document to this project, and all relevant aspects of the Revitalization Plan will be used to support the policy framework, in



Bragg Creek Area Structure Plan Terms of Reference

conjunction with the new information that will be studied as part of this new wider scope. This project will supercede the Bragg Creek Revitalization plan.

Bragg Creek Hamlet Expansion Strategy

- 24 The Hamlet Expansion Strategy project was begun, but not completed. The Terms of Reference for that project was rescinded, and the planning outcomes that were the objective of that project will be achieved under this new TOR.
- 25 This project will rely on the background work that was completed for the Hamlet Expansion Strategy, to the extent the information is applicable. The Transportation Network Analysis and Servicing Feasibility Study that was prepared for the Hamlet Expansion Strategy will be used for this new project. Those studies will be updated as necessary, and they will be supplemented by new studies undertaken for the additional area (existing Hamlet) that is included in the scope of this project.

Northern & Regional Economic Development Program Grant Funding

- 26 The County has an opportunity to apply for grant funding through the Northern & Regional Economic Development Program through the Provincial Ministry of Jobs, Economy and Trade. This grant would allow the County to undertake additional studies that would support planning outcomes of the ASP. If the County does not receive the grant money, these studies will not be undertaken, and would be omitted from the work plan and budget.
- 27 The grant may be awarded in full or in part. The project budget will be updated pending the NRED Grant decision based on the amount of grant money awarded, if any.

Project Vision

- 28 This project will update the ASP's framework for development of the Bragg Creek Hamlet that aligns with the community's vision, planning best-practices, environmental protection and enhancement, economic development and tourism opportunities and management, and fiscal sustainability.
- 29 A Visioning Committee with representation of a wide variety of community interests will be formed at the outset of the project and will determine the vision direction for the Hamlet in Phase 1. This vision will inform the project as it progresses through the rest of the phases.

Project Objectives

- 30 The ASP will aim to achieve the following objectives:

Land Use

- (1) To create a land use strategy for the Bragg Creek Hamlet Growth area;

Servicing

- (2) To identify feasible water and wastewater servicing options that will support development and land uses based on growth projections;



- (3) To identify current and planned transportation infrastructure under both Provincial and County jurisdiction to determine future transportation needs and opportunities to support anticipated development
- (4) To identify possible pedestrian and other non-vehicular linkages to ensure the development of a cohesive community; and
- (5) To identify other required physical services.

Natural Environment

- (6) To identify key environmental and natural features within the area and suggest methods to uphold their form and function. This includes the development of policies to minimize the impact of development on the natural environment. Specific areas of consideration include:
 - (a) Wildlife wellbeing, including mitigated wildlife/human interactions, protecting wildlife corridors, and habitat functionality.
 - (b) Impacts of development on the Elbow River watershed.
 - (c) Protection of specific flora and fauna and their habitats that are protected by higher-order legislation.
- (7) To identify physical constraints to future development that may limit connectivity and sustainability of land uses, such as steep slopes within the study area;
- (8) To identify development constraints within the flood protected area of the community. The supporting studies proposed for the plan will help to provide information with respect to drainage and hydrogeology of the area which will guide the refinement of development opportunities that have been enabled by flood mitigation infrastructure that has already been built.

Recreation

- (9) To identify opportunities for recreation in alignment with the South County Active Transportation Plan and the Recreation Master Plan, including:
 - (a) Passive recreation opportunities such as trails;
 - (b) Development of recreation facilities;
 - (c) Opportunities for recreation programming;
 - (d) Connectivity to adjacent and nearby recreational destinations outside of the County's jurisdiction.
- (10) To identify lands where recreation amenities such as parks should be located, and ensure that processes exist for protecting and developing those lands as development of other uses proceeds.



Bragg Creek Area Structure Plan Terms of Reference

Community Strength

- (11) To prioritize input from the Bragg Creek community in the creation of the ASP. This would be achieved through a visioning committee in the early phases of the project, with ongoing and robust public consultation throughout the project;
- (12) To explore opportunities for the community to be involved in ongoing land use planning and development activities, for example, through data collection or citizen science initiatives.

Institutional Development

- (13) To further explore the potential for the institutional development as per the community's needs, with reference to the existing establishments (e.g. Bragg Creek Community Centre and Banded Peak School);

Economic Development and Tourism

- (14) To identify desired and achievable amenities that will support the local community;
- (15) To understand the role of Bragg Creek as a tourist/visitor destination, and identify business growth that will cater to tourism and visitor demand.
- (16) To consider the value of environmental features to the tourism and economic appeal of Bragg Creek, and incorporate an asset management approach to those features.
- (17) To understand the impacts that expanding tourism opportunities may have on aspects of the community that are desirable to preserve, such as the integrity of the natural environment, and community cohesiveness and character.
- (18) To collaborate with external agencies who are working to promote tourism in the area (for example, Travel Alberta).

Phasing

- (19) To explore phasing to accommodate growth projections, and to implement an appropriate mechanism for phasing growth;
- (20) To describe the existing development within the study area and adjacent lands;
- (21) To discover where development opportunities and constraints may exist; and
- (22) To determine the fiscal impact of the proposed land uses.

Monitoring and Evaluation

- (23) The ASP will include a monitoring and evaluation program to measure its success as development under the ASP progresses.



Bragg Creek Area Structure Plan Terms of Reference

Statutory Consistency

- 31 The Bragg Creek ASP will be drafted to align with the following statutory plans:
- (1) Municipal Government Act
 - (2) Calgary Metropolitan Region Growth Plan
 - (3) Municipal Development Plan

Schedule and Deliverables

- 32 The project is anticipated to occur in five phases, described in Table 1. The ultimate work plan and schedule will be confirmed after Phase 1, based on the recommendation of the Visioning Committee and the result of the NRED Grant.
- 33 Some technical studies (particularly those regarding servicing) will be multi-phase, with preliminary study being undertaken in Phase 1 of the project to inform the land use concept for the Hamlet. Once a general land use concept has been prepared, the studies will be further detailed in Phases 2 and 3 as necessary to determine the needs required for the proposed densities, land uses and development forms.

Table 1 – Project Schedule

Phase	Activity	Deliverable
Phase 1.	Visioning Committee and Initiation of Technical Studies	
	April – September 2024	
1.1.	Establish and Convene Visioning Committee	Appointment of Committee Members by Council, Committee Work Plan
1.2.	Visioning Committee to meet as per mandate	Visioning Committee Updates and Final Recommendation Report
1.3.	Scope and initiate background technical studies as applicable in accordance with timelines and budget set out within Appendix A.	Technical Studies/Reports (Submitted by Consultants)
1.4.	Refine project scope and budget upon NRED decision on grant application.	Revised Terms of Reference and budget – to be approved by Council.
Phase 2.	Confirmation of Project Direction and of Background Research	
	October 2024 – January 2025	
2.1.	Refine project workplan, engagement strategy, and budget based on Visioning Committee Recommendation Report (1.2).	Revised Terms of Reference and Work Plan – to be approved by Council.
2.2.	Summary of Background and Support information	Background Summary Report



Bragg Creek Area Structure Plan Terms of Reference

Phase 3.	Public Engagement February – May 2025	
3.1.	Public Engagement	Engagement Summary
3.2.	Draft Land Use Strategy	Land Use Strategy
3.3.	Completion of technical studies as applicable.	Technical Studies/Reports (Submitted by Consultants)
Phase 4.	Creation of Draft ASP June – August 2025	
4.1.	Draft ASP document	Draft ASP
4.2.	Public Review of Draft	Engagement Summary
Phase 5.	Refinement and Approval September – October 2025	
5.1.	Refinement of Draft Plan into final ASP document	Final ASP document
5.2.	Final Draft for Council first Reading and Public Hearing	Public Hearing Report
5.3.	Calgary Metropolitan Region Board review	CMRB REF Application
5.4.	Council third reading and adoption	Council Report

Budget

- 34 Where possible, data and information that has been collected through the previous Revitalization Plan and Hamlet Expansion Strategy projects will be considered and incorporated into this ASP amendment project, so that work is not duplicated.
- 35 The estimated budget for the project is outlined in Appendix A. This TOR and the budget will be refined and brought back to Council for consideration upon receiving the outcome of the NRED grant application and upon receiving the Visioning Committee’s Recommendation Report. If less than the full NRED Grant amount is awarded, Council will determine which studies, if any, will be undertaken at full cost to the County. The budget will be finalized in Phase 2 of the project as per the above workplan.

Communication and Engagement

- 36 A detailed communication and engagement strategy will identify all relevant interest groups within the County, intermunicipal partners, and external stakeholders affected by the planning process outcomes. The strategy will spell out how the process will proceed through several phases, and how various tools/techniques will be used in each phase to meaningfully engage a range of participants.

Communication and Engagement Principles

- 37 The project will be underpinned by a robust and meaningful engagement process with the communities, identified stakeholder groups, and with intergovernmental organizations that:



- (1) Raises the awareness of the planning process and encourages participation;
- (2) Identifies how residents interpret the boundaries of the various communities;
- (3) Identifies if multiple ASPs should be used to provide policy direction to the communities;
- (4) Identifies the full set of issues and opportunities the amendments should address;
- (5) Shapes the content of the Plan through a blend of research, input, and discussion-focused activities;
- (6) Responds constructively to the interests of various audiences; and
- (7) Ensures broad support for the resulting policies.

Intergovernmental and First Nations Engagement

- 38** The ASP area is bordered by external agencies on all sides: Lands to the south are within Foothills County; Lands to the north and East are within the Tsuut-ina First Nation; Lands to the west are within Kananaski Improvement District. Communication with the interested parties will be undertaken as part of the ASP process.

Visioning Committee

Visioning Committee Purpose

- 39** The purpose of the Committee is to provide recommendations on the direction of the Bragg Creek Area Structure Plan Project to Council. Council has not delegated any decision-making ability upon the Committee; however, the Committee shall attempt to:
- (1) Agree upon principles and approaches to guide the ASP amendment project which reconcile the interests of residents, landowners, the County, and any other holders of interests in Bragg Creek. In the event that the Committee cannot achieve agreement, the Committee shall consider areas of particular importance that need to be addressed;
 - (2) Identify the important aspects of land use and planning that should be considered in the ASP, and provide suggestions for how those aspects should be addressed.
 - (3) Propose desired public and stakeholder engagement methods for the ASP amendment project (e.g. frequency, type, location, and timing of engagement).
- 40** The Committee's purpose is not to undertake any detailed technical review of previous planning efforts, or to provide technical advice or studies to Council. In this respect, the chair shall ensure that the Committee is within scope and meeting its purpose.
- 41** The Committee's purpose is temporary and shall be concluded by the end of September, 2024.

Functions

- 42** The Committee performs the following functions:



- (1) In accordance with the Committee purpose, to review this Terms of Reference, the existing Greater Bragg Creek Area Structure plan, and any other related documents and materials;
- (2) To debate in a collaborative manner, with the goal of reaching consensus on items presented on Committee meeting agendas;
- (3) To provide recommendations on agenda items for collation and reporting by the chair; and
- (4) To establish interest-based working groups outside of the Committee forum and to distill the interests of those working group members for input into the Committee recommendations.

Membership

43 The Visioning Committee consists of the following members:

- (1) One independent third party facilitator, appointed by Council, who serves as chair;
- (2) Eight members with the following backgrounds
 - (a) Two members representing local business interests
 - (b) Two members representing local environmental interests
 - (c) Two members that hold an interest in local recreation or community services
 - (d) Two members with general interest in the community, whose permanent residence is in the Hamlet of Bragg Creek.

Administrative Support

44 The Committee is supported by the following members of Rocky View County Administration in a non-voting advisory capacity:

- (1) a representative from the County's Economic Development department;
- (2) a representative from the County's Planning department; and
- (3) a representative from the County's Legislative Services department, as necessary.

45 County Administration shall designate a representative from the Economic Development or Planning department to act as a liaison between the Committee and Administration.

Chair

46 The chair:

- (1) Drafts and manages agendas and meeting schedules in consultation with Administration and other Committee members;
- (2) Presides over meetings and facilitates discussion of agenda items;
- (3) Records meeting outcomes and Committee recommendations;
- (4) Reports on progress of the Committee to Council at monthly intervals;



- (5) Provides a final report approved by the Committee to Administration outlining the recommendations of the Committee and areas of agreement or disagreement; and
 - (6) Partners with Administration in presenting the recommendations of the Committee to Council.
- 47 The Committee has no vice-chair. If the chair is unable to attend the meeting, the meeting is cancelled.
- 48 The chair shall be appointed by Council with assistance and recommendations from Administration following a nomination process undertaken in accordance with all applicable rules and regulations. Criteria for selection of a chair includes:
- (1) Facilitation experience and qualifications;
 - (2) Previous chairing experience in a committee/board environment;
 - (3) Cost and availability;
 - (4) Familiarity with the subject area, Rocky View County and municipal government processes; and
 - (5) The absence of any conflict of interest.

Committee Proceedings

- 49 The Committee meets at least once a month and on an as-needed basis.
- 50 The chair will establish the meeting dates and times, in conjunction with Administration and Committee members.
- 51 Meetings shall be held at County Hall or at an appropriate location within Bragg Creek.
- 52 Meetings are informal and discussion is managed through the chair.
- 53 Meetings are not subject to the Procedure Bylaw; however, the chair may consult the Procedure Bylaw for guidance at the sole discretion of the chair.
- 54 Meetings shall be open to the public, and be recorded for distribution on the County website.
- 55 Agendas shall be made available to the public at least three business days before the meeting.
- 56 The Committee may hear presentations from Administration and the Committee's working groups at the discretion of the chair but does not hear presentations from other parties.
- 57 Quorum for the Committee consists of:
- (1) The chair;
 - (2) At least one member representing a local business interest;
 - (3) At least one member representing a local environmental interest;
 - (4) At least one member holding an interest in local recreation or community services; and



Bragg Creek Area Structure Plan Terms of Reference

- (5) At least one member who is a resident representative.

Reporting

- 58 The chair, in consultation with the Committee, will report to Council and other stakeholders in the following manner:
 - (1) At its first meeting, the Committee shall outline its general objectives and deliverables, and create a workplan for achieving those.
 - (2) The minutes of each meeting of the Committee shall be made publically available after the meeting.
 - (3) Updates on significant milestones or progress made in the Committee discussions should be provided to Council by memorandum; and
 - (4) A final report outlining the recommendations of the Committee shall be provided to Council. Administration shall then prepare a report outlining the Committee outcomes alongside recommended revisions to this Terms of Reference.
- 59 Records of meeting agendas, schedules, and outcomes shall be available to the public on the County website.

Budget and Remuneration

- 60 A budget of \$75,000 is required to compensate the chair in accordance with any agreed contract, and also to pay for any costs to support the work of the Committee.
- 61 The chair is compensated in accordance with Council’s direction or written contract, whichever applies.
- 62 Members other than the chair do not receive compensation for participation in the committee.
- 63 Members are reimbursed for incidental expenses as outlined in Council Policy C-221 Board and Committee member Compensation and Reimbursement. This includes the chair if incidental expenses are not covered under a written contract.

Principal Project Risks

Risk	Mitigation Strategy(ies)
<p>With the wide variety of interest groups in Bragg Creek, it is likely that there will be points of conflict between their visions for the community.</p>	<ul style="list-style-type: none"> • Initiating the project with a primary focus on engagement via the Visioning Committee should identify points of conflict early. This will provide interest groups with agency at the outset, and empower them to find resolutions. • Throughout engagement, ensuring that conflicts are discussed in a productive and open manner.



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<p>External influences (for e.g., promotion of the area for Tourism by Travel Alberta) are out of the County's control, and outcomes may be difficult to predict and incorporate into land use plans.</p>	<ul style="list-style-type: none"> • Close collaboration with identified external interests to ensure policies align/manage impacts appropriately. • Clear delineation of a Community Vision will help to mitigate impacts of external forces.
<p>Servicing is known to be a significant challenge to the area. It is expected that water and wastewater infrastructure will be costly. There are also additional complexities, such as hydrogeology due to proximity to the Elbow River, which pose challenges to development.</p>	<ul style="list-style-type: none"> • The extensive technical studies proposed for this project should provide accurate information with which to develop a servicing strategy for Bragg Creek. • Opportunities for partnerships for servicing will be explored.



Approval Date	•
Replaces	• n/a
Lead Role	• County Manager
Committee Classification	• Council/Advisory
Last Review Date	• n/a
Next Review Date	•

 Reeve

 Approval Date



Bragg Creek Area Structure Plan Terms of Reference

Appendix A – NRED Grant Implications for Project Budget

Supporting Studies and Anticipated Funding Sources.

The following chart lists the studies that were included in the NRED Grant application.

Item	Estimated Cost
Visioning Committee	\$75,000
Public Engagement and Advertising	\$20,000
Technical Studies	
Would be initiated with Phase 1 of Project	
Environmental Screening Report	\$46,000
Servicing Feasibility Study and Servicing Strategy	\$85,000
Update Master Drainage Study	\$80,000
Transportation Network Analysis	\$90,000
Commercial Market Study	\$10,500
Residential Market Study	\$25,000
Subtotal	\$336,500
The following list of studies would enhance the ASP project and are expected to be undertaken if the County is awarded the NRED Grant. All or some of these could be omitted from the work plan if the County does not receive grant funding. These studies would not be initiated until the award of the NRED Grant has been announced, and a refined TOR and budget adjustment has been approved by Council.	
Natural Asset Inventory	\$30,000
Development Suitability Analysis	\$100,000
Social and Community Needs Assessment	\$15,000
Economic Impact Analysis	\$8,000
Specialized Sectorial Research	\$10,000
Fiscal Impact Study	\$24,000
Subtotal	\$187,000
TOTAL	\$618,500

ROCKY VIEW COUNTY
BUDGET ADJUSTMENT REQUEST FORM
BUDGET YEAR: 2023

Description	Budget Adjustment
EXPENDITURES:	
Bragg Creek ASP	618,500
TOTAL EXPENSE:	618,500
REVENUES:	
Tax Stabilization Reserve	618,500
TOTAL REVENUE:	0
NET BUDGET REVISION:	0
REASON FOR BUDGET REVISION:	
Bragg Creek Area Structure Plan Amendments	
AUTHORIZATION:	
Chief Administrative Officer: _____	Council Meeting Date: _____
Rick McDonald	
Executive Director Corporate Services: _____	Council Motion Reference: _____
Kent Robinson	
Manager: _____	Date: _____
Dominic Kazmierczak	

Budget AJE No: _____

Posting Date: _____



Springbank Recycle Depot Relocation

Electoral Division: 2

File: N/A

Date:	February 13, 2024		
Presenter:	Mason Austen, Acting Manager		
Department:	Utility Services		
Approved by:	<input checked="" type="checkbox"/> Executive Director / Director	and/or	<input checked="" type="checkbox"/> Chief Administrative Officer

REPORT SUMMARY

At the November 29th, 2023, Special Council Meeting, Council requested an update on the Springbank Recycle Depot relocation:

MOVED by Deputy Reeve Kochan that Administration be directed to prepare a report to be presented to Council, no later than the end of Q1 2024, with additional information on the relocation of the Springbank Recycle Centre.

This report is intended to provide Council with options for relocating the Springbank Recycle Depot.

ADMINISTRATION'S RECOMMENDATION

THAT Council direct Administration to incorporate the Springbank Recycle Depot into the 75 acres north of the Springbank Park for All Seasons lands.

BACKGROUND

The Springbank Recycle Depot is sited on a 7,800 sq. ft. private lot located at 100 Commercial Drive (Attachment A). The County leases this land with the 5-year agreement expiring on June 30, 2025. The Recycle Depot accepts glass, metal, cardboard, mixed paper, and plastic in five roll-off bins, as well as leaves, grass, and branches from May to October in seasonal roll-off bins.

In terms of site usage and visitor capacity, the site hosted 5,091 vehicles in 2023, averaging 49 vehicles per operational day with the highest single day total being 88 vehicles. This is comparable to the number of visitors in 2022. The highest site usage days occur between May and October, which aligns with the County's seasonal branch and yard waste collection programs.

At the March 14, 2023, Council Meeting, Administration had previously presented a Springbank Recycle Depot Accessibility Report.

MOVED by Councillor Kochan that Administration be directed to make operational and administrative changes at the Springbank Recycle Depot to relieve vehicle congestion.

MOVED by Councillor Kochan that Administration be directed to continue to pursue opportunities for relocation of the Springbank Recycle Depot, limited to County owned lands.

After the March 14 Council Meeting, Administration made operational changes that no longer allowed trailers on site due to the site's limited footprint. To accommodate residents with trailers, a one-day branch collection event was held on May 13, 2023, which 51 residents utilized.

Springbank Recycle Depot Relocation

Administration also explored County owned lands in the Springbank area for suitability of siting the Recycle Depot. In addition to relocating the site, Administration was also looking for a larger site to accommodate increased materials and site usage, which aligns with the Solid Waste Servicing Strategy Goal 6, Objective J: Replace the Springbank Recycling Depot with a Full-Service Transfer Site & Recycling Depot.

ANALYSIS

The current Recycle Depot is located on 7,800 sq. ft. or 0.18 acres with the proposed site needing approximately 1.5 acres. The County's three other Transfer Sites are located on approximately 1 acre.

Administration reviewed and assessed County owned lands within the Springbank area, and the search was narrowed down to a 4 km catchment of the current Recycle Depot location. The 4 km catchment was chosen based on the geographic distance of the Elbow Valley Chuck Wagon to the South, Calgary City limits and Bow River to the East, as well as the proximity to Harmony and the Town of Cochrane's Eco Centre to the Northwest.

This search resulted in 37 County owned lands. Administration identified 1 Fee Simple and 2 Municipal Reserve (MR) lands as suitable options for relocation. The three locations identified are:

- 75 acres north of the Springbank Park for All Seasons (Attachment B): This option comprises of 75 acres designated as Fee Simple (Roll #04727039). There is an approved Business Case identifying 30 to 35 acres for the first three phases, with approximately 40 to 45 acres for future planning initiatives to meet community needs.

This site will be undergoing preliminary studies in 2024 to complete an overall site plan to accommodate the proposed recreation facility. This would allow Administration sufficient time and space to relocate the Recycle Depot prior to the current lease agreement expiring in June 2025.

- Springbank Dog Park (Attachment C): This option is located at 32190 Twp Rd 245 and comprises of 4 acres designated as Municipal Reserve (Roll #04734033).
- North Springbank Water Co-op (Attachment D): This option is located at 196 Lariat Loop and comprises of 12.5 acres designated as Municipal Reserve (Roll #05711014). The North Springbank Water Co-op is in the process of applying to the County to transfer the adjacent public utility lot (PUL).

Administration recommends relocating the Springbank Recycle Depot to the 75 acres north of the Springbank Park for All Seasons lands in early 2025.

COMMUNICATIONS / ENGAGEMENT

Following Council's direction, Administration will work with the project team on community engagement and a subsequent communications plan.

IMPLICATIONS

Financial

There are no financial implications involved with relocating as the cost savings on the lease agreement would cover the relocation cost. Relocating to County owned lands would result in future cost savings of \$21,000 per year on the lease agreements.

Springbank Recycle Depot Relocation

STRATEGIC ALIGNMENT

Key Performance Indicators		Strategic Alignment	
Effective Service Delivery	SD1: Services levels are clearly defined, communicated and transparent to citizens	SD1.1: Percent of services with defined service levels	Goal 6, Objective J of the Solid Waste Service Strategy: Replace the Springbank Recycling Depot with a Full-Service Transfer Site & Recycling Depot.
Effective Service Delivery	SD4: Services are continually assessed for improvements in cost efficiency, effectiveness, and customer experience	SD4.1: Percent of services that are assessed annually for innovation opportunities and have demonstrable efficiency improvements	Goal 6, Operational Efficiency Metric of the Solid Waste Servicing Strategy Key Performance Indicator: Cost of Service (on a per-tonne basis) for different levels of waste management services

ALTERNATE DIRECTION

Alternate Direction 1

THAT Council direct Administration to pursue relocating the Springbank Recycle Depot to the Springbank Dog Park Municipal Reserve.

Benefits

The dog park is near the current Recycle Depot and is in the Springbank commercial area, free from residential homes. Additionally, the site has an existing road approach and is already a fenced and secure location. There could also be County operational efficiencies in waste management services of the dog park.

Disadvantages

The location is a MR, which limits the usage options for the site. The site would need Council direction to redesignate the land use, which would include a redesignation application, notification and circulation, and a public hearing element. Relocating to this location would reduce the dog park size by a third. Additionally, this would increase the traffic on the site and could result in safety risks being adjacent to an active dog park.

Alternate Direction 2

THAT Council direct Administration to pursue relocating the Springbank Recycle Depot to the Municipal Reserve located at 196 Lariat loop.

Benefits

The location provides ample space with over 12 acres adjacent to a PUL utilized by the North Springbank Water Co-op, which is in the process of applying to the County to transfer. The PUL transfer would require a new parking area to be constructed on the MR land, which could serve as both a Recycle Depot and parking area for users of the MR.

Springbank Recycle Depot Relocation

Disadvantages

The location is an MR, which limits the usage options for the site. The site would need Council direction to redesignate the land use, which would include a redesignation application, notification and circulation, and a public hearing element. The site is also in a rural residential neighborhood with neighboring acreages. If the land North Springbank Water Co-op transfer is successful there could be additionally costs to widen the road approach.

Alternate Direction 3

THAT Council direct Administration to pursue private lease agreements for the Springbank Recycle Depot on non-County owned lands.

Benefits

The Springbank commercial area has a multitude of fenced lots and businesses that could be suitable for siting a Recycle Depot. A private lease agreement could result in a quicker relocation option.

Disadvantages

This option could result in a larger budget implication by continuing with lease payments. Lease agreements can also limit the number of materials that can be collected depending on the landowner.

ATTACHMENTS

Attachment A: Springbank Recycle Depot

Attachment B: South Springbank Community Facility lands map

Attachment C: Springbank Dog Park Municipal Reserve map

Attachment D: North Springbank Water Co-op Municipal Reserve map



ROCKY VIEW
COUNTY

**Springbank
Recycle Depot**

Roll # 04734032

2 acres



1:1,800

0 20 40 m

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COMMERCIAL DR

Recycle Depot

TWP RD 245



ROCKY VIEW COUNTY

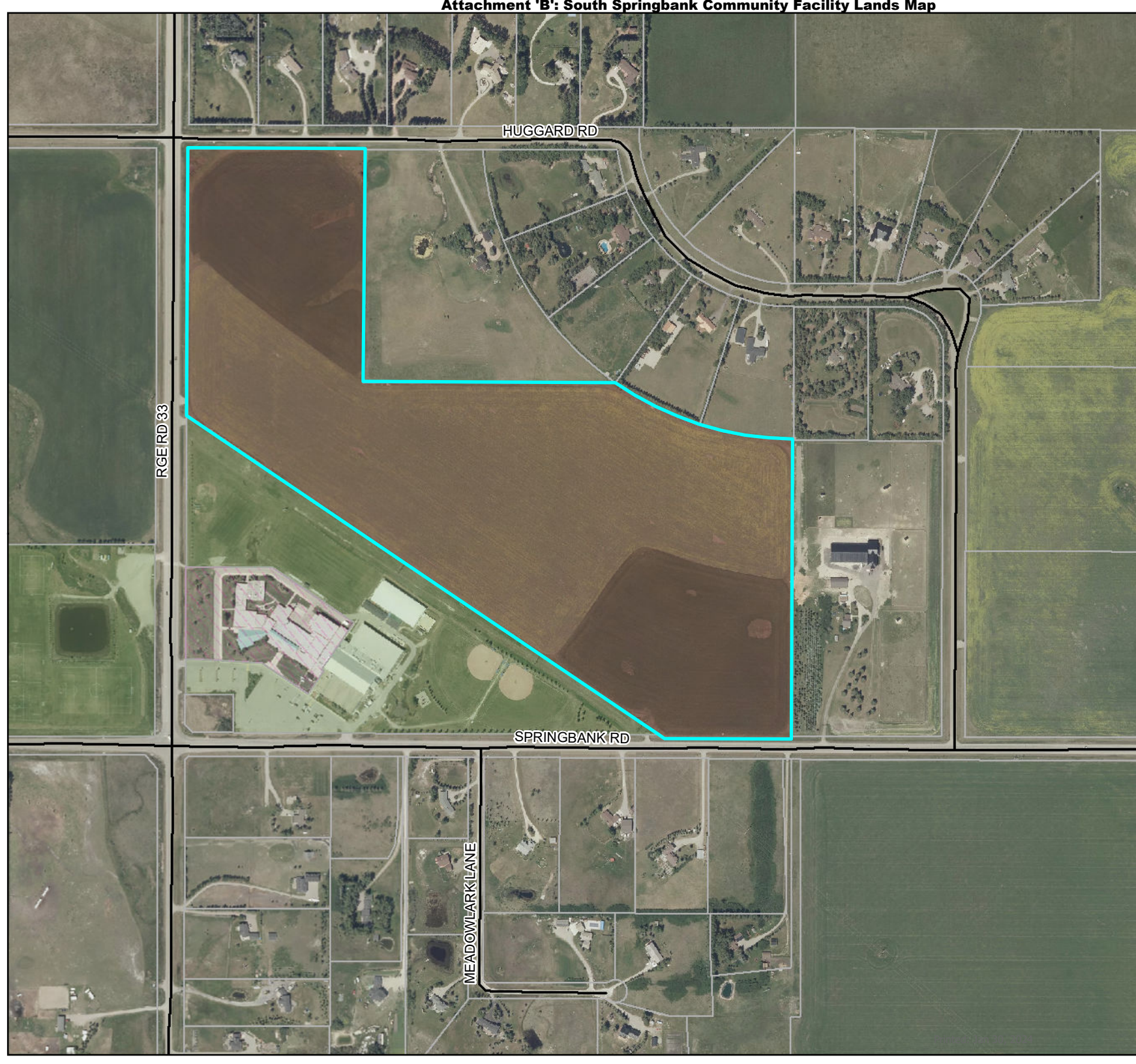
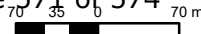
South Springbank Community Facility

-  Fee Simple
-  Municipal Reserve
-  School Reserve

Roll # 04727039
75 acres



1:6,500



HUGGARD RD

RGE RD 33

SPRINGBANK RD

MEADOWLARK LANE



ROCKY VIEW COUNTY

Springbank Dog Park

Municipal Reserve

Roll # 04734033

4 acres



1:1,600



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ROCKY VIEW COUNTY

North Springbank Water Coop

-  Municipal Reserve
-  Public Utility Lot

Roll # 05711014
12.5 acres



1:3,000





NOTICE OF MOTION

Submitted in accordance with Procedure Bylaw C-8277-2022

Presented By: Reeve Kissel, Division 3
Seconded By: Councillor Schule, Division 7

This notice of motion is read into the Council record on **February 13, 2024**. The motion as read into the record will be debated on **February 27, 2024**.

TITLE: Freedom to Read Proclamation

WHEREAS Freedom to Read Week is an initiative to promote literacy, tolerance, knowledge, and a love of reading among all Canadians;

AND WHEREAS the right to pursue the truth through free inquiry is essential to democratic decision-making;

AND WHEREAS the freedom to read print on paper or online, is the essence of free inquiry;

AND WHEREAS the freedom to read can never be taken for granted;

AND WHEREAS the freedom to read is under attack;

THEREFORE BE IT RESOLVED THAT the Council of Rocky View County endorses the objectives of Freedom to Read Week, and recognizes, reaffirms, and defends the rights of the citizens of individually to decide what they will or will not read; and calls on all residents to actively work to achieve these objectives, and in so doing ensure Rocky View County.

NOW, THEREFORE I, Reeve Crystal Kissel, on behalf of Council DO HEREBY PROCLAIM the final week of February as FREEDOM TO READ WEEK in Rocky View County.