



GOVERNANCE COMMITTEE MEETING AGENDA

Date: Tuesday, April 16, 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. March 13, 2024 Governance Committee Meeting Minutes	2
D. GENERAL BUSINESS	
1. Harmony Hamlet Designation	5
2. Family & Community Support Services (FCSS) 101 Presentation	9
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4. Regional Water and Wastewater Off-Site Levy Bylaw Update	69
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6. Community Recreation Off-Site Levy Bylaw Update	137
E. COUNCILLOR UPDATES	
F. MANAGEMENT REPORTS	
1. Resolution Tracker	157
G. FINANCIAL REPORTS	
H. CLOSED SESSION	
I. ADJOURN THE MEETING	



GOVERNANCE COMMITTEE MEETING MINUTES

Wednesday, March 13, 2024
9:00 AM

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

Present: Deputy Reeve D. Kochan, Chair
Reeve C. Kissel (participated electronically)
Councillor K. Hanson (participated electronically)
Councillor S. Samra
Councillor A. Schule
Councillor S. Wright

Absent: Councillor Boehlke, Vice-Chair

Also Present: M. Boscariol, A/Chief Administrative Officer
B. Riemann, Executive Director, Operations
K. Robinson, Executive Director, Corporate Services
L. MacRae, Director, Strategy and Performance
M. Austen, A/Manager, Utility Services
S. Hulsman, Manager, Asset Management
D. Lang, Manager, Recreation, Parks, and Community Support
T. Andreasen, Lead Legislative Officer, Legislative Services
J. Bateman, Process Specialist, Planning
M. Mitton, Legislative Officer, Legislative Services
D. Sokol, Process Specialist, Planning
C. Yee, Solid Waste and Recycling Advisor, Utility Services

A Call Meeting to Order

The Chair called the meeting to order at 9:02 a.m.

B Updates/Approval of Agenda

MOVED by Councillor Wright that the March 13, 2024 Governance Committee meeting agenda be approved as presented.

Carried

C-1 January 16, 2024 Governance Committee Meeting Minutes

MOVED by Councillor Wright that the January 16, 2024 Governance Committee meeting minutes be approved as presented.

Carried



D-1 City of Airdrie Regional Park Master Plan

Presenters: Justine Berger, Corporate Land Administrator, City of Airdrie
Stephen Utz, Director of the CAO Office, City of Airdrie

MOVED by Councillor Wright that the Governance Committee receives the City of Airdrie Regional Park Master Plan presentation as information.

Carried

D-2 Rocky View County Q4 2023 Accountability Report

MOVED by Councillor Schule that the Governance Committee receive the Rocky View County Q4 2023 Accountability Report as information.

Carried

The Chair called for a recess at 10:01 a.m. and called the meeting back to order at 10:11 a.m.

D-3 Solid Waste Servicing Strategy Annual Update

MOVED by Councillor Schule that the Governance Committee receive the Solid Waste Servicing Strategy Annual Update report as information.

Carried

The Chair called for a recess at 11:01 a.m. and called the meeting back to order at 11:10 a.m. with the exception of Reeve Kissel and Councillor Hanson.

Councillor Hanson returned to the meeting at 11:11 a.m.

Reeve Kissel returned to the meeting at 11:14 a.m.

D-4 Utility Financial Model and Long-Term Rate Strategy

Presenters: Myron Moore, Mooreview Management Consulting Inc.

MOVED by Councillor Schule that the Governance Committee receive the Utility Financial Model and Long-Term Rate Strategy report as information.

Carried

The Chair called for a recess at 12:39 p.m. and called the meeting back to order at 12:46 p.m. with the exception of Reeve Kissel.

Reeve Kissel returned to the meeting at 12:47 p.m.

D-5 Planning Department Enhancement Strategy (DES) Update

MOVED by Councillor Schule that the Governance Committee receive the Planning Department Enhancement Strategy (DES) Update report as information.

Carried



E Councillor Updates

There were no Councillor updates for the March 13, 2024 Governance Committee meeting.

F-1 Resolution Tracker

The March 13, 2024 resolution tracker was provided to the Governance Committee as information.

I Adjourn the Meeting

MOVED by Councillor Samra that the March 13, 2024 Governance Committee meeting be adjourned at 1:18 p.m.

Carried

Chair or Vice-Chair

Chief Administrative Officer or designate



Governance Committee

Subject:	Division 2 – Harmony Hamlet Designation
Date:	April 16, 2024
Presenter:	Keagan Andrew, Intergovernmental Advisor
Department:	Intergovernmental Services and Regional Planning

REPORT SUMMARY

The community of Harmony has reached approximately 1,500 residents and is referred to as a hamlet in County and regional planning documents. However, the community is not officially designated as a hamlet by the Government of Alberta. This report is to provide information to Governance Committee on the process and potential implications of designating Harmony as a hamlet before a future request to Council, which would seek direction to proceed. The potential benefit to the community is that Harmony may be eligible for additional provincial infrastructure grants, and there are no implications for property values or tax rates for residents. Administration has developed a communications plan to provide residents with information should Council choose to proceed with the designation.

ADMINISTRATION'S RECOMMENDATION

THAT the Governance Committee receive the Harmony Hamlet Designation report for information.

BACKGROUND

Initially approved as a Conceptual Scheme in 2007, Harmony is a major residential development within Rocky View County. The community currently has approximately 1,500 residents in approximately 520 dwellings. Once fully developed, the community is expected to house approximately 10,000 residents in more than 4,480 dwellings. In addition, Harmony is projected to provide 5,400 jobs in the County, making it a significant employment area in the region.

Hamlets are a historical designation for unincorporated communities within rural municipalities. To be a hamlet, a community must meet the requirements of Section 59 of the *Municipal Government Act* and receive a motion of Council. Hamlets typically consist of a mix of residential and commercial development and provide services to their residents and the surrounding communities. The County currently has 11 hamlets, ranging in population from approximately 30 residents in Madden, to approximately 5,500 in Langdon. With a current population of 1,500 residents, Harmony is larger than many of the County's existing hamlets.

DISCUSSION

Statutory plans such as the *2013 County Plan*, and the Calgary Metropolitan Region Board's *Regional Growth Plan* consider Harmony to be a hamlet. Designating Harmony as a hamlet will bring the County into alignment with these statutory land use plans. With a projected population of 10,000, Harmony will grow into a major population centre within the County and become one of the largest unincorporated communities within the province. While County and regional statutory plans recognize Harmony as a hamlet, the community requires a formal Council resolution for recognition as a hamlet under the *Municipal Government Act*.

Division 2 – Harmony Hamlet Designation

To aid municipalities in funding growth within their communities, the province maintains grant programs such as the Water for Life grant, which may provide up to 30% of upgrade costs to regional water and wastewater infrastructure in communities like Harmony. Access to funding through this program is available to regional partnerships between two or more eligible municipalities, and municipalities with contracted services to privately owned facilities. Applications for this program are strengthened if the proposed improvements will provide servicing to a hamlet that is recognized by the Government of Alberta. Water and wastewater servicing for Harmony is operated by the privately owned Harmony Advanced Water Systems Company (HAWSCo). In 2022, HAWSCo partnered with the Town of Cochrane, the City of Calgary, and the County to optimize wastewater servicing in the area. Designating Harmony a hamlet under Section 59 of the *Municipal Government Act* will strengthen the Water for Life grant application.

Hamlet Designation Requirements

To designate a community as a hamlet, Council must pass a motion designating the hamlet's name and boundaries. To be eligible for the designation, the community must meet the following requirements:

1. Consist of five or more buildings used as dwellings, a majority of which are on parcels of land smaller than 1,850 m²;
2. Has a generally accepted boundary and name; and
3. Contains parcels of land that are used for non-residential purposes.

The average parcel size in the community of Harmony is approximately 1,556 m², meeting the density requirements of the *Municipal Government Act*. At current buildout, the community surpasses many existing County hamlets for population, density, and non-residential uses. At full buildout, Harmony will have 4,480 dwellings, and a population of approximately 10,000, further strengthening the importance of the community within the County. The boundaries of Harmony are outlined in Section 5.0 of the *Harmony Conceptual Scheme*, and a map of the boundaries is included in "Attachment A". Finally, the Conceptual Scheme provides for many non-residential purposes, including commercial and institutional uses. The community's current and expected development meets all the requirements for hamlet designation outlined within the *Municipal Government Act*.

Communication/Engagement

Administration has communicated with the Government of Alberta to determine the process for designating a community as a recognized hamlet under the *Municipal Government Act*. Administration has worked with Harmony's developer Bordeaux Developments, who support the designation of this community as a hamlet. They have indicated a willingness to help the County communicate the impacts of a potential hamlet designation to the Harmony Homeowners Association. Administration will develop communications material to ensure that residents understand the limited implications associated with hamlet designation and distribute them to residents of Harmony prior to the Council meeting.

Implications

Assessment & Property Tax

There are no changes to assessed property value or to property taxes associated with designating Harmony as a hamlet.

Financial

There are no direct financial implications associated with designating the community of Harmony as a hamlet. However, doing so may allow the County to access additional grant funding to aid in regional infrastructure development.

Division 2 – Harmony Hamlet Designation

Policy

Designating Harmony as a hamlet under Section 59 of the *Municipal Government Act* will bring the County into alignment with its designation under the *2013 County Plan*. It will also align with the CMRB's *Regional Growth Plan*, as Section 3.1.8.1(a) recognizes Harmony as a Hamlet Growth Area.

Next Steps

Administration will bring a report to Council to officially request that Harmony be designated as a hamlet under Section 59 of the *Municipal Government Act*. Should Council choose to designate Harmony as a hamlet, Administration will officially inform Municipal Affairs and provide a map of the approved area and the Council resolution. This would allow for a potential grant application under the Water for Life program for the 2025 fiscal year.

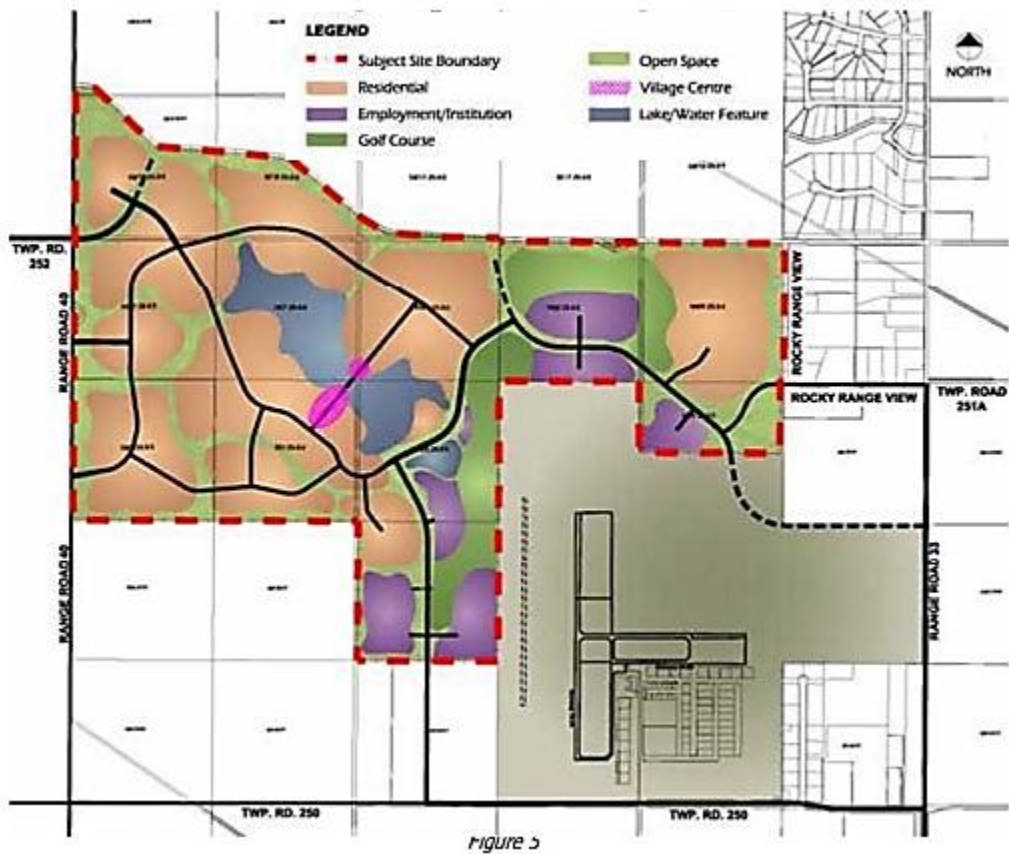
ALTERNATE DIRECTION

Administration has not identified alternative direction for this item.

ATTACHMENTS

Attachment A: 2021-06-08 Harmony Site Map and Development Plan

Attachment A: 2021-06-08 Harmony Site Map and Development Plan



Subject:	Family & Community Support Services (FCSS) 101 Presentation
Date:	April 16, 2024
Presenter:	Jodi McKay, FCSS Coordinator
Department:	Recreation, Parks and Community Support

REPORT SUMMARY

This FCSS 101 presentation will provide an overview of the Family and Community Support Services program in Rocky View County, which is an 80/20 funding partnership between the Government of Alberta and participating municipalities or Métis Settlements. Under FCSS, communities design and support the delivery of social programs that are preventive in nature to promote and enhance well-being among individuals, families, and communities.

The FCSS 101 presentation is designed to raise the awareness of FCSS programs in the County. The session will outline the FCSS Act and Regulation, the updated FCSS Accountability Framework, programs that are eligible and ineligible for funding and highlight the impact funded programs have in the County.

ADMINISTRATION'S RECOMMENDATION

THAT the Governance Committee receives the Family & Community Support Services 101 presentation as information.

BACKGROUND

Family and Community Support Services is a partnership between the Province of Alberta and Rocky View County that develops, coordinates, and provides Rocky View County residents with a variety of preventive social support programs. FCSS is unique in Canada – no other province has an FCSS program legislated to do community development and provide preventive social programs and supports. This program has existed in Alberta since 1966 and has supported County residents since 2000.

In providing an FCSS program, the County is responsible for:

- engaging citizens in the planning, delivery, evaluation and governance of programs;
- effectively and efficiently using resources, based on identified community needs and priorities; and
- coordinating and cooperating with government and community organizations.

In 2022, Rocky View County Family and Community Support Services (FCSS) conducted and completed a County-wide Social Needs Assessment (SNA). The SNA's main objectives were to identify any service gaps or opportunities to strengthen services, to ascertain the social needs of County residents, and to determine how and why residents use or do not use the community supports. The SNA was approved by the FCSS Board at their April 13, 2023 meeting.

Family & Community Support Services (FCSS) 101 Presentation

The SNA identified community priorities and areas of social need in the County; they are:

- Mental Health Supports;
- Seniors' Supports; and
- Child, Youth, and Family Supports.

Along with these priorities and during their 2023 strategic planning sessions, the FCSS Board also identified three key programming approaches to be utilized by organizations and programs seeking funding:

- Community Connections;
- Collaborative Partnerships; and
- Volunteerism.

From the results of the SNA, the FCSS Board developed a funding framework with clear priorities to guide the Board's decision-making in allocating FCSS funding.

This year, the FCSS Board approved funding to 24 social programs, which includes programs to support children & youth, senior support, community development and enrichment, as well as volunteer and information & referral programming.

DISCUSSION

Rocky View County has been part of the provincial FCSS program since the year 2000. The County provides external grants to non-profit organizations to provide preventive social services. All organizations who apply must follow the grant application, evaluation, and reporting process as set out by the Province and County.

Rocky View County has two available funding streams:

- **General FCSS Funding** (*annual*) - This funding is for larger programs that address local needs through established programming and proven outcomes.
- **Special Projects Funding** (*funding dependent*) - This type of funding is generally for one-time, short-term, or pilot projects that are \$7,500 or less.

Funding provided to programming in 2023 totalled \$1,103,697 and in 2024 and 2025 will be \$1,115,709 annually due to the Provincial increase received April 2023.

All programs or projects must serve County residents, which does not include residents of Airdrie, Beiseker, Chestermere, Cochrane, Crossfield, Irricana, or Redwood Meadows. It does include those who live outside of these municipalities and within the hamlets located within the County's borders.

ALTERNATE DIRECTION

Administration has no alternate direction for consideration.

ATTACHMENTS

Attachment A: FCSS 101 Presentation

FCSS 101

Governance Committee
April 16, 2024



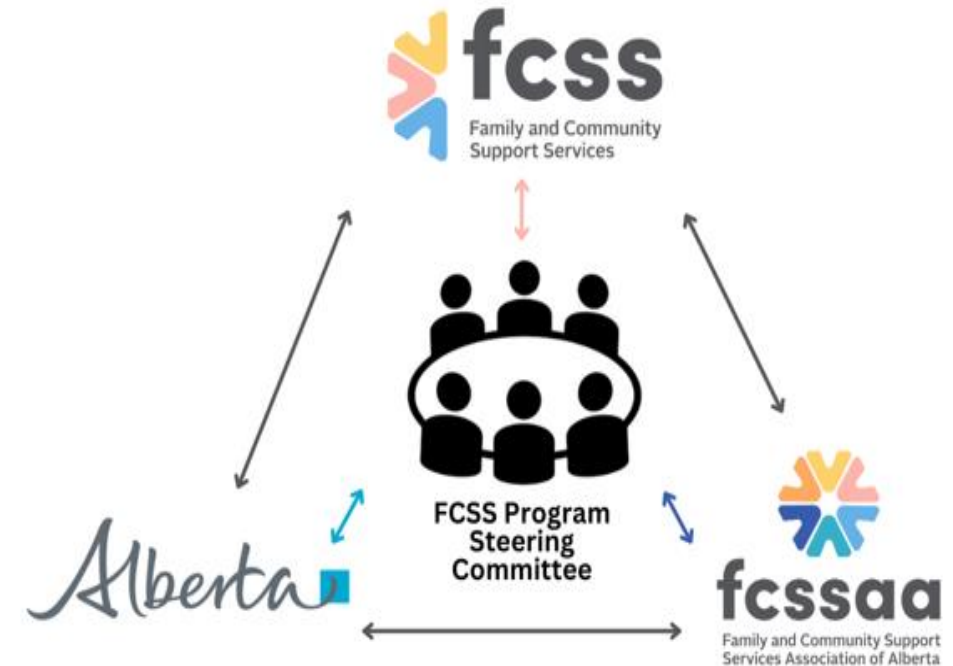
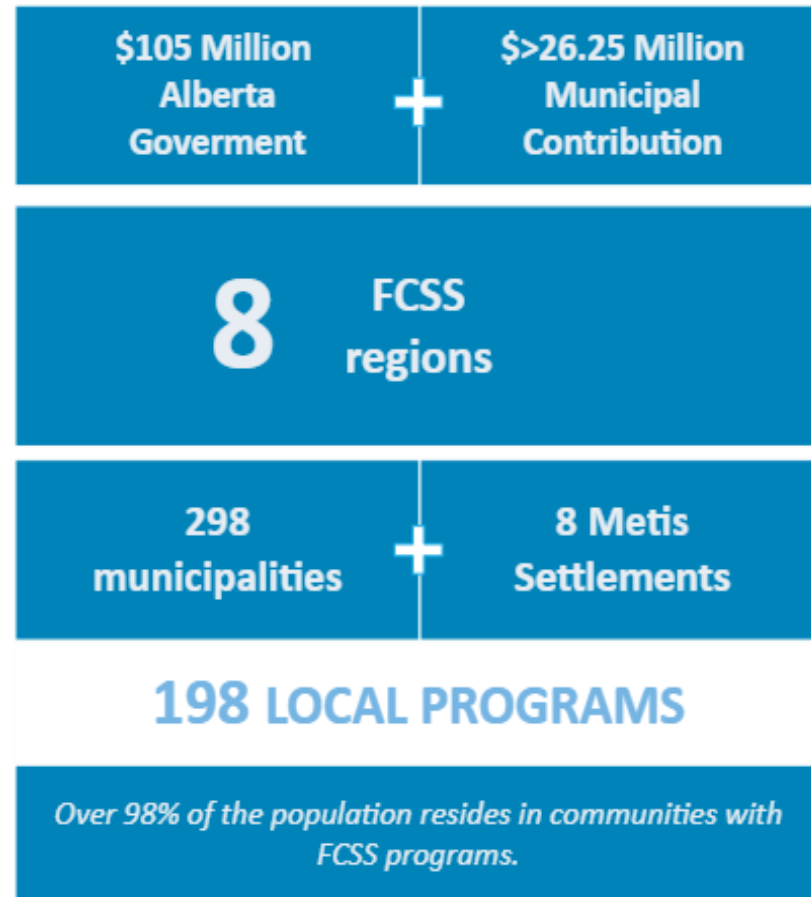
Agenda

- What is FCSS?
 - Program History and Mandate
 - Governance Structure
 - FCSS Accountability Framework
- How FCSS Works
 - Prevention Priorities and Strategies
 - Granting model
- Outcomes Model
 - Program Objective and Key Performance Measures

FCSS History and Mandate

- Program started in 1966
- 80/20 Partnership
- Voluntary Participation
- FCSS Act and Regulation
 - Mandate and Requirements
 - Responsibilities and funding parameters
- Emphasis on Prevention
- Focus on Volunteerism





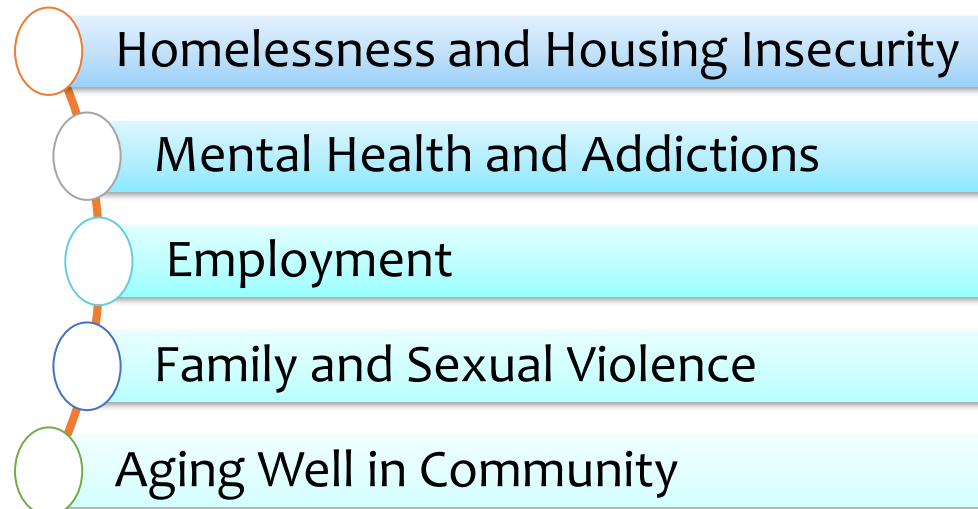
FCSS Accountability Framework

- Common definition of prevention
- Provincial prevention priorities and strategies
- Clear governance structure
- Streamlined outcomes model and Key Performance Measures

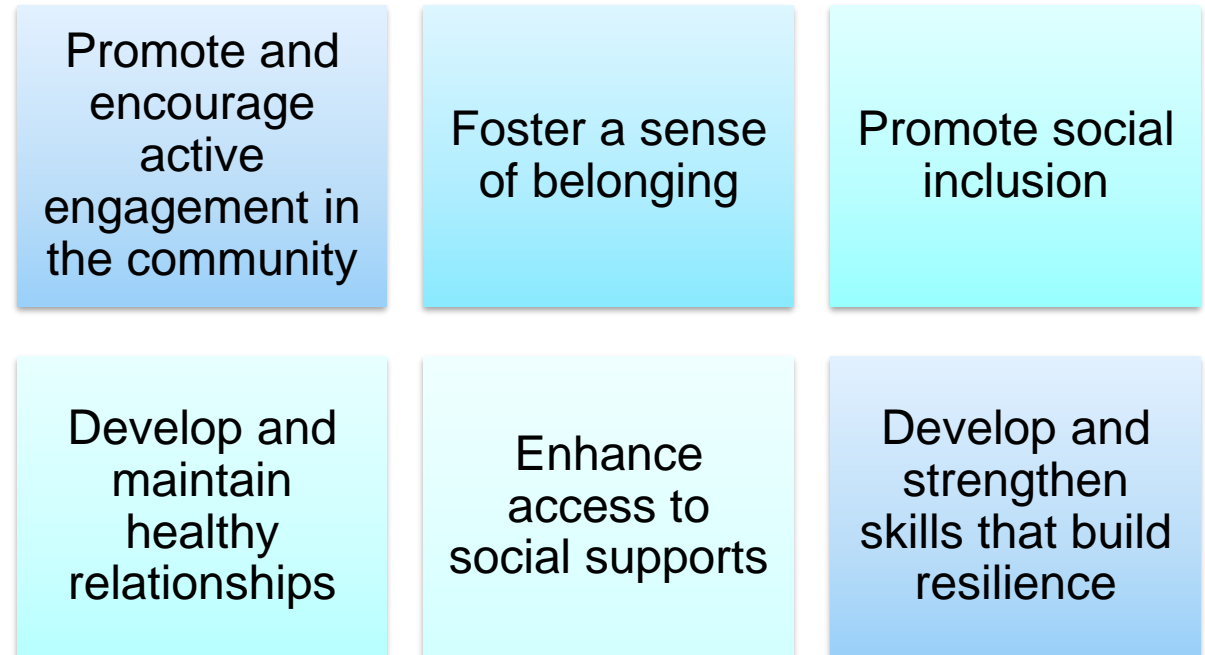
Prevention is a proactive process that strengthens the protective factors of individuals, families and communities to promote well-being, reduce vulnerabilities, enhance quality of life and empowers them to meet the challenges of life.



Provincial Prevention Priorities



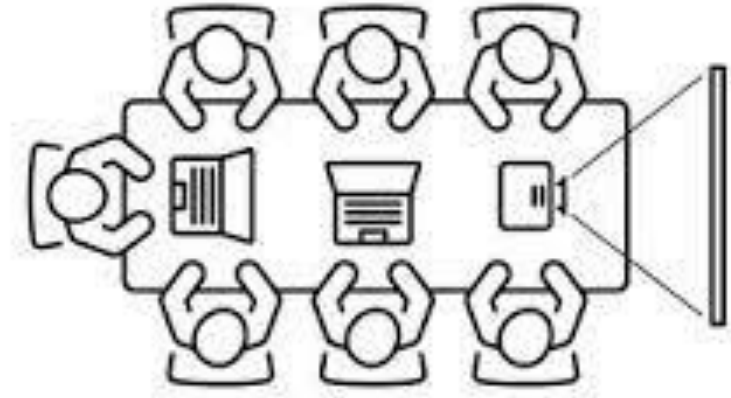
Provincial Prevention Strategies



Rocky View County FCSS Board

7 Board members

- 2 Councillors
- 5 community members at large



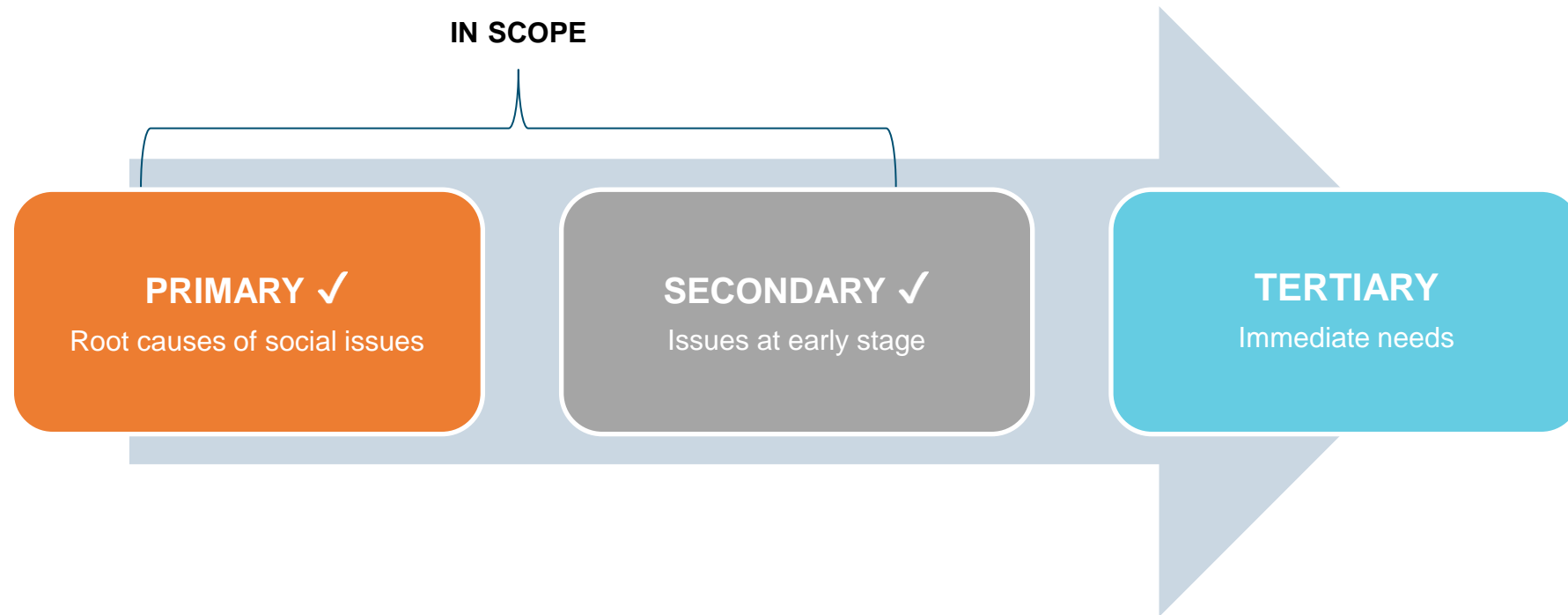
FCSS Rocky View County Priorities

- Mental Health Supports
 - Seniors Supports
 - Child, Youth and Family Supports
-

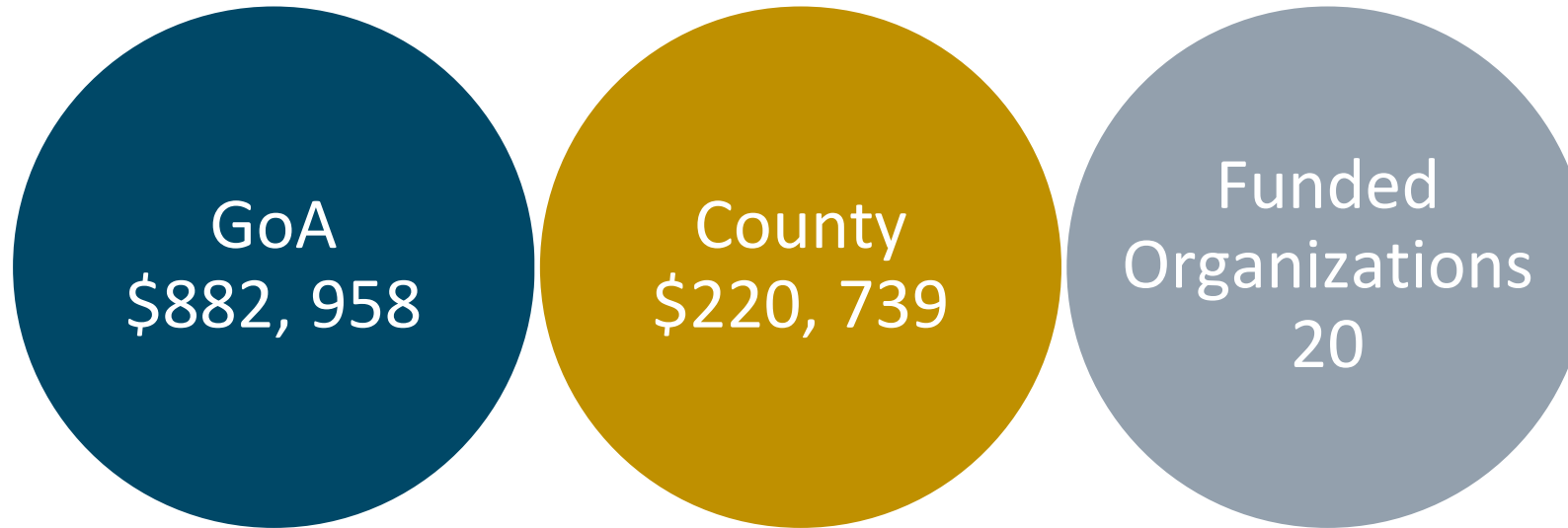
FCSS Rocky View County Approaches

- Community Connections
- Collaborative Partnerships
- Volunteerism

Prevention



In 2023, FCSS at the County....



Total: \$1, 103,697

Key Performance Measures

- Program Outcomes (streamlined list of provincial outcome measures)
- Local FCSS Programs that completed a needs assessment
- Number of program participants
- Number of referrals made
- Percentage of participants satisfied with FCSS programs and services
- Percentage of participants reporting FCSS programs and services were easy to access
- Number of partnerships
- Number of volunteers and volunteer hours

7, 110 County residents

96% reported positive change

14, 864 volunteer hours contributed

What does FCSS
stand for?







Governance Committee

Subject:	Langdon Area Structure Plan Land Use Strategy
Date:	April 16, 2024
Presenter:	Michelle Dollmaier, Senior Planner
Department:	Planning

REPORT SUMMARY

The purpose of this report is to provide the Governance Committee with an update on the developer-led and wholly funded Langdon Area Structure Plan (ASP) expansion project, including presentation of the initial land use strategy.

On November 28, 2023, Council approved the Terms of Reference for a developer-led and developer-funded Langdon ASP amendment to include an additional four quarter sections into the hamlet boundary, which will provide for a range of housing, employment, and amenity options. The developer has since been working with Administration to prepare a land use strategy for the expansion lands and is present to provide an update on the proposed amendments.

The proposed land use strategy is set out in Attachment 'B', which includes three quarter sections to be residential uses on the NW boundary of the hamlet, and one quarter section south of the Hamlet along Centre Street to comprise commercial uses and a business park featuring light industrial uses. The proposal also sets out parameters for phasing of the project and future planning of the area. The detailed development concept can be found in Attachment 'C'.

ADMINISTRATION'S RECOMMENDATION

THAT the Governance Committee receives the Langdon Area Structure Plan Land Use Strategy report as information.

BACKGROUND

The County adopted the first ASP for Langdon in April 1999 to respond to the growth pressures facing the community. The ASP was amended in 2003 and again in 2005. In 2014, the County began a project to prepare a new ASP to replace the existing Langdon ASP to consider expansion of the current ASP's boundaries and ensure compliance with the Municipal Development Plan (the County Plan). That ASP was approved in 2016 and added approximately 950 acres of land to Langdon and established a future study area for lands that could be considered for future expansion.

Council approved a developer-led Terms of Reference to expand the Langdon ASP on November 28, 2023, to consider the inclusion of an additional four quarter sections within the hamlet.

DISCUSSION

Guiding Policy Framework

Amendments to the Langdon ASP are required to align with the Calgary Metropolitan Region Growth Plan (RGP) and the Municipal Development Plan (County Plan).

Langdon Area Structure Plan Land Use Strategy

The RGP guides development within the region towards the increased use of Preferred Placetypes in Preferred Growth Areas. Langdon is designated as a Hamlet Growth Area in the RGP and pursuant to Policy 3.1.8.6, the proposed expansion would need to demonstrate a pattern of successfully completed development resulting in a limited land supply. A risk to this project is that the proposed expansion is found to be inconsistent with RGP policy as a 32% build-out rate was identified for Langdon in the 2022 Land Use Inventory undertaken by the County.

Development within the proposed lands would also need to be consistent with the masterplan community and residential community placetypes. The proposed land use strategy intends to achieve a minimum density of 5 units per acre to meet the density policies of the RGP. This will be achieved by implementing policy support for a variety of housing forms, which is encouraged by the County Plan to provide for a range of affordability and lifestyle opportunities for residents.

Proposed Land Use Strategy

The land use strategy set out in Attachment 'A' has been drafted to align with the policies of the RGP, County Plan, and the current Langdon ASP.

The land use strategy proposes development of primarily single-family housing complemented by semi-detached, townhouse and multi-family dwellings. The proposed new neighbourhoods are intended to be comprehensively planned with full servicing and a roadway and active transportation system that ensures these areas are effectively integrated with the hamlet.

The lands identified south along Centre Street are proposed for a business park supporting business/commercial uses fronting onto Centre Street, and light industrial uses. This will provide a variety of employment opportunities to support Langdon's development as a complete community.

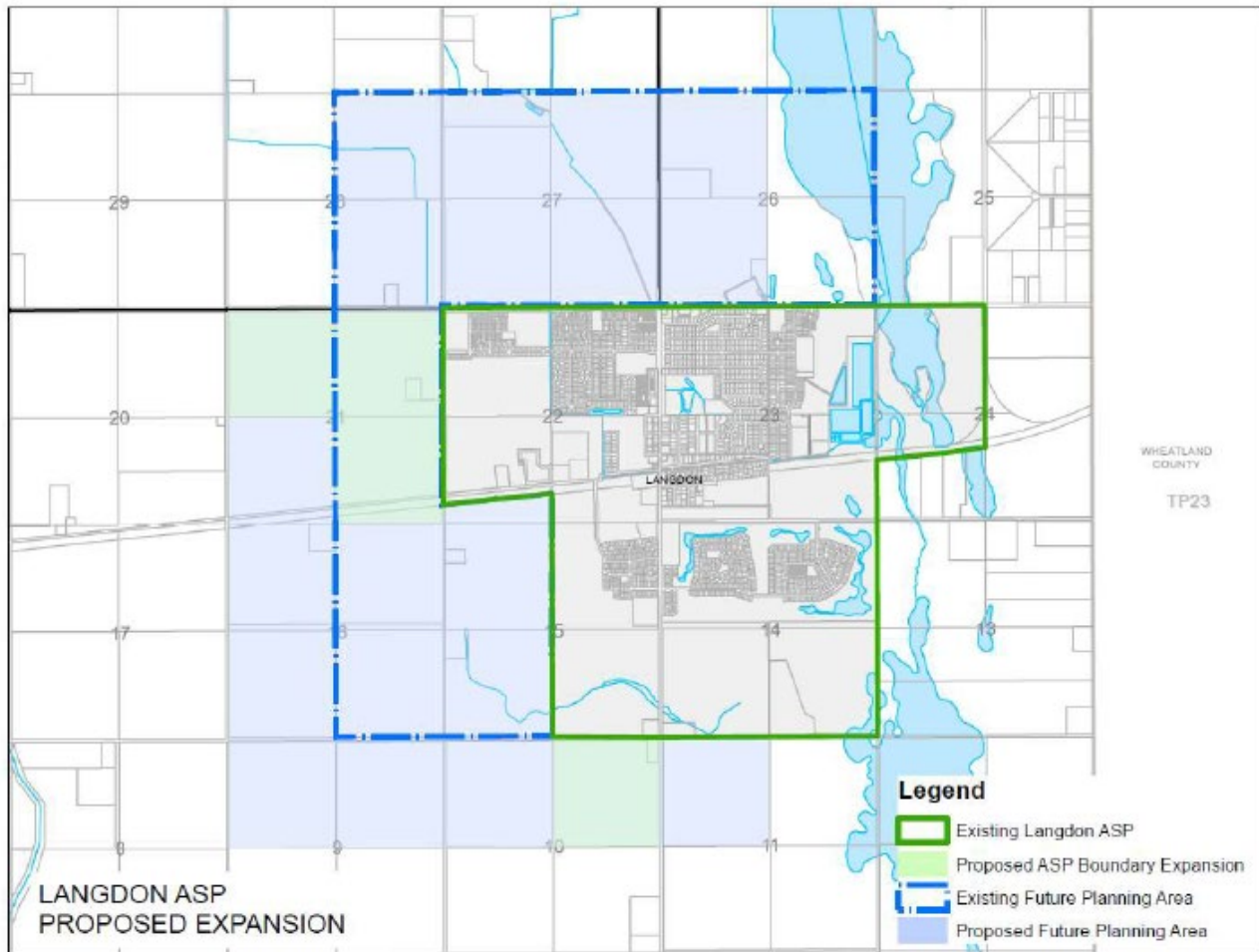
ALTERNATE DIRECTION

Administration does not have an alternative direction for the Committee's consideration.

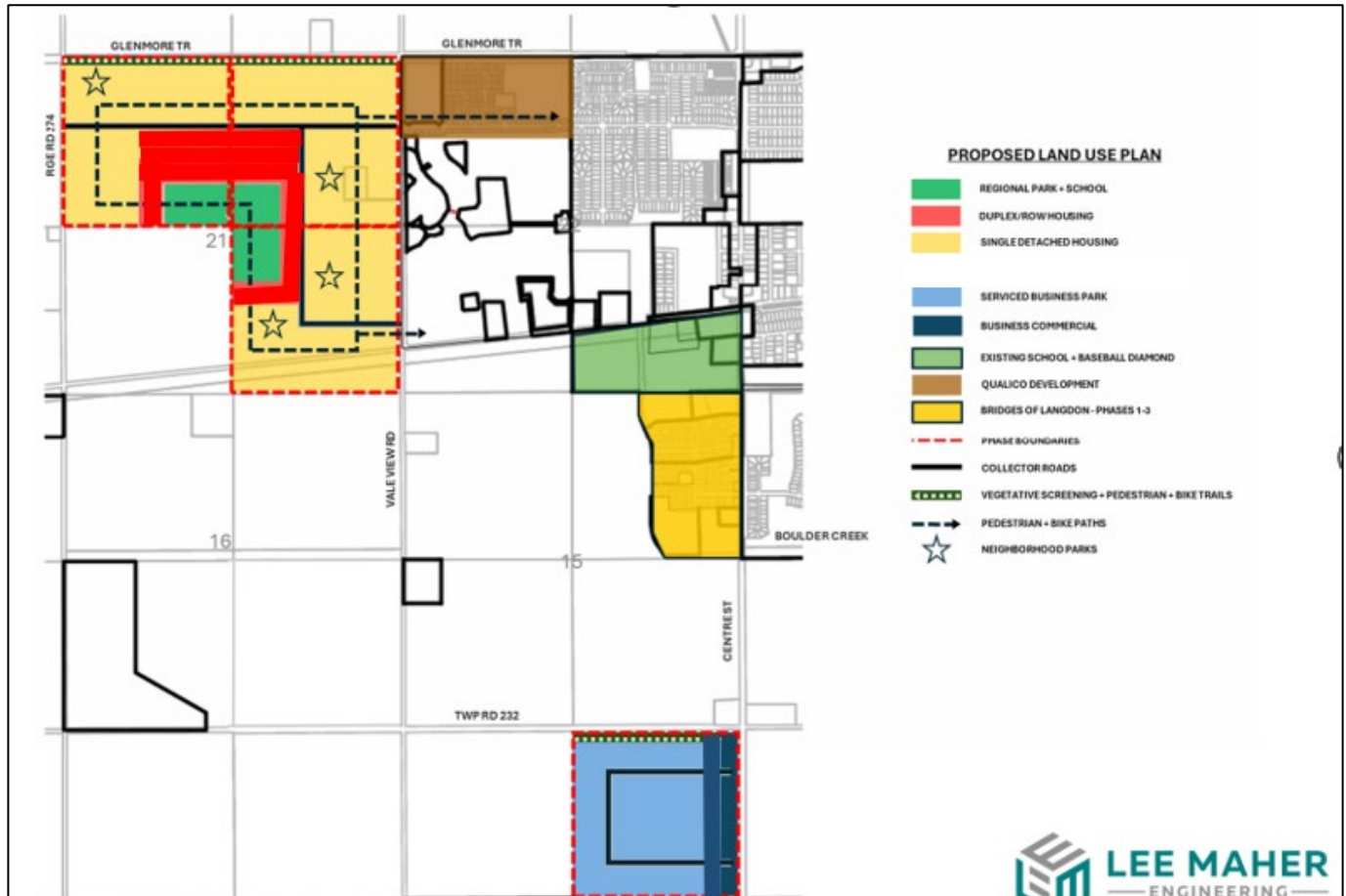
ATTACHMENTS

Attachment A: Langdon Area Structure Plan Amendment Map
Attachment B: Proposed Land Use Strategy
Attachment C: Development Concept
Attachment D: Developer Presentation

ATTACHMENT A: LANGDON AREA STRUCTURE PLAN AMENDMENT MAP



ATTACHMENT B: PROPOSED LAND USE STRATEGY



Concept for Langdon ASP Amendment



March 2024



Concept for Langdon ASP Amendment
March 2024

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EXECUTIVE SUMMARY

The current 2016 Area Structure Plan (ASP) document reflected the community vision for single detached residential with support commercial uses and facilities for education and recreation to serve the population. The proposed ASP Amendment continues the vision for the Hamlet but strengthens the opportunities for a complete community by increasing the variety of housing types and increasing the opportunity for business, commercial and light industrial uses. **Map 1** illustrates the Proposed Land Use Concept with the additional four quarter sections to be included in this amendment, and a modified future growth boundary with general land uses identified.

While being included within the Hamlet boundary, three quarter sections will be required to complete a Local Plan, detailing servicing, stormwater, road network, financial and marketing benefits, historical and environmental assessments, and complete community engagement to gather input and ensure the Local Plan reflects the community vision.

The residential development to the west, in Section 21, is proposed to be accessed off Vale View Road (with appropriate Traffic Impact Assessments completed). The long-range plan will ensure connectivity between the neighbourhoods and focus on missing middle housing for residents that will provide attached and small lot residential to support the employment nodes. The three (3) quarter sections together can ensure reasonable dedication of park and school spaces. The existing Land Use Plan does not represent the lands under development, nor has it been developed since the adoption in 2016 – Qualico, Bridges of Langdon, Pollyco lands as well as the new school site and ball diamonds (illustrated on **Map 5**). There is less remaining developable residential land than current documents may indicate. Additionally, the rationale for adding lands to the west are that they have less environmental impact, due to distance from the Weed Lake Storm and Sanitary outflow areas.

The proposed employment node on the south side, accessed off Centre Street, provides future main street commercial and light industrial/business park uses in close proximity to Highway 901. This concentration of such uses on Centre Street will provide convenient employment and shopping services while ensuring appropriate distancing from residential areas.

Other areas in the Future Planning Area are identified for either residential or non-residential uses. The Alltech Langdon/Bennett Substation poses a physical barrier to residential expansion, and the northwest quarter of section 16 (NW16) will provide a buffer to the substation. While not proposed to be included in the hamlet at this time, these lands are currently suited to a non residential employment node use.

This review of the Langdon ASP and expansion of future development areas is identified in both the Rocky View County and Calgary Metropolitan Plans. Langdon has been a growth node for decades. With piped water and sewer and excellent road access, the hamlet is poised to continue to be a strong hamlet in the County.

The ASP Amendment will ensure that the Land Use Strategy continues to provide for a comprehensively planned community and will identify a logical phasing for future development based on market demand, servicing capability and completion of Local Plans.

1.0 INTRODUCTION

The current Area Structure Plan (ASP) was adopted in 2016 and has not been amended or comprehensively reviewed since. The economy of the Province and the Region is showing a healthy resurgence, and there is interest in increasing development in various areas of the Calgary Region. Therefore, it is appropriate to review the ASP. While the County has scheduled this review for after 2025, local landowners have indicated an interest in moving the schedule forward. The Province of Alberta is not immune to the housing crisis facing most of the country.

Many Albertans are struggling with the high cost of housing due in part to surging population growth, which means the number of homebuyers and renters is vastly outpacing the number of homes available to buy or rent.

As a result, home prices and rents will likely continue to rise....In 2022, Alberta's population grew by 164,793 people, dwarfing the number of new housing completions (29,837) for a gap of 134,956 — again, the highest on record. Clearly, Alberta has accelerated population growth while homebuilding has stagnated, hence the historic gap between supply and demand.¹

²For this reason, in November 2023, the Council of Rocky View County directed that a developer-led and wholly developer-funded Langdon Area Structure Plan Amendment be drafted to provide a framework for the future growth in the area.

The purpose for the amendment is to study 480 acres of land west of the current hamlet boundary on Vale View Road and a second area of 160 acres south of the current hamlet boundary on the west side of Centre Street. The expansion lands are to include for a range of housing, employment and amenity options as a continuation of the predominantly residential development within the Langdon ASP. (File F-2, pages 281 to 291 of November 28th, 2023 Rocky View Council Agenda). On November 28, 2023, the following motion was made:

MOVED by Councillor Schule that Council approve the Terms of Reference for a developer led and wholly developer funded Langdon Area Structure Plan Amendment, as set out in Appendix A, as amended.

The proposed land use strategy for the amended Area Structure Plan is illustrated on **Map 1**.

2.0 RATIONALE

The following are the components of the rational for the inclusion of the lands:

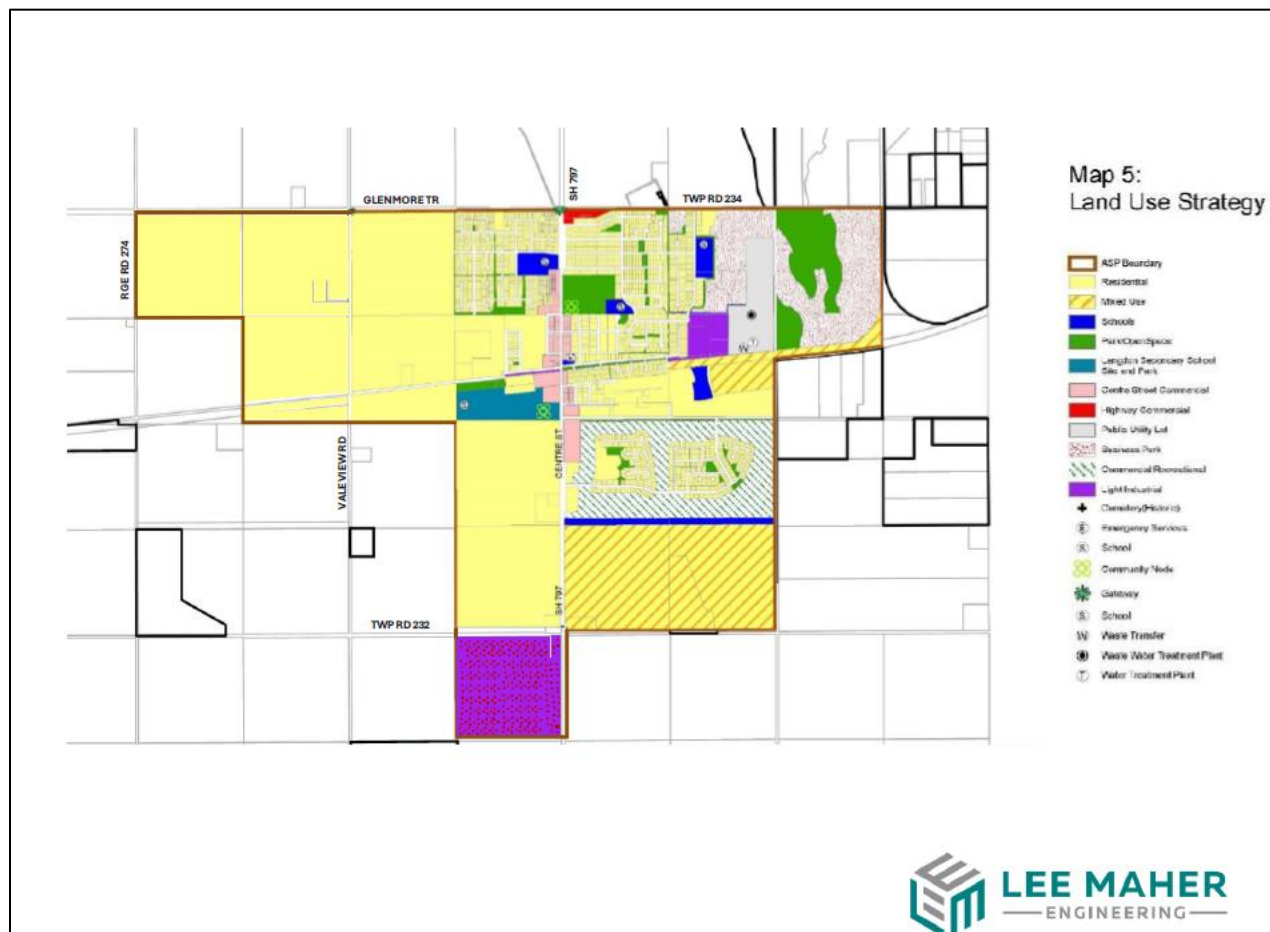
- Recognize that while there are still undeveloped lands in Langdon, current mapping does not illustrate: the expansion of the Qualico land (NW22); the location of the Alltech Langdon/Bennett Substation; construction of the Bridges of Langdon (underway); Phase 3 of the Pollyco lands (underway); as well lands that have been utilized for the new school site and ball diamonds.
- Recognize that there have been real estate downturns in Alberta but that the province and the region has rebounded and many areas are experiencing a housing crisis in both inventory and affordability. Construction and market prices are up and demand in communities both inside and outside of Calgary area strong.

¹ Calgary Herald October 14, 2023

Concept for Langdon ASP Amendment
March 2024

- Understand that there are significant industrial developments proceeding in Janet and east of Calgary (such as the De Havilland Field 1,500 acre development) that will generate demand for workforce housing.
- The Alltech Langdon/Bennett Substation restricts expansion of residential development west of the hamlet.
- Recognize that the current housing being developed in Langdon is generally not considered affordable, (average Real Estate prices averaged \$780,000 per home in January 2024) and while there are some attached housing proposals, the demand for more affordable housing will continue to increase.
- Understand that for Langdon to grow and be a complete community there needs to be a range and variety of housing styles for a range and variety of income levels. This will support the services and the facilities.
- Understand that while in Langdon most residents of the hamlet drive outside of the community for employment, there is the opportunity to create a complete community with the addition of employment lands. The proposed employment nodes will encourage a wide range of light industrial, low-impact, business and commercial uses that will attract a wide range of skill levels to the hamlet.

Map 1: Proposed Land Use Strategy



3.0 LEGISLATIVE CONTEXT

The following outlines the legislative context for Rocky View County documents and the Calgary Regional Plan.

3.1 The County Plan

The County Plan, adopted in 2013 and amended in 2023 has the vision as follows:

Vision

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

While many actions and developments have supported this, the development in most of the County, and particularly the Hamlet of Langdon, does not reflect diverse residential options. Rather the predominant housing form is large single detached dwelling units.

Section 9.0 addresses Hamlets with the following goals:

- Support hamlets in maintaining and developing a strong sense of community identity and in carrying on their role as service hubs to the surrounding agricultural regions; and
- Support hamlets in developing and maintaining attractive, high quality built environments and distinct, safe residential neighbourhoods.

Policy 9.1 identifies Langdon as a hamlet where the County encourages and supports development as a full-service rural community that provides a range of land uses, housing types, and rural services to the residents and the local area. Land uses may include: residential uses, including seniors housing; local commercial uses; institutional and community uses such as schools, community halls, and religious assemblies; recreational and cultural uses; and light industrial uses. Sections 9.6 through 9.13 outline the characteristics that should be identified in an Area Structure Plan and followed up with Local Plans to provide complete comprehensive communities. The 2016 Langdon ASP provides much of that direction.

It is anticipated that the north half and southeast (SE) quarter of Section 21 will be primarily developed as residential, recreational and school uses.

The County Plan also identifies lands for non residential development, specifically Hamlet Business Areas, Hamlet Mainstreet, Other Business Development, Industrial Storage and Economic Development. It is anticipated that the lands in the northwest quarter of Section 10 would be developed as Mainstreet commercial with a variety of business developments internal to the quarter section. Another future non residential quarter is proposed for the SE16. This quarter abuts the power substation and would provide a buffer for future residential development.

The County Plan requires all new development to connect to existing servicing:

17.1 New development shall, in accordance with master plans:

- a. make use of, extend, and enhance existing utility infrastructure where feasible;*
- b. provide water, wastewater, and shallow utility services; and*
- c. provide stormwater systems where necessary.*

The proposed amendments to the Langdon ASP will conform to the policies of the County Plan.

3.2 Rocky View Land Use Bylaw

The Land Use Bylaw provides a number of land use districts and regulations for the ultimate development of the lands in the Hamlet of Langdon. There are several residential districts that could ultimately be applied to the residential area in the north half and SE quarter of Section 21, or the northwest expansion of the hamlet, including:

- R-URB Residential, Urban District;
- R-SML – Residential, Small Lot District;
- R-MID – Residential, Mid-Density Urban District; and
- R-MRU – Residential, Multi-Residential Urban District.

These districts will allow for a variety and diversity of residential development currently not available in the hamlet.

3.3 Regional Growth Plan

The Regional Growth Plan (RGP) outlines development levels for the region. In an effort to create complete, sustainable communities, the Plan allows for a minimum of 5 units per gross developable acre.

The RGP also speaks to Placetypes for development and requires that development follow one of three Placetypes: Infill and Redevelopment; Masterplan Communities; and Mixed-use TOD. The amendment to the Langdon ASP would fall under the Masterplan Communities category. The RGP requires all development to follow the concepts for complete communities, which includes:

- Compact contiguous development that makes efficient use of infrastructure and services;
- A diverse mix of housing types;
- Density in accordance with associated placetype definitions;
- Interconnected street network and urban form to support active transportation and transit;
- Access to local services, neighbourhood amenities and commercial uses;
- Access to local institutional and recreational services and/or enabling use of existing regional facilities in other municipalities where municipal agreements are in place; and
- High quality parks, trails and open spaces that connect to regional trails where appropriate.

The proposed land use concept proposes: a variety of housing types; contiguous development to make efficient servicing; density in accordance with a masterplan community; interconnected street network across Vale View Road and on Centre Street to support active transportation; improved availability of local services and amenities and access to them; increased and improved access to local recreation amenities and future institutional sites; and an increase in high quality parks with trails and connectivity to the establish parts of the community.

The RGP also establishes criteria used to evaluate expansions to Hamlet Growth Areas. Policy 3.1.8.6 provides a list of items which will be evaluated:

- a) A demonstrated pattern of successfully completed areas resulting in limited land supply within the existing boundaries;
- b) Continued market interest that requires expansion to serve;
- c) Demonstrated developable land for the requested expansion, including identification of any major environmental features or constraints;

- d) Demonstrated collaboration with neighbouring municipalities having borders (at the same time of the adoption of the Growth Plan by the Minister) within two kilometres of the proposed expansion;
- e) Demonstrated consideration for a Joint Planning Area and a Context Study when proposed within two kilometers of any neighbouring municipality; and
- f) The ability to provide piped water and wastewater services to the expansion area.

The proposed concept plan has recognized that while there are undeveloped lands within the current hamlet boundary, some properties are severely challenged by drainage and surface water issues, making them inappropriate for development. The proposed Phase 1 of the development is immediately west of the Qualico development and provides a natural and contiguous expansion. Significant lands have been developed in the hamlet since the preparation of the 2016 ASP, and with a surge in the economy, and significant industrial developments in the Janet and SE Calgary areas, there will be an increase in demand for housing.

Detailed site assessments have not been completed for the four quarter sections proposed for inclusion in the hamlet, but preliminary assessment does not indicate any significant environmental issues that would restrict development on these lands. The ASP Amendment process will review the studies and documents that have been completed by the County and landowners to ensure that the transportation network, the environment and the infrastructure capacity is sufficient for the proposed Hamlet expansion.

Langdon is adjacent to Wheatland County, who is not part of the Calgary Regional Plan. However, the expansion is proposed west of the existing hamlet, away from the Wheatland boundary.

The Hamlet of Langdon has piped water and sanitary sewer services. The development of the ASP Amendment and the creation of the Local Plan will confirm capacity in both systems and determine if any upgrades are required to accommodate the lands to be included into the Hamlet.

4.0 PROPOSED LAND USE STRATEGY

4.1 Vision for the Langdon ASP Amendment

The vision outlined in the 2016 ASP for the Hamlet of Langdon supported “modern lifestyles through a range of housing, employment and amenity options.” Centre Street is to provide a focus for meeting daily needs and the hamlet will have a network of sidewalks and pathways throughout the community. The ASP addresses the goals of developing in neighbourhoods, sustainable growth, improved recreational amenities, local employment, diversity of housing stock, and ensuring a safe community.

The Proposed ASP Amendment will enhance and support this vision by creating opportunities for missing middle housing, improved walkability and connectivity and lands for employment hubs that will support the tax base, provide local jobs and increase the level of local services to the community.

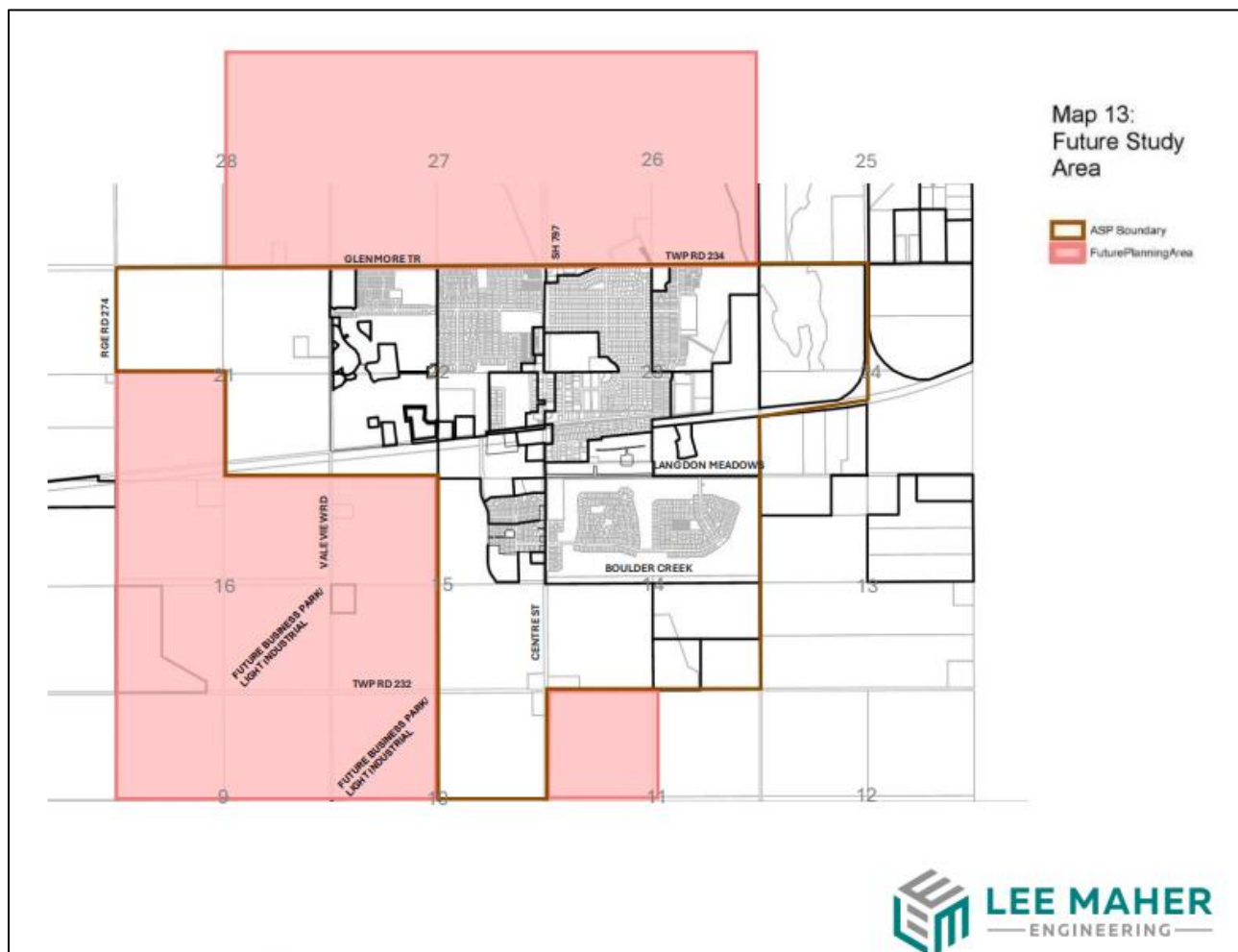
4.2 Future Study Area

The Future Study area currently identified in the Langdon ASP includes areas of and around Weed Lake that are considered undevelopable and are proposed to be removed from the Future Study Area.

Concept for Langdon ASP Amendment
March 2024

In addition, the Future Study Area (**Map 2**) is proposed to extend one quarter to the west and south of the current boundary, allowing for long term planning and consideration of future linkages, networks, capacity and land uses. This change in boundary is shown on the Location Map, included in **Appendix A**.

Map 2: Proposed Future Study Area



4.3 Proposed Hamlet Boundary

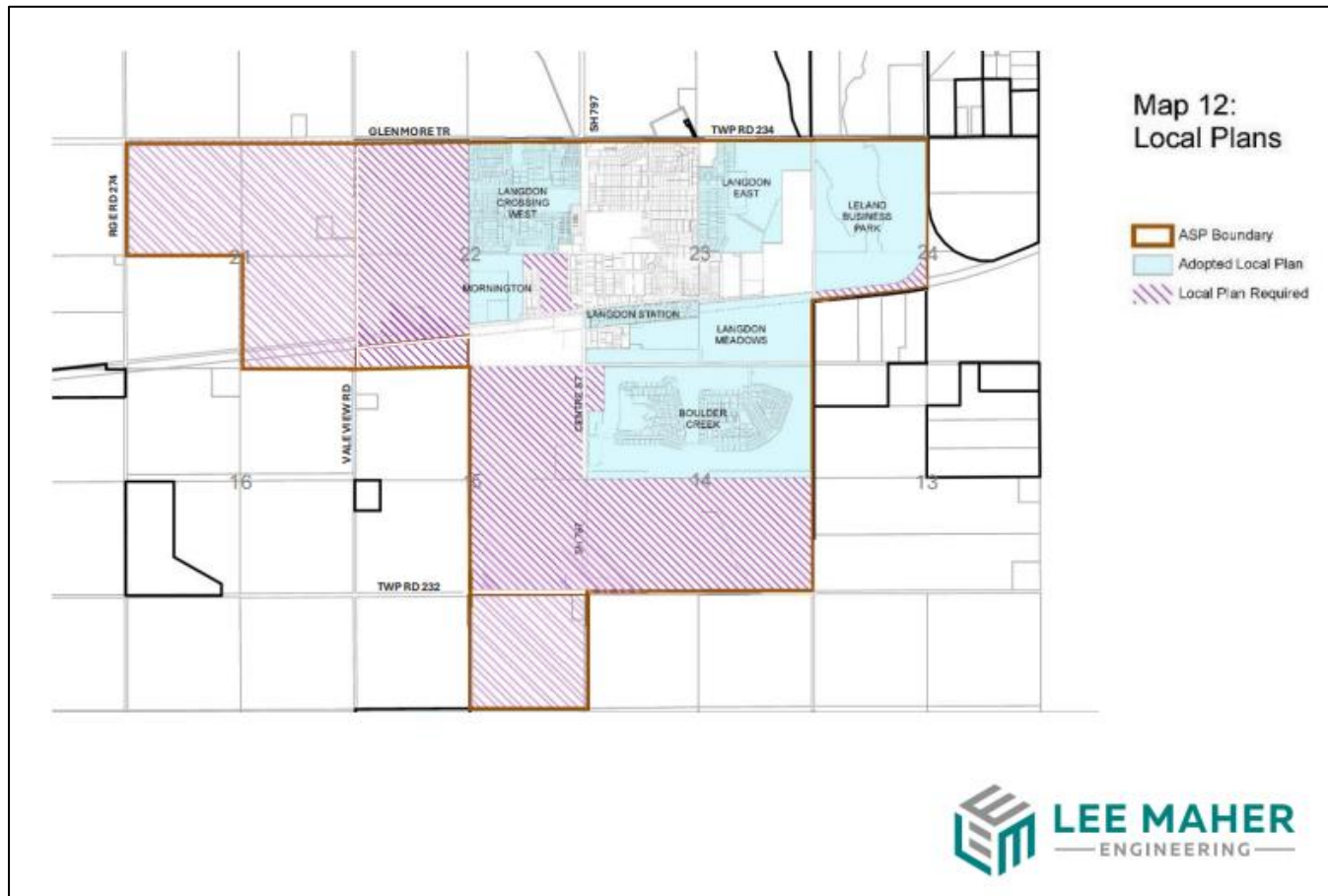
The current Hamlet Boundary is often referred to as the “T shirt”. It did not go past Vale View Road to the west nor south of Twp. Rd. 222. The proposed Hamlet boundary extends one quarter section south of the existing hamlet boundary on the west side of Centre Street to encompass the northeast (NE) of Section 10 and west of Vale View Road to include three quarter sections of land including the east half of Section 21.

It is recognized that each quarter represents a separate phase of development that will be triggered by market demand and reduced available land in the current hamlet boundaries. It is also recognized that each quarter will require a Land Use Plan, which will outline the details of servicing, access, phasing and development. It is

Concept for Langdon ASP Amendment
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anticipated that each quarter section will take several years for planning and approvals and that the development may take many years to complete.

Map 3: Proposed Local Plan Areas



4.4 Local Plans

Map 3 identifies the areas in the Future Plan Area for the Hamlet of Langdon that will require the preparation of a Local Plan. While a local plan is not specified in the County Plan, Section 27.0 of the Langdon ASP identifies the need for a local plan to describe the implementation process, to provide detail on the sequence of development, and to specify requirements to ensure the ASP policies and strategies are adhered to. In addition to completing all required engineering and environmental studies to demonstrate the suitability and capacity for the proposed development, Policies 27.1 through 27.9 outline specific requirements in addition to the “standard technical requirements of a conceptual scheme or master site development plan as identified in the County Plan (Section 29 and Appendix C). **Map 3** identifies the lands subject to the development of a Local Plan.

4.5 Proposed Phasing

The proposed Langdon ASP Amendment identifies a phasing strategy (**Map 4**) for the three quarters proposed to be included in the hamlet boundary and one quarter in the Future Planning Area. It is proposed that the NE quarter of section 21 should be the first phase (Phase 1) as it is a natural extension of the Qualico development

4.6 Proposed Land Use Concept

The land use concept illustrated on **Map 5** highlights the areas to be amended into the hamlet. This map also highlights the Qualico Development that has extended to Vale View Road, the school and baseball diamonds that were a result of the Pollyco development, and the approved development at the Bridges of Langdon. This demonstrates that the hamlet is growing, that the lands in section 22 south of Qualico will be more difficult to develop due to the many landowners and titles and that the connectivity across Vale View Road is logical both from the NE of section 21 (NE21) through Qualico and in the SE21 along Railway Avenue.

4.6.1 Residential

The proposed concept anticipates that the majority of residents will continue to live in areas comprised mainly of single-family housing. The introduction of attached and multi-family dwellings (low and medium density development) will provide variety for residents, address demographic and family needs, reflect the income levels and affordability of the current and future residents and ensure that new residential development is cognizant of the need for “missing middle” housing”, ensure walkability and equitable access to all community amenities such as: neighborhood parks, schools, services, employment opportunities, recreation and commercial uses. Any new development will be required to connect to a system of sidewalks, pathways, and roadways that provide easy access to Centre Street and the majority of the non-residential services.

The addition of the NE 21-023-27 W4M provides an extension of the current residential development, utilizes Vale View Road, and is in proximity to employment nodes and will be linked by pedestrian and bike paths and sidewalks to access facilities and services. This is the first of three neighbourhoods, each requiring a Local Plan and each contributing to a large central community area for school, parks, and open spaces. They will be phased: with the NE21 being the first phase of development, followed by the SW21 and then the NW21, which include pocket parks and paths and trails. Neighbourhoods 1, 2 and 3 will be phased for logical development and appropriate extension of services. It is proposed that the higher density attached dwellings be constructed around the community amenity spaces. The overall density of the development may achieve over 5.0 units per developable acre. This will provide housing for a variety of family types, income levels and lifestyle needs.

4.6.2 Non-Residential

The NE10 is proposed for commercial / business with an internal road network and vegetative screening.

The 2016 Langdon Area Structure Plan states that “commercial areas across the County provide a wide range of services to Rocky View residents, while contributing to the fiscal sustainability of the County. Langdon is expected to grow and develop into a complete community with a wide range of land uses and services. Centre Street will continue to act as the social hub for the community providing access and walkability for the large portion of the residential development.” Fiscal responsibility is necessary to ensure that the service to the hamlet remain of the highest quality. To do this, non-residential tax base is required. It is a delicate balance between residential and non-residential. You need people to work in and utilize the businesses, but low density residential development taxes are not sufficient to pay for the services provided. A strong non-residential tax base would be beneficial to the hamlet residents and Rocky View in general.

The lands identified in the NE10 are proposed for light industry, business park with some business/commercial uses fronting onto Centre Street. This will help ensure that Langdon is a complete community. Providing a wide variety of employment opportunities expands the attraction of Langdon as a live/work community. Employees

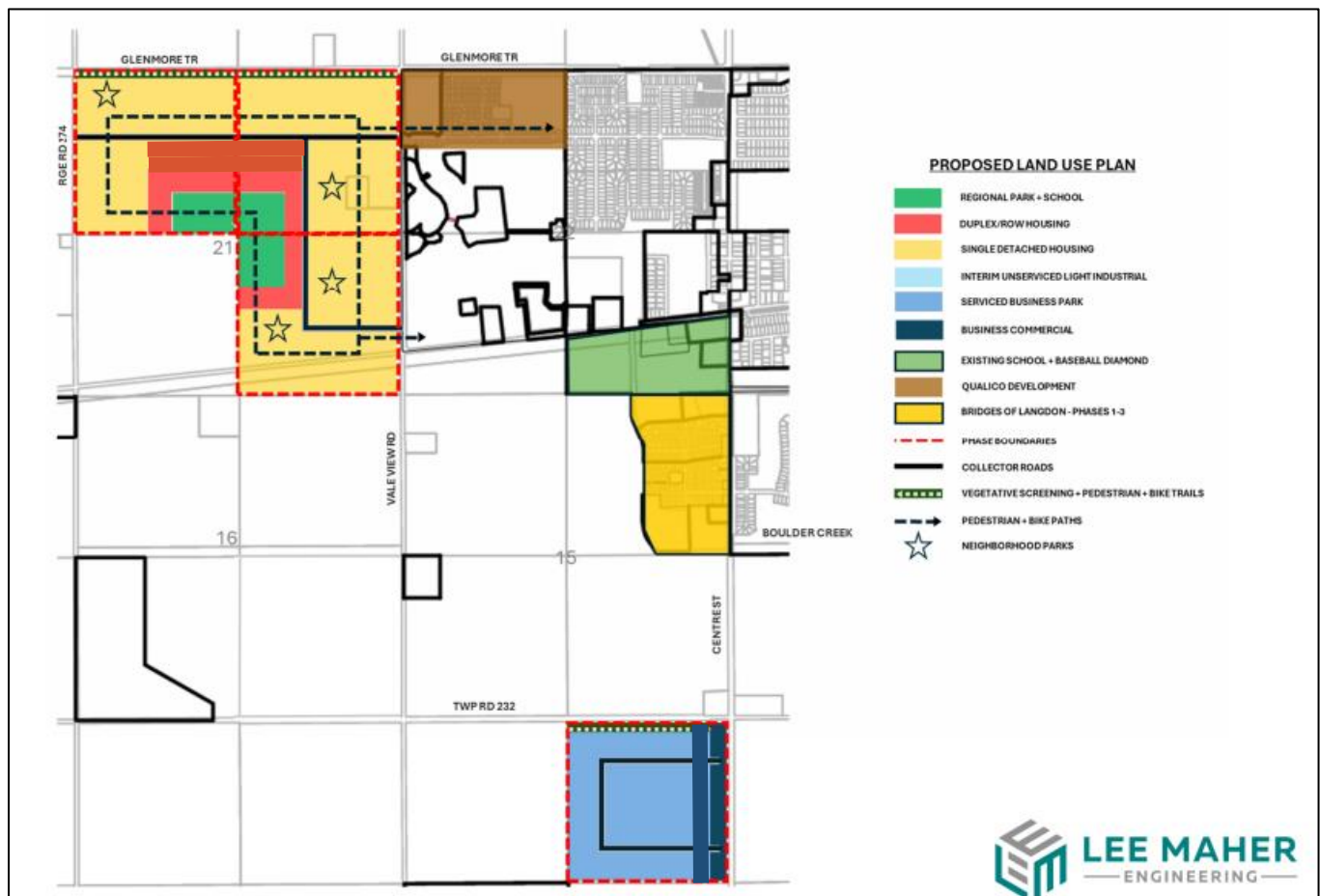
Concept for Langdon ASP Amendment
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and employers make location decisions based on the community. Langdon can offer the small-town feel, with a range of employment opportunities supported by recreation, education and cultural amenities. Proximity to major transportation corridors and major markets will be an attractor for businesses. The Future Planning Areas map looks at non-residential being the majority of the land uses southwest of the current hamlet boundary because of the substation access to Highway 901/22 which services the industrial areas of southeast Calgary.



Also included in the Future Study Area is the quarter section including the large Alltech Langdon/Bennett Substation. As planning continues for Langdon it may be that a portion of the southwest area of the Future Plan area is focused on non-residential development. This could include a wide range of light industrial and business park uses with extensive vegetative screening, which provides a buffer from the existing and future hamlet residential development. This is not specifically part of the ASP Amendment, but a future consideration.

Map 5: Proposed Land Use Concept for Lands to be Included in the Hamlet



4.6.3 Parks, Institutional and Open Spaces

The future development of Section 21, west of Vale View Road, is anticipated to require new school site(s), parks, trails and pathways to provide connectivity and access to the open spaces. Section 21 is currently farmed and does not appear to have significant environmental sites or wetlands. However, the development will require stormwater management. It is anticipated that stormwater facilities can be integrated into park spaces to provide expansive open areas and facilitate the development of the paths and trails. Paths and trails will be developed to accommodate both pedestrian and bicycle to increase opportunities for active transportation. Actual areas and acreages will be determined with the development of the Land Use Plans, but the concept of connecting the green spaces for each of the quarter sections in Section 21 allows for a significant regional asset for the community and the County. Smaller community parks will be developed in each Phase of the project to connect the community.

5.0 PROCESS

The ASP currently supports agriculture and states that agriculture will continue to be supported within the Langdon Plan Area until such time as the desired development occurs. The document does not allow interim uses. This will be investigated in the ASP Amendment process to determine if in fact there are certain areas or certain uses that could potentially be developed before being included in the hamlet boundary and tied to piped municipal services.

Interface areas are those where different types of land uses meet. The Plan includes policies that address issues related to the residential, commercial and agricultural land use interfaces and it is anticipated that the amendment will also support interface strategies.

The Plan recognizes that development within the Langdon Plan Area should progress in a logical and efficient manner, recognizing future land requirements, and logical extensions of servicing. The ASP amendment will describe the sequence of development proposed for the area and the Local Plans will provide the details on the development specific to that plan.

The initial thought is that a definitive population level not be established for the hamlet. It is proposed that the Langdon ASP Amendment looks at land uses, densities and market demand and allow the *Local Plans* to establish the population thresholds.

5.1 Landowner Involvement

This ASP Review and Amendment is developer led and funded. The owner of the lands located in Section 21, 1297833 Alberta Inc., and Pollyco Group of Companies are the two primary landowners spearheading this initiative. The intent is to include some additional land in the hamlet boundary, for development in a phased manner over the context of a long-range plan. It is the intent of the proposed concept to not expand the hamlet or the future planning area to include an unreasonable amount of land. At the time of the November 2023 Council meeting, only one other landowner had reached out to be involved in the process and that was Pollyco (Northwest quarter of Section 10). Subsequently two other landowners reached out after the Terms of Reference were adopted:

- Isle of Mann Group (Southeast quarter of Section 16), and

- The owners of Langdon Mews (South half of Section 13).

While the Isle of Mann Group has some potential for non residential development, the lands included in the Langdon Mews were not considered in the Future Plan Area or the Hamlet due to the development constraints and lack of connectivity to the existing hamlet. In addition to the two primary landowners, the ASP Amendment process will include engagement with all landowners west of Centre Street to discuss land use, access, phasing and servicing as well as the community at large.

5.2 Proposed Engagement Strategy

During the ASP Review and development of the amendment, there will be community engagement. The engagement strategy will gather information from stakeholders and the community, present the concept to the public, prepare monthly updates (which may be posted on the Rocky View County website) and a final open house to present the final amendment.

6.0 SUMMARY

This land use concept has been prepared to present to Rocky View County to gain support in principle for the direction the ASP Amendment process is taking. Should that support in principle be given, the concept would be presented to the Calgary Metropolitan Regional Board for their consideration. Should support in principle be given by the CMRB, then the Developer, identified in the November 28th, 2023 Staff Report, the owner of the 480 acres of land in the east half and northwest quarter of section 21-023-27 W4M, or 1297833 Alberta Ltd., will proceed with arrangements with interested landowners and begin commissioning the background studies and completing the community engagement necessary to submit an amendment to the Langdon ASP.

The developers' agents are ready to respond to any inquiries for additional information.

Concept for Langdon ASP Amendment
March 2024

Appendix A

Langdon Area Structure Plan Amendment

Terms of Reference

Adopted November 28, 2023



ROCKY VIEW COUNTY

LANGDON AREA STRUCTURE PLAN AMENDMENT

Terms of Reference

Direction

1. The Council of Rocky View County has directed that a developer-led and wholly developer-funded Langdon Area Structure Plan (ASP) amendment be drafted for the lands identified in Appendix A to provide a framework for the future growth in the area.

It is intended that the ASP Amendment document shall provide for a range of housing, employment and amenity options as a continuation of the predominantly residential development activities supported by business development within the Langdon ASP.

The Langdon ASP Amendment shall be drafted to align with the following statutory documents:

- a) Calgary Metropolitan Region Growth Plan (RGP)
- b) County Municipal Development Plan
- c) Langdon Area Structure Plan

Contributing to Langdon ASP Amendment policy and direction will be:

- a) Community and stakeholder input;
- b) Baseline technical studies including, but not limited to:
 - i. water servicing strategy;
 - ii. waste water servicing strategy;
 - iii. storm water management plan;
 - iv. Transportation Impact Assessment;
 - v. Historical Resources Overview;
 - vi. Biophysical Inventory and Impact Assessment; and,
 - vii. other technical studies including electrical, gas, and communications.
- c) Fiscal Analysis Report to estimate impact to the County;
- d) Economic and market demand analyses;
- e) Compatibility and integration with the Langdon ASP area and the surrounding area; and
- f) Direction from higher order documents.



ROCKY VIEW COUNTY

LANGDON AREA STRUCTURE PLAN AMENDMENT

Terms of Reference

The extent of the content, level of detail, and scope of work for all reports and technical studies will be determined at a later date at the discretion of the developer group and in consultation with the County. The funding for the creation of the Langdon ASP Amendment document will be fully provided by the interested landowners in the plan area.

Rocky View County Administration will assist the Project Team in:

- (1) collaboration with neighbouring municipalities and submission of the CMRB application;
- (2) ensuring that Rocky View County policy is addressed.

Study Area

2. The Langdon ASP Amendment is to adjust the Langdon ASP boundary with the addition of ±480 acres of land located west of Vale View Road and ±160 acres located south of Township Road 232. These lands are legally described as NW/NE/SE 21-23-27-W04M and NE 10-23-27-W4M respectively.

Although the Langdon ASP Amendment study area has been identified above, technical considerations and stakeholder feedback may result in amendment to the final Langdon ASP Amendment boundary, subject to approval by Council.

Project Objectives

3. In developing the Langdon ASP amendment, the following objectives shall be achieved:

I. Project Plan

- a) To execute the Project Plan in an efficient manner, adhering with the approved timelines and budget;
- b) To ensure that Council is frequently updated on the project's progress and direction is requested, as needed.

II. Community and Stakeholder Engagement:

- a) To implement effective, inclusive and transparent community engagement;
- b) To collaborate with any identified key stakeholders and agencies and address any issues and opportunities at the earliest point.

III. Langdon ASP Amendment Creation:

- a) Land Use
 - i) To develop a land use strategy;
 - ii) To establish a development sequence for future redesignation, subdivision, and development of lands;



ROCKY VIEW COUNTY

LANGDON AREA STRUCTURE PLAN AMENDMENT

Terms of Reference

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ROCKY VIEW COUNTY

LANGDON AREA STRUCTURE PLAN AMENDMENT

Terms of Reference

- iii) To determine appropriate integration and transition policies for adjacent land uses;
- b) Servicing:
 - i) To identify potential servicing options for existing and future development;
 - ii) To identify current and planned transportation infrastructure under both Provincial and County jurisdiction, to determine future transportation needs and opportunities;
 - iii) To identify active transportation linkages to ensure the development of a cohesive community; and
 - iv) To identify other required physical services;
- c) Physical Environment:
 - i) To identify key environmental and natural features within the Langdon ASP Amendment area and suggest methods to uphold their form and function; and
 - ii) To identify physical constraints and obstructions to future development, such as wetlands, excessive slopes and riparian areas found within the study area;
- d) Local Amenities:
 - i) To identify desired and achievable amenities;
- e) Langdon ASP Amendment Boundary and Phasing:
 - i) To arrive at a boundary for the Langdon ASP Amendment area that takes into account a foreseeable time horizon, based on growth projections, with sound assumptions and mechanism for reviewing those assumptions;
 - ii) To explore phasing in conjunction with a review of the boundary of the Langdon ASP Amendment area to accommodate growth projections, and to implement an appropriate mechanism for phasing growth;
 - iii) To describe the existing development within the study area and adjacent lands, to discover where development opportunities and constraints may exist; and
 - iv) To determine the fiscal impact of the proposed land uses;
- f) Other:
 - i) To establish a framework for monitoring the long-term effectiveness of the Langdon ASP Amendment;
 - ii) Meet the intent and direction of the Calgary Metropolitan Region Growth Plan, County Municipal Development Plan and other relevant policy frameworks.



ROCKY VIEW COUNTY

LANGDON AREA STRUCTURE PLAN AMENDMENT

Terms of Reference

Timeline and Deliverables

4. The Langdon ASP would be undertaken across three phases, with the following timelines and deliverables.

Phase 1 (Planning)	
• Terms of Reference to Council	Q4, 2023
• Project Plan	
○ Background Information, Fiscal and Technical Analysis Report	Q1, 2024
○ Project Charter Stakeholder Register	
• Engagement Plan	Q2, 2024
○ Stakeholder Engagement Plan	
○ Public Engagement Plan	
• Initiate Technical Studies	Q2, 2024
Phase 2 (Execution)	
• Community and Stakeholder Engagement	Q2, 2024
○ Engagement Summary Reports	
• Completed Technical Studies	Q3, 2024
• Draft Plan	Q4, 2024
Phase 3 (Approval)	
• Public Hearing	Q4, 2024
• CMRB	Q1, 2025

Variance

5. Any substantial departure from the project scope and timeline detailed within this terms of reference shall require approval from Council.

Costs

6. Costs relating to the completion of this developer-led Langdon ASP project shall be borne entirely by the developer group.
7. The developer will enter into an agreement with the County to cover the costs to the County for any staff time and resources contributed to the project.



LANGDON AREA STRUCTURE PLAN AMENDMENT

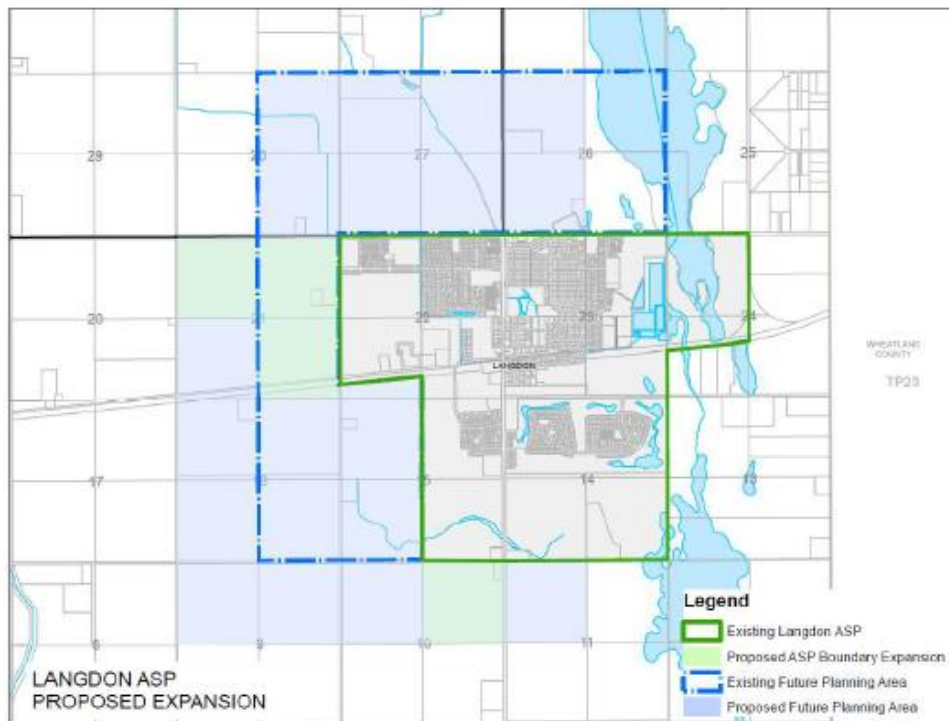
Terms of Reference

APPENDIX A:

Langdon Area Structure Plan Amendment

LOCATION MAP

The Langdon ASP Amendment includes ± 480 acres of land located west of Vale View Road and ± 160 acres located south of Township Road 232. These lands are legally described as NW/NE/SE 21-23-27-W04M and NE 10-23-27-W4M respectively.





Concept for Langdon ASP Amendment

PATRICIA MALONEY CONSULTING

ON BEHALF OF

1297833 ALBERTA INC.

Agenda

- Introduction
- Rationale
- Legislative Context
- Vision
- Hamlet Boundary
- Future Planning Boundary
- Phasing
- Landowners
- Summary





Introduction

1297833 Alberta Inc. approached Rocky View County with the idea of updating the Langdon ASP to include some of their lands.

Council made a motion in November 2023 to go forward with a developer led and funded ASP Amendment.

While this is one year earlier than the County schedule, this process recognizes the strong Alberta economy and the opportunity to have the developer front end the work to update the ASP.



Rationale

Recognize that current mapping does not reflect development that has occurred

Recognize that with growth in the economy comes a housing crisis – need for the “missing middle”

Recognize the significant industrial developments proceeding in Janet and east of Calgary

The Alltech Langdon/Bennett Substation restricts expansion of residential development west of the hamlet

Recognize the need for a diversity of housing types

There is the opportunity to create a complete community with the addition of employment lands.



Legislative Context

- 2016 Langdon ASP
- County Plan
- Calgary Regional Plan
- South Saskatchewan Regional Plan



Vision

Langdon is a complete community that supports a variety of lifestyles through a range of housing, employment and amenity options. Centre Street is a focus for meeting daily needs and the hamlet will have a network of sidewalks and pathways throughout the community providing linkage and connectivity and active transportation. Development will encourage sustainable growth, improved recreational amenities, local employment, diversity of housing stock, with the goal for a safe community with an excellent quality of life

"Missing Middle" Housing

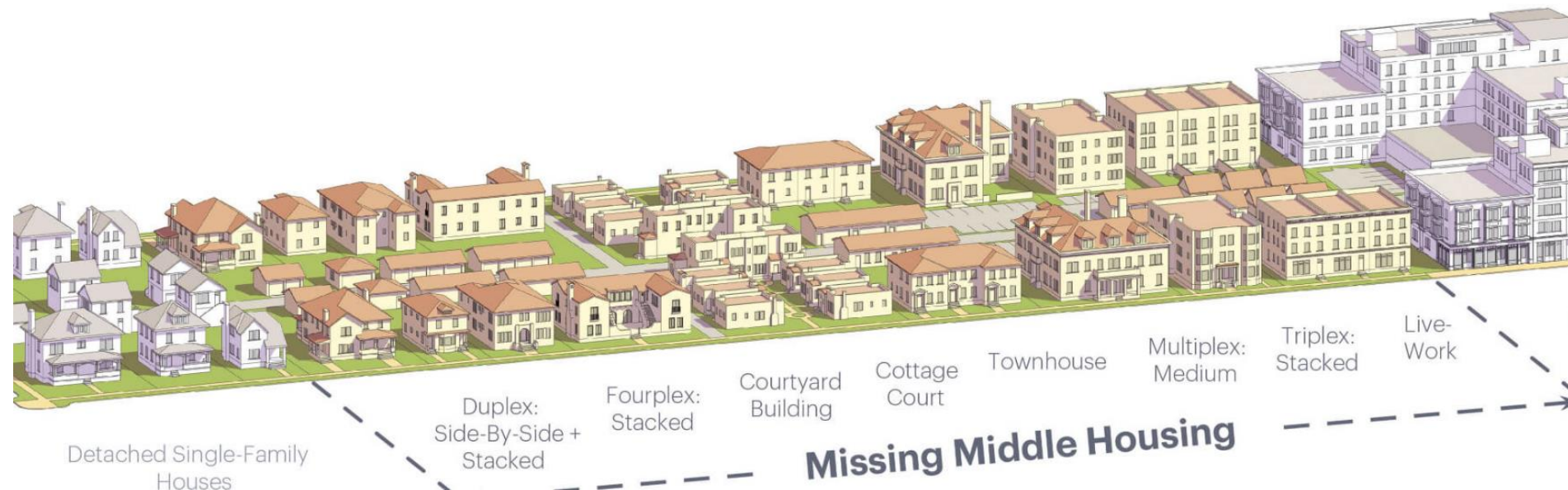
The Missing Middle Housing types provide diverse housing options beyond the single detached norm. This can include duplexes, fourplexes and row housing. These house-scaled types fit seamlessly into existing residential neighbourhoods and support walkability, locally-serving retail and active transportation. They provide solutions along the affordability spectrum to address shifting demographics and demand.

This represents housing for young people, families and seniors that is affordable.

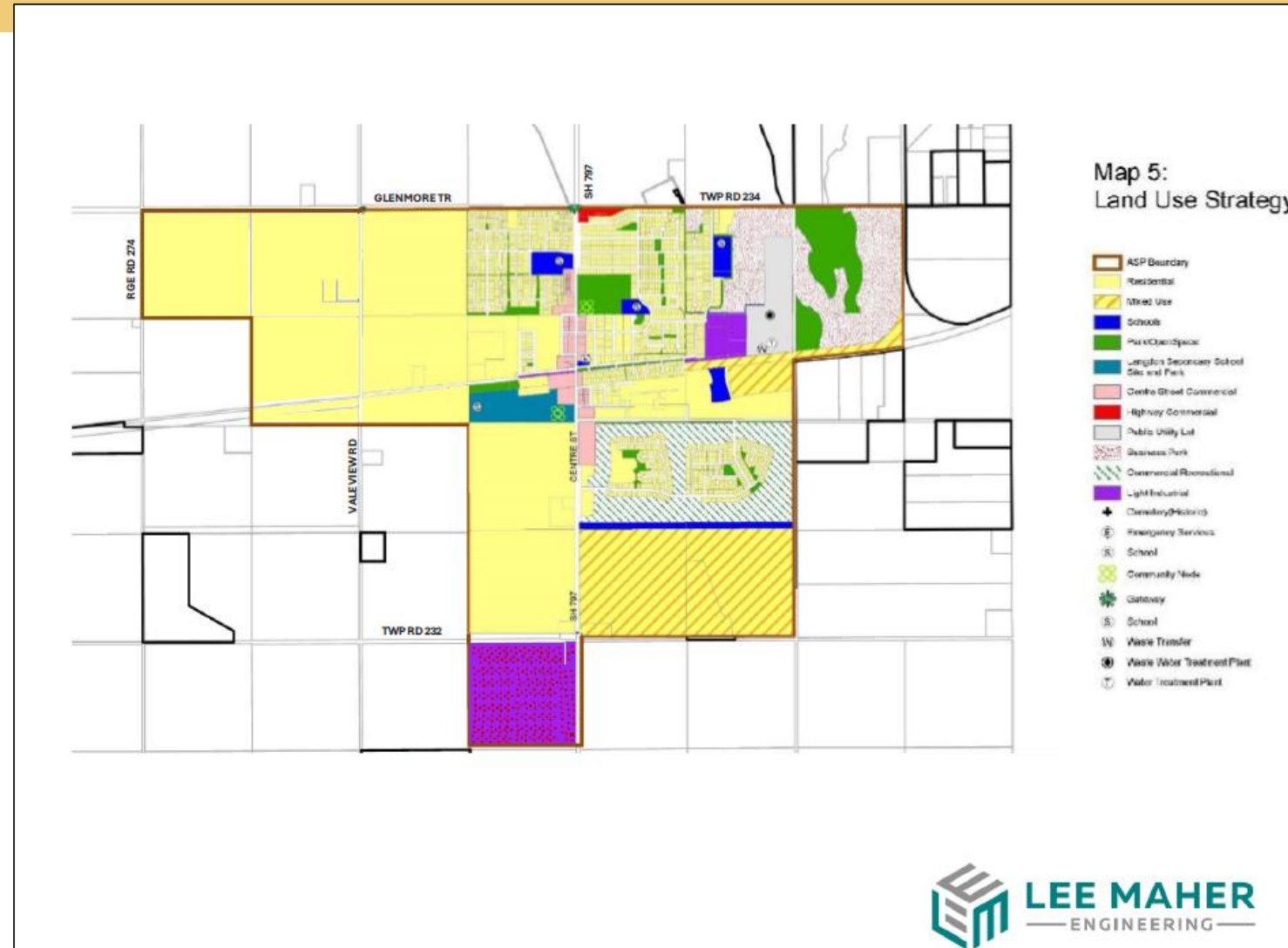


The “Missing Middle”

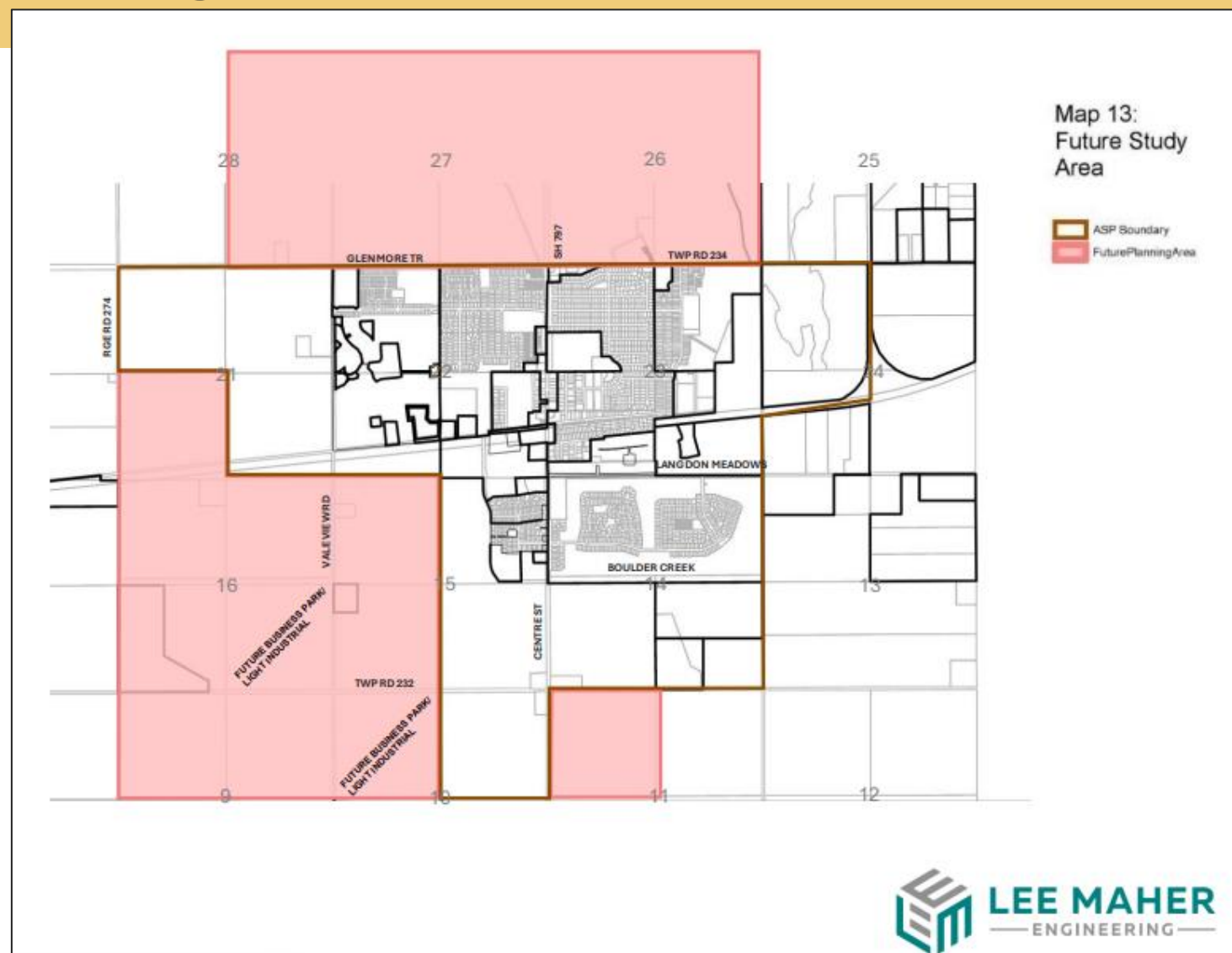
Missing Middle Housing is a range of house-scale buildings with multiple units—compatible in scale and form with detached single-family homes—located in a walkable neighborhood. Generally, this is street oriented, primarily owned by the resident and more affordable to build and maintain than traditional single detached housing.



Proposed Land Use Strategy



Future Planning Area

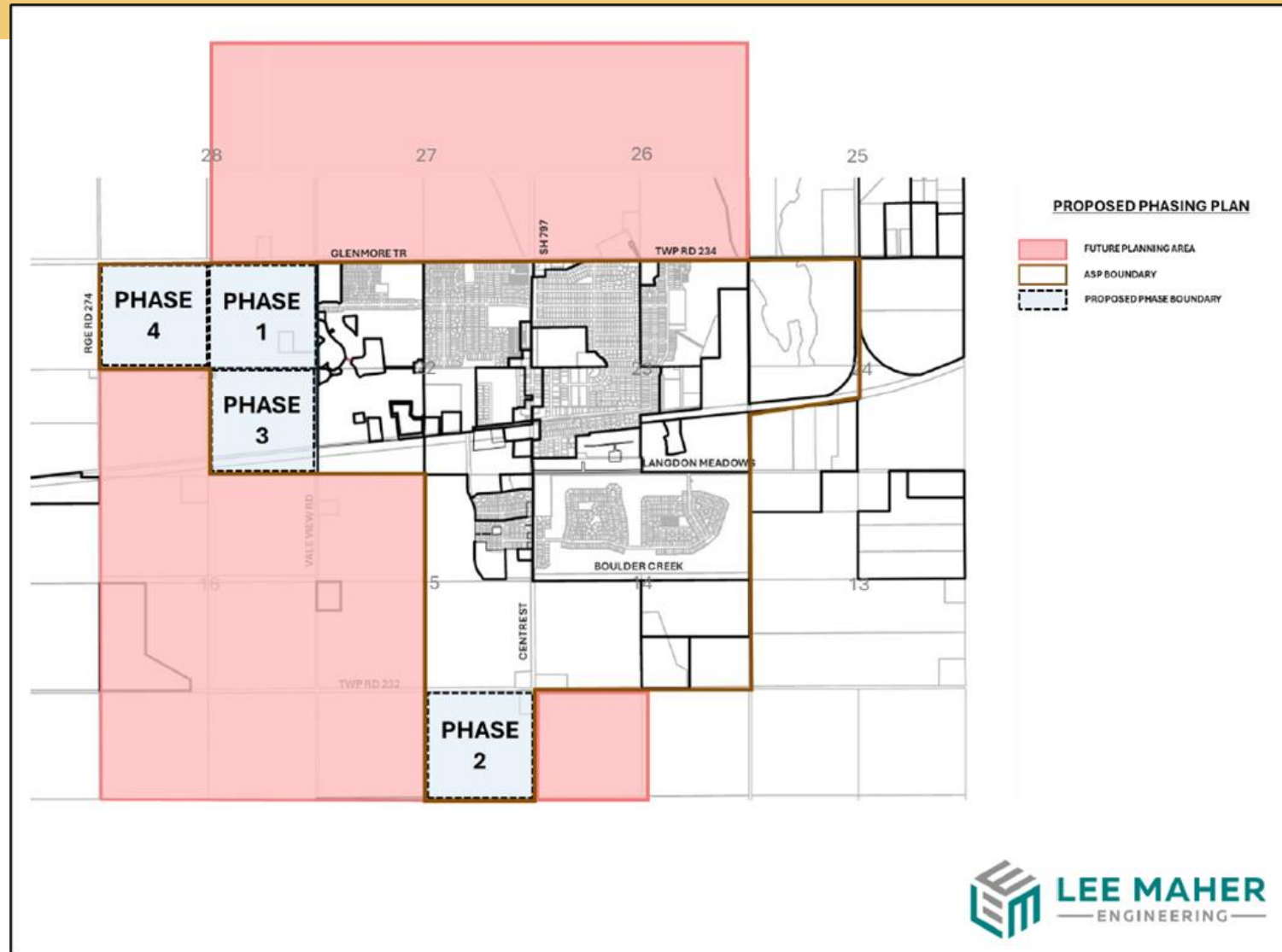




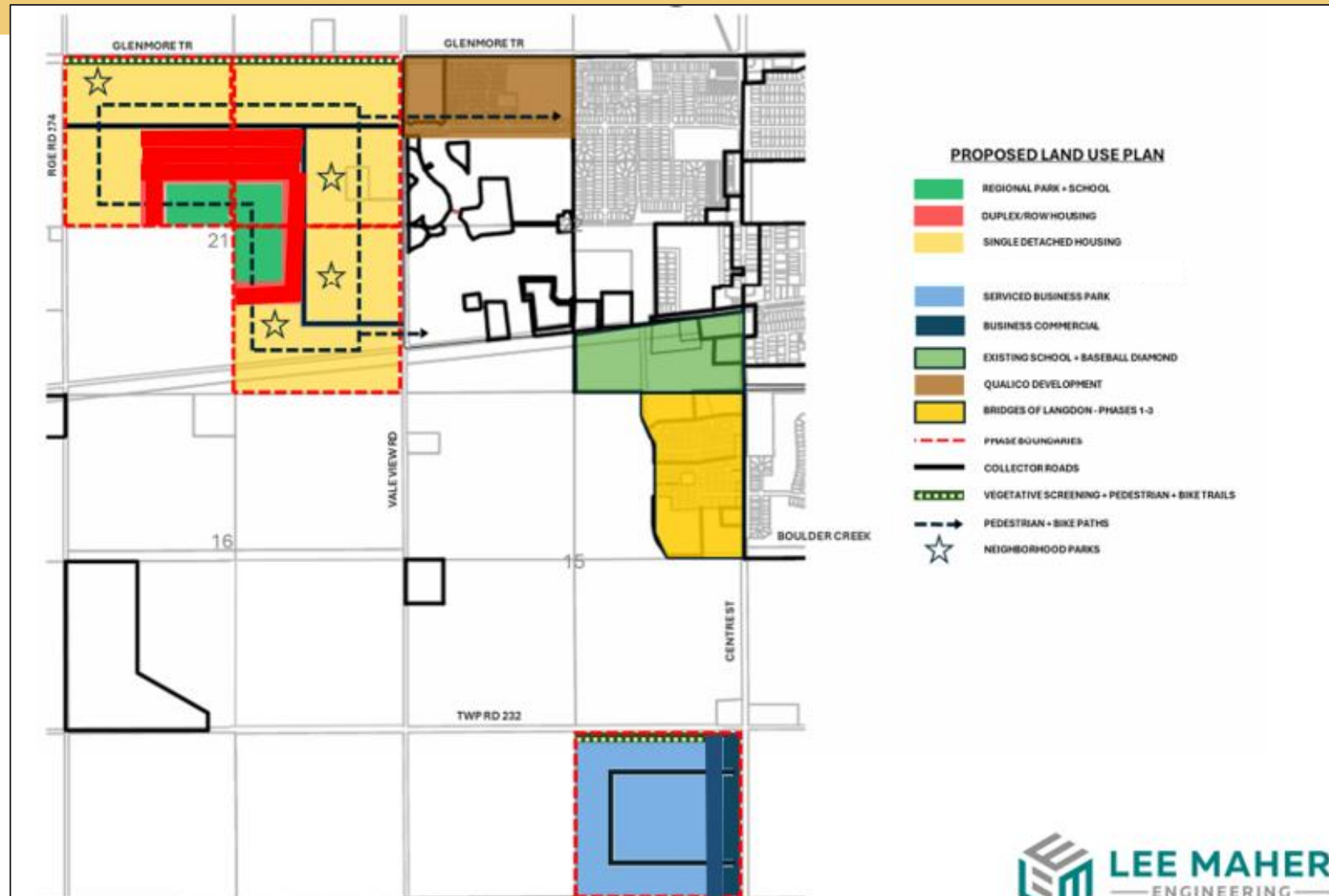
Alltech Langdon/Bennett Substation

Significant industrial site to be considered in the future growth of the hamlet to the west.

Phasing



Land Use Concept



Work to be Done

Updates

- Stormwater
- Water and Sewer
- Transportation Network

New Studies

- Biophysical and Environmental
- Historical and Archaeological
- Fiscal Analysis
- Economic and Market Demand

Stakeholder and Community Engagement

Timeline



Summary

This developer led and funded ASP Amendment brings forward the ASP review, that the County has planned for 2025. This review will consider the changes to the economic climate and demand for housing. This review will include the community and stakeholders in the process and the confirmation of the vision and policies.

Upon support in principle from the Governance Committee, this will be forwarded to the Calgary Regional Board for consideration. Once support has been received from the CRB, the developer will begin the detailed work to prepare the ASP Amendment.





Thank you



Governance Committee

Subject:	Regional Water and Wastewater Off-Site Levy Bylaw Update
Date:	April 16, 2024
Presenter:	Jeannette Lee, Manager
Department:	Capital & Engineering Services

REPORT SUMMARY

The Regional Water and Wastewater Off-Site Levy Bylaw provides for the fair and equitable allocation of Off-Site levies related to Water and Wastewater Infrastructure in accordance with the *Municipal Government Act*. Since the adoption of the bylaw, updates have been delivered regarding the collection of the levy and expenditures on various upgrades for the system. This report serves the purpose of offering an update to the bylaw, including an adjustment of the capacity committed to date and a recalculation of the rates for the water and wastewater system.

The County's Water and Wastewater Off-Site Levy Bylaw update was prepared following a comprehensive review of the County's Water and Wastewater systems and financials to the end of 2022. Key updates to the Bylaw include:

- Update schedules based on allocated capacity.
- Update schedules based on levies collected and outstanding debt.
- Updates to infrastructure expansion costs and accommodation for inflation.
- Amendment to schedule "C-1" – Langdon Wastewater Treatment Plant Levy to include provision to update the treatment technology from the mechanical Sequential Batch Reactor (SBR) to a moving bed biofilm reactor (MBBR) technology.
- Addition of Schedule "C-13a" and "C-13b" to capture the recent expansion of the system to the West Balzac area.

A summary of all the proposed changes to the Schedules within the Bylaw has been provided in Attachment A of this report. This report is intended to provide the Committee with the updated rate calculated based on the committed capacity and outstanding debt on the system. The next phase of this process would be to initiate the engagement process with external stakeholders prior to a report to Council with the amended Bylaw by Q4 of 2024.

ADMINISTRATION'S RECOMMENDATION

THAT the Governance Committee receives the Regional Water and Wastewater Off-Site Levy Bylaw update report as information.

BACKGROUND

The Regional Water and Wastewater Off-Site Levy Bylaw establishes a framework that aligns with Council's Strategic Plan thoughtfully managing growth and ensuring the County's financial prosperity. Growth resulting from new development creates opportunities for residents and businesses by fostering a vibrant and diverse economy and generating additional tax revenues to support County services. Growth also affects the costs of operating and maintaining the County's Infrastructure. Balancing the benefits and costs of growth is a key focus of the County's Strategic Plan, and the levy structure is a critical tool to help achieve that. It ensures that new development pays a proportionate share of the costs

needed for the addition, expansion, and long-term sustainability of the County's Water and Wastewater network resulting from that growth.

Key systems such as the East Rocky View Regional System, Dalroy Wastewater System, Cochrane Lake System, Bragg Creek System, and Blazer & Bearspaw Regional System are highlighted, each playing a crucial role in water supply and wastewater treatment for their respective areas. Recent acquisitions and planned expansions underscore the County's commitment to meeting the demands of a growing population while ensuring the long-term sustainability of its infrastructure and financial resources. A high-level summary of each of the systems can be found in Attachment C of this report.

DISCUSSION

In recent years, the expansion of the East Rocky View Regional System across Highway 2 has enabled servicing within the lands identified as West Balzac, situated west of Highway 2 and north of Highway 566. Therefore, a new schedule titled "West Balzac" has been added to this bylaw to capture the network expansion. The newly acquired systems, such as Horsecreek Water, Bearspaw, and Blazer regional systems, are not considered in this bylaw update. This is because they either have cost contribution and connection agreements in place, or no growth is anticipated, which would necessitate significant upgrades to support development. Future developments within these areas will continue to pay the appropriate connection fees under the current Master Rate Bylaw.

Offsite Levy Bylaw Summary

The proposed amendments to the current Bylaw is based on a comprehensive review of the financials to the end of 2022 along with the committed capacity, and updated construction costs to accommodate for inflation.

Offsite Levy Schedule	Cost	Service Area Map
WASTEWATER LEVIES	per m ³	
Schedule C-1: Langdon WWTP	\$8,437.88 \$7,951.66	B-1
Schedule C -2: ERVWWTM & Regional Lift Stations	\$7,599.49 \$8,846.43	B-2
Schedule C -3: Langdon Wastewater Utilities: Area 1: Area 2: Area 3:	\$1,332.21 \$2,003.30 \$1,063.76 \$2,112.70 \$633.73 \$690.74	B-3
Schedule C -4: Dalroy Regional LS and Wastewater Transmission Main	\$26,359.42 \$28,417.64	B-4
Schedule C -5: Cochrane Lakes Wastewater	\$2,395.85 \$2,624.67	B-5
POTABLE WATER LEVIES		
Schedule C -6: Graham Creek WTP & RWR	\$9,715.50 \$12,955.87	B-6
Schedule C -7a: East Balzac Transmission Main (Base)	\$926.12 \$1,071.86	B-7a
Schedule C -7b: East Balzac Transmission Main (Oversize)	\$244.23 \$323.55	B-7b
Schedule C -8: East Balzac Pump Station & Reservoir and RR293 Loop	\$1,157.84 \$1,353.20	B-8

Schedule C -9a: Conrich Transmission Main (Base)	\$1,247.61 \$1,916.34	B-9a
Schedule C -9b: Conrich Transmission Main (Oversize)	\$141.92 \$183.13	B-9b
Schedule C -10: Conrich Pump Station & Reservoir	\$2,419.04 \$3,725.73	B-10
Schedule C -11: East Rocky View Back-Up Loop	\$3,613.97 \$4,821.45	B-11
BRAGG CREEK LEVIES		
Schedule C-12a: Bragg Creek Wastewater Treatment Plant	\$23,727.68 \$24,313.63	B-12a
Schedule C-12b: Bragg Creek WTP & PWR	\$22,600.90 \$24,695.98	B-12b
WEST BALZAC LEVIES		
Schedule C-13a: West Balzac Wastewater Lift Station and Forcemain	\$2,403.28	B-13a
Schedule C-13b: West Balzac Water Transmission Main	\$2,011.94	B-13b

As per the MGA, all off-site levies allow a municipality to recover capital costs for these types of infrastructure based on the degree of benefit the development will receive from these facilities. It is a levy imposed by the Municipality's Council by the adoption of a bylaw. As the County's development proceeds, levy funds are collected, future servicing needs are refined and prioritized, and capital funding plans are developed. It is expected that the county will be required to review and update the levy rates when deemed necessary.

Pending the comments and feedback from the Governance Committee, additional engagement will be completed with external stakeholders on the details of the proposed changes. Administration anticipates a report to Council seeking approval of amendments to this Bylaw, inclusive of all the proposed changes in Q4 of 2024.

ALTERNATE DIRECTION

Administration does not have an alternate direction for the Governance Committee's consideration.

ATTACHMENTS

Attachment A: Proposed Regional Water & Wastewater Off-Site Levy Bylaw Schedules

Attachment B: Presentation

Attachment C: System Summaries

SCHEDULE "C-1"**LANGDON WASTEWATER TREATMENT PLANT LEVY**

Description: Components of the Langdon Wastewater Treatment Plant (WWTP) include the existing WWTP and upgrades to bring capacity to the target of 8,000 m³/day average day flow. The existing WWTP consists of a ~~mechanical Sequential Batch Reactor (SBR) treatment plant with UV disinfection. The WWTP currently has a de-rated average day capacity of 3,710 m³/day (70% of maximum capacity to account for peak I&I flows).~~ **a mechanical Sequential Batch Reactor (SBR) treatment plant with UV disinfection.** The plant has had upgrades in 2020 to add a sewage lift station, dewatering facility, and moving bed biofilm reactor (MBBR) treatment. The WWTP has an average design capacity of 5,850 m³/day. Treated effluent from the WWTP discharges into Weed Lake.

The WWTP upgrades will consist **of converting the SBR Basin 1 (current treatment capacity 650 m³/day) to MBBR technology.**

~~2 stages as follows:~~

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

Project Costs:

Original Capital:	\$27,475,838.77
Total Recoverable to RVC:	\$20,236,575.73 \$19,736,195.80
WWTP Upgrade Stage 1B:	\$ 6,700,000.00
WWTP Upgrade Stage 2:	\$ 8,380,000.00 \$ 3,565,000.00
Total Estimated Cost to Levy:	\$35,316,575.73 \$23,301,195.80

Upgrade Capacity (Average Day Flow):	8,000 m ³ /day
Capacity Committed (Average Day Flow):	3,815 5,070 m ³ /day
Remaining Capacity to Levy:	4,185 2,930 m ³ /day

Levy cost calculation: ~~\$35,316,575.73 / 4,185 m³/day = \$8,437.88~~ **\$23,301,195.80 / 2,930 m³/day = \$7,951.66** per m³/day (of projected average day flow)

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

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

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

SCHEDULE "C-2"**ERVWWTM & REGIONAL LIFT STATIONS LEVY**

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

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

The regional lift stations upgrade will consist of the following:

- Addition of one pump to Balzac LS#1,
- Addition of one pump to Conrich LS#2,
- Addition of one pump to Chestermere LS#3.

Project Costs:

Original Capital:	\$41,052,594.43
Total Recoverable to RVC:	\$38,674,919.92 \$40,211,513.44
Lift Station Upgrade Cost Estimate:	\$ 1,720,000.00 \$ 1,860,000.00
Total Estimated Cost to Levy:	\$40,394,919.92 \$42,071,513.44

Upgrade Capacity (Average Day Flow):	8,000 m ³ /day
Capacity Committed (Average Day Flow):	2,685 3,244 m ³ /day
Remaining Capacity to Levy:	5,315 4,756 m ³ /day

Levy cost calculation: $\$40,394,919.92 / 5,315 \text{ m}^3/\text{day} = \$7,599.49$ **$\$42,071,513.44 / 4,756 \text{ m}^3/\text{day} = \$8,846.43$** per m³/day (of projected average day flow)

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

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

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

SCHEDULE "C-3"**LANGDON WASTEWATER UTILITIES LEVY**

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

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

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

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

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

Area 1: West Lift Station Service Area**Project Costs:**

Original Capital:	\$1,000,000.00
Total Recoverable to RVC:	\$1,149,643.47 \$1,257,851.69
Upgrade Cost Estimate:	\$ 160,000.00 \$ 170,000.00
Total Estimated Cost to Levy:	\$1,309,643.47 \$1,427,851.69

Upgrade Capacity (Average Day Flow):	1,550 m ³ /day
Capacity Committed (Average Day Flow):	567 837 m ³ /day
Remaining Capacity to Levy:	983 713 m ³ /day

Levy cost calculation: $\$1,309,643.47 / 983 \text{ m}^3/\text{day} = \$1,332.21$ **$\$1,427,851.69 / 713 \text{ m}^3/\text{day} = \$2,003.30$** per m³/day (of projected average day flow)

Area 2: Industrial Lift Station Service Area**Project Costs:**

Original Capital:	\$ 827,571.00
Total Recoverable to RVC:	\$ 774,926.62 \$ 837,523.59
Upgrade Cost Estimate:	\$ 160,000.00 \$ 170,000.00
Total Estimated Cost to Levy:	\$ 934,926.62 \$1,007,523.59

Upgrade Capacity (Average Day Flow):	1,067 m ³ /day
Capacity Committed (Average Day Flow):	488 590 m ³ /day

Remaining Capacity to Levy: ~~879~~ 477 m³/day

Levy cost calculation: $\$934,926.62 / 879 \text{ m}^3/\text{day} = \$1,063.76$ $\$1,007,523.59 / 477 \text{ m}^3/\text{day} = \$2,112.70$ per m³/day (of projected average day flow)

Area 3: Boulder Creek Lift Station Service Area

Project Costs:

Original Capital: \$ 955,000.00

Total Recoverable to RVC: ~~\$1,176,169.93~~ \$1,270,837.53

Upgrade Cost Estimate: ~~\$ 160,000.00~~ \$ 170,000.00

Total Estimated Cost to Levy: ~~\$1,336,169.93~~ \$1,440,837.53

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

Capacity Committed (Average Day Flow): ~~376~~ 398 m³/day

Remaining Capacity to Levy: ~~2,108~~ 2,086 m³/day

Levy cost calculation: $\$1,336,169.93 / 2,108 \text{ m}^3/\text{day} = \633.73 $\$1,440,837.53 / 2,086 \text{ m}^3/\text{day} = \690.74 per m³/day (of projected average day flow)

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

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

Existing development which receives servicing through the Langdon Wastewater Utilities has already contributed off-site levies for this project.

SCHEDULE "C-4"**DALROY REGIONAL LIFT STATION AND WASTEWATER TRANSMISSION MAIN
LEVY**

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

The current facilities allow for wastewater from Lakes of Muirfield to be pumped to the Transfer Station via a 4 km long forcemain. The wastewater is currently collected and stored at the Transfer Station until septic hauling trucks transport the wastewater to an approved treatment facility.

The upgrades will consist of the following:

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

Project Costs:

Original Capital:	\$ 4,057,054.22
Total Recoverable to RVC:	\$ 1,788,315.56 \$ 1,956,637.70
Upgrade Cost Estimate:	\$20,090,000.00 \$21,630,000.00
Total Estimated Cost to Levy:	\$21,878,315.56 \$23,586,637.70

Upgrade Capacity (Average Day Flow):	1,830 m ³ /day
Capacity Committed (Average Day Flow):	1,000 m ³ /day
Remaining Capacity to Levy:	830 m ³ /day

Levy cost calculation: $\frac{\$21,878,315.56}{830 \text{ m}^3/\text{day}} = \$26,359.42$ **$\frac{\$23,586,637.70}{830 \text{ m}^3/\text{day}} = \$28,417.64$** per m³/day (of projected average day flow)

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

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

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

SCHEDULE "C-5"**COCHRANE LAKES WASTEWATER SYSTEM LEVY**

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

Project Costs:

Original Capital:	\$ 1,750,000.00
Total Recoverable to RVC:	\$ 1,895,113.64 \$ 2,073,487.96
Upgrade Cost Estimate:	\$ --
Total Estimated Cost to Levy:	\$ 1,895,113.64 \$ 2,073,487.96

System Capacity (Average Day Flow):	1,049 m ³ /day
Capacity Committed (Average Day Flow):	258 258 m ³ /day
Remaining Capacity to Levy:	791 790 m ³ /day

Levy cost calculation: $\$1,895,113.64 / 791 \text{ m}^3/\text{day} = \$2,395.85$ $\$2,073,487.96 / 790 \text{ m}^3/\text{day} = \$2,624.67$ per m³/day (of projected average day flow)

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

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

Existing development which receives servicing through the Cochrane Lakes Wastewater Transmission Main has already contributed off-site levies for this project.

SCHEDULE "C-6"**GRAHAM CREEK WTP AND RWR LEVY**

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

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

The RWR upgrade will consist of the following:

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

The WTP upgrades will consist of the following:

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

Project Costs:

Original Capital:	\$21,535,321.00
Total Recoverable to RVC:	\$ 6,460,541.96 \$ 3,634,412.62
RWR Upgrade Cost Estimate:	\$28,750,000.00 \$30,970,000.00
WTP Upgrade Stage 1:	\$16,050,000.00 \$17,280,000.00
WTP Upgrade Stage 2:	\$ 2,260,000.00 \$ 2,430,000.00
Total Estimated Cost to Levy:	\$53,520,541.96 \$54,314,412.62

Capacity (Average Day Flow):	8,000 m ³ /day
Capacity Committed (Average Day Flow):	2,491 3,808 m ³ /day
Remaining Capacity to Levy:	5,509 4,192 m ³ /day

Levy cost calculation: $\$53,520,541.96 / 5,509 \text{ m}^3/\text{day} = \$9,715.50$ $\$54,314,412.62 / 4,192 \text{ m}^3/\text{day} = \$12,955.87$ per m^3/day (of projected average day demand)

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

The Lands benefitting from this project will be all Lands having new development that will connect to the Graham Creek WTP and RWR supply system. This includes but is not limited to Lands located in East Balzac and Conrich Development Areas (as shown on Schedule "A") which are within the Graham Creek WTP and RWR Service Area (as shown on Schedule "B-6") together with any other Lands which are approved by the County to obtain water servicing through the Graham Creek WTP and RWR supply system.

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

SCHEDULE "C-7a"**EAST BALZAC TRANSMISSION MAIN (BASE)**

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

The average day design capacity of the East Balzac Transmission Main is 6,083 m³/day. The average day demand flow split from the East Balzac WTP with the target system capacity of 8,000 m³/day is assumed to be 2/3 to East Balzac (5,333 m³/day) and 1/3 to Conrich (2,667 m³/day) on a normal operating day.

Project Costs:

Original Capital:	\$ 7,402,348.31
Total Recoverable to RVC:	\$ 3,970,840.30 \$ 3,991,615.71
Upgrade Cost Estimate:	\$ --
Total Estimated Cost to Levy:	\$ 3,970,840.30 \$ 3,991,651.71

Capacity (Average Day Flow):	6,083 m ³ /day
Capacity Committed (Average Day Flow):	1,795 2,359 m ³ /day
Remaining Capacity to Levy:	4,288 3,724 m ³ /day

Levy cost calculation: $\$3,970,840.30 / 4,288 \text{ m}^3/\text{day} = \926.12 $\$3,991,615.71 / 3,724 \text{ m}^3/\text{day} = \$1,071.86$ per m³/day (of projected average day demand)

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

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

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

SCHEDULE "C-7b"**EAST BALZAC TRANSMISSION MAIN (OVERSIZE)**

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

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

Project Costs:

Original Capital:	\$ 2,530,405.69
Total Recoverable to RVC:	\$ 1,319,969.38 \$ 1,356,414.11
Upgrade Cost Estimate:	\$ --
Total Estimated Cost to Levy:	\$ 1,319,969.38 \$ 1,356,414.11

Capacity (Average Day Flow):	8,000 m ³ /day
Capacity Committed (Average Day Flow):	2,595 3,808 m ³ /day
Remaining Capacity to Levy:	5,405 4,192 m ³ /day

Levy cost calculation: $\frac{\$1,356,414.11}{4,192 \text{ m}^3/\text{day}} = \$323.55 \text{ per m}^3/\text{day}$ (of projected average day demand)

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

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

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

SCHEDULE "C-8"**EAST BALZAC PUMP STATION & RESERVOIR AND RR293 LOOP**

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

Project Costs:

Original Capital:	\$ 9,211,649.00
Total Recoverable to RVC:	\$ 4,964,205.15 \$ 5,039,316.82
Upgrade Cost Estimate:	\$ --
Total Estimated Cost to Levy:	\$ 4,964,205.15 \$ 5,039,316.82

Capacity (Average Day Flow):	6,083 m ³ /day
Capacity Committed (Average Day Flow):	4,795 2,359 m ³ /day
Remaining Capacity to Levy:	4,288 3,724 m ³ /day

Levy cost calculation: $\$4,964,205.15 / 4,288 \text{ m}^3/\text{day} = \$1,157.81$ **$\$5,039,316.82 / 3,724 \text{ m}^3/\text{day} = \$1,353.20$** per m³/day (of projected average day demand)

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

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

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

SCHEDULE "C-9a"**CONRICH TRANSMISSION MAIN (BASE)**

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

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

Project Costs:

Original Capital:	\$ 8,624,389.13
Total Recoverable to RVC:	\$ 2,659,907.69 \$ 2,842,415.59
Upgrade Cost Estimate:	\$ --
Total Estimated Cost to Levy:	\$ 2,659,907.69 \$ 2,842,415.59

Capacity (Average Day Flow):	2,932 m ³ /day
Capacity Committed (Average Day Flow):	800 1,449 m ³ /day
Remaining Capacity to Levy:	2,132 1,483 m ³ /day

Levy cost calculation: ~~\$2,659,907.69 / 2,132 m³/day = \$1,247.61~~ \$2,842,415.59 / 1,483 m³/day = \$1,916.34 m³/day (of projected average day demand)

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

The Lands benefitting from this project will be all Lands having new development that will connect to the Conrich Transmission Main and/or Distribution system. This includes but is not limited to Lands located in the Conrich Development Area (as shown on Schedule "A") which is within the Conrich Transmission Main (Base) Service Area (as shown on Schedule "B-9a") together with any other Lands which are approved by the County to obtain primary water servicing through the Conrich Transmission Main and/or Distribution system.

There will be no measureable benefit to existing development as there are no upgrades planned for this transmission main base. Existing development which receives servicing through the Conrich Transmission Main has already contributed off-site levies for this project.

SCHEDULE " C-9b"**CONRICH TRANSMISSION MAIN (OVERSIZE)**

Description: The Conrich Transmission Main (Oversize) is comprised of the oversizing of the 300mm diameter water transmission main from the East Balzac WTP to the Conrich Pump Station & Reservoir. The oversizing will be utilized when the Back-Up Loop is constructed and the Conrich Transmission Main is used to convey water around to Balzac during emergency shutdown of the East Balzac Transmission Main.

The average day design capacity of the Conrich Transmission Main is 2,932 m³/day. In emergency situations the transmission main will utilize its full capacity of 2,932 m³/day to meet the 8,000 m³/day demand, in conjunction with other components of the East Rocky View Back-Up Loop (Schedule B-11), such as storage. The Conrich average day demand is projected to be 2,667 m³/day (1/3 of target system capacity). The Back-Up Loop system will be utilized to provide the additional flow to Balzac that is required to meet the target average day flow rate of 5,333 m³/day to Balzac.

Project Costs:

Original Capital:	\$ 2,531,511.87
Total Recoverable to RVC:	\$ 766,997.80 \$ 767,726.31
Upgrade Cost Estimate:	\$ --
Total Estimated Cost to Levy:	\$ 766,997.80 \$ 767,726.31

Capacity (Average Day Flow):	8,000 m ³ /day
Capacity Committed (Average Day Flow):	2,595 3,808 m ³ /day
Remaining Capacity to Levy:	5,405 4,192 m ³ /day

Levy cost calculation: $\$766,997.80 / 5,405 \text{ m}^3/\text{day} = \141.92 $\$767,726.31 / 4,192 \text{ m}^3/\text{day} =$
\$183.13 m³/day (of projected average day demand)

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

The Lands benefitting from this project will be all new development on Lands that will connect to the East Balzac Transmission Main and/or Distribution system or the Conrich Transmission Main and/or Distribution system. This includes Lands located in the East Balzac and Conrich Development Areas (as shown on Schedule "A") located within the Conrich Transmission Main (Oversize) Service Area (as shown on Schedule "B-9b") together with any other Lands which are approved by the County to obtain water servicing through the two named systems.

There will be no measureable benefit to existing development as there are no upgrades planned for this transmission main oversize. Existing development which receives servicing through the Conrich Transmission Main has already contributed off-site levies for this project.

SCHEDULE "C-10"**CONRICH PUMP STATION & RESERVOIR**

Description: This includes the existing Conrich Pump Station & Reservoir and upgrades to the Reservoir to an average day capacity of 2,932 m³/day (to the same capacity as the Conrich Transmission Main). The existing capacity of the Conrich Pump Station & Reservoir is 1,400 m³/day. The upgrade will consist of a 1,000 m³ reservoir expansion to a total volume of 5,500 m³.

Project Costs:

Original Capital:	\$ 9,394,375.00
Total Recoverable to RVC:	\$ 2,897,384.38 \$ 3,096,186.57
Upgrade Cost Estimate:	\$ 2,260,000.00 \$ 2,430,000.00
Total Estimated Cost to Levy:	\$ 5,157,384.38 \$ 5,526,186.57

Upgrade Capacity (Average Day Flow):	2,932 m ³ /day
Capacity Committed (Average Day Flow):	800 1,449 m ³ /day
Remaining Capacity to Levy:	2,132 1,483 m ³ /day

Levy cost calculation: $\$ 5,157,384.38 / 2,132 \text{ m}^3/\text{day} = \$2,419.04$ $\$ 5,526,186.57 / 1,483 \text{ m}^3/\text{day} = \$3,725.73 \text{ m}^3/\text{day}$ (of projected average day demand)

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

The Lands benefitting from this project will be all Lands having new developments that will connect to the Conrich Pump Station & Reservoir distribution system. This includes but is not limited to Lands located in the Conrich Development Area and, if Dalroy connects to this water distribution system, the Dalroy Development Area (as shown on Schedule "A") which are within the Conrich Pump Station & Reservoir Service Area (as shown on Schedule "B-10") together with any other Lands which are approved by the County to obtain water servicing through the Conrich Pump Station & Reservoir distribution system.

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

SCHEDULE "C-11"**EAST ROCKY VIEW BACK-UP LOOP**

Description: The East Rocky View Back-Up Loop will be comprised of a 400 mm diameter water transmission main between Balzac and Conrich, and a 3,000 m³ Potable Water Reservoir.

The East Rocky View Back-Up Loop will include a new transmission main and potable water reservoir to provide back-up of the existing transmission system in the event that either the Balzac or Conrich transmission mains are out of service (emergency condition). The Water Reservoir will be utilized to provide the additional volume required to meet the target average day flow rate. The design of the Back-Up Loop system assumes that three average days of storage is to be available, as this is established as a reasonable time to locate, repair a line break and put the system back into service. This schedule includes the purchase of land for the Potable Water Reservoir.

Project Costs:

Original Capital:	\$	--
Total Recoverable to RVC:	\$	--
Back-Up Loop Cost Estimate:	\$21,280,000.00	\$22,910,000.00
Total Off-site Levies Collected:	(\$ 1,747,931.57)	(\$ 2,697,062.47)
Total Estimated Cost to Levy:	\$19,532,068.43	\$20,212,937.53

Capacity (Average Day Flow):	8,000 m ³ /day
Capacity Committed (Average Day Flow):	2,595 3,808 m ³ /day
Remaining Capacity to Levy:	5,405 4,192 m ³ /day

Levy cost calculation: $\$19,532,068.43 / 5,405 \text{ m}^3/\text{day} = \$3,613.97$ $\$20,212,937.53 / 4,192 \text{ m}^3/\text{day} = \$4,821.45 \text{ m}^3/\text{day}$ (of projected average day demand)

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

The Lands benefitting from this project will be all Lands having new development that will connect to the East Balzac Transmission Main and/or Distribution system or the Conrich Transmission Main and/or Distribution system. This includes new development on Lands located in the East Balzac and Conrich Development Areas (as shown on Schedule "A") which are within the East Rocky View Back-Up Loop Service Area (as shown on Schedule "B-11") together with any other Lands which are approved by the County to obtain water servicing through the two named systems.

There will be no measureable benefit to existing development. The Back-Up Loop system will benefit future development by providing the same level of system reliability to future development that is currently provided to existing development. The current level of system reliability provided to existing development will be maintained but not improved upon by the Back-Up Loop System.

SCHEDULE "C-12a"**BRAGG CREEK WASTEWATER TREATMENT PLANT (WWTP)**

Description: Components of the Bragg Creek Wastewater Treatment Plant (WWTP) include the existing WWTP and upgrades to bring capacity to target of 513 m³/day average day flow (maximum day capacity of 821 m³/day assuming maximum day factor of 1.62).

The existing WWTP consists of two membrane bioreactor (MBR) treatment units with UV disinfection. The WWTP currently has an average day capacity of 285 m³/day (maximum day capacity of 463 m³/day assuming a maximum day factor of 1.62). Treated effluent from the WWTP discharges into the Elbow River. The outfall diffuser has a capacity of 821 m³/day of treated effluent.

The proposed WWTP upgrades will include the following:

- Two Equova 50K MBR treatment systems,
- A building expansion complete with additional EQ Tanks and Biofilter.

Project Costs:

Total Recoverable to RVC:	\$ 1,560,426.18	\$ 1,646,903.43
WWTP Upgrade:	\$ 7,290,000.00	\$ 7,850,000.00
Total Estimated Cost to Levy:	\$ 8,850,426.18	\$ 9,496,903.43

Upgrade Capacity (Average Day Flow):	513 m ³ /day
Capacity Committed (Average Day Flow):	140 122 m ³ /day
Remaining Capacity to Levy:	373 391 m ³ /day

Levy cost calculation: $\$8,850,426.18 / 373 \text{ m}^3/\text{day} = \$23,727.68$ **$\$9,496,903.43 / 391 \text{ m}^3/\text{day} = \$24,313.63$** per m³/day (of projected average day flow)

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

The Lands benefitting from this project will be Lands with new development that will have wastewater treated at the Bragg Creek WWTP system. This includes but is not limited to Lands located in Bragg Creek Development Areas (as shown on Schedule "A") which are within the Bragg Creek Wastewater Treatment Plant Service Area (as shown on Schedule "B-12a") together with any other Lands which are approved by the County to obtain wastewater servicing through the Bragg Creek WWTP system.

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

SCHEDULE "C-12b"**BRAGG CREEK WTP AND PWR**

Description: Components of the Bragg Creek WTP and PWR Levy are comprised of an existing Water Treatment Plant (WTP), Potable Water Reservoir (PWR) and upgrades to bring capacity to the target of 604 m³/day average day demand.

The existing WTP is located at the north end of Burnside Drive in Bragg Creek. The existing treatment system includes two membrane treatment units, UV disinfection and chlorine injection. Potable water is stored in a 500 m³ above ground steel reservoir prior to being pumped out to the Bragg Creek distribution system. The existing PWR does not provide fire storage. Water is also pumped from the WTP to the Lower Elkana Pump house where it is pumped to the Upper Elkana Reservoir and Pump house to the Elkana service area.

The WTP and PWR upgrade will consist of the following:

- Expansion of the WTP building,
- Two additional membrane units
- Additional 500 m³ above ground potable water reservoir.

Project Costs:

Total Recoverable to RVC:	\$ 996,367.64 \$1,022,602.41
WTP and PWR Upgrade:	\$8,270,000.00 \$8,920,000.00
Total Estimated Cost to Levy:	\$9,266,367.64 \$9,942,602.41

Upgrade Capacity (Average Day Flow):	604 m ³ /day
Capacity Committed (Average Day Flow):	194 201 m ³ /day
Remaining Capacity to Levy:	410 403 m ³ /day

Levy cost calculation: ~~\$9,266,367.64 / 410 m³/day = \$22,600.90~~ **\$9,942,602.41 / 403 m³/day = \$24,695.98** per m³/day (of projected average day demand)

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

The Lands benefitting from this project will be all Lands having new development that will connect to the Bragg Creek WTP and PWR supply system. This includes but is not limited to Lands located in Bragg Creek Development Areas (as shown on Schedule "A") which are within the Bragg Creek WTP Service Area (as shown on Schedule "B-6") together with any other Lands which are approved by the County to obtain water servicing through the Bragg Creek WTP supply system.

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

SCHEDULE "C-13a"**WEST BALZAC WASTEWATER LIFT STATION AND FORCEMAIN**

Description: Components of the West Balzac wastewater system include an existing +/-1.8 km 350 mm diameter HDPE forcemain, +/-0.4 km 600 mm PVC sanitary trunk, and existing local lift station with a capacity of 1,000 m³/day (average day flow) at Stage 1 and an ultimate target capacity of 2,240 m³/day (average day flow) after the pump upgrade at the lift station.

The overall forcemain is approximately 2.2 km long. Sanitary flow is collected from the West Balzac Service Area to a local lift station, pumped to the East Balzac Regional Sanitary Lift Station (LS #1), which pumps to the Langdon Wastewater Treatment Plant.

Project Costs:

Original Capital: \$ 5,084,547.00

Total Recoverable to RVC: \$ 5,084,547.00

Lift Station Upgrade Cost Estimate: \$ 300,000.00

Total Estimated Cost to Levy: \$ 5,384,547.00

Upgrade Capacity (Average Day Flow): 2,240 m³/day

Capacity Committed (Average Day Flow): 0 m³/day

Remaining Capacity to Levy: 2,240 m³/day

Levy cost calculation: $\$5,384,547.00 / 2,240 \text{ m}^3/\text{day} = \$2,403.82 \text{ per m}^3/\text{day}$ (of projected average day flow)

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

The Lands benefitting from these components will be all Lands having new development that will connect to the West Balzac wastewater system. This includes but is not limited to Lands located in the West Balzac Development Areas (as shown on Schedule "A" and Schedule "B-13a") which are within the West Balzac Service Area (as shown on Schedule "B-13a") together with any other Lands that are approved by the County to obtain wastewater servicing through the West Balzac wastewater system.

There will be no measurable benefit to existing development as the system will be built to service new development connections only. There is no existing development currently serviced by the West Balzac wastewater system.

SCHEDULE "C-13b"**WEST BALZAC WATER TRANSMISSION MAIN**

Description: The West Balzac Water Transmission Main is comprised of +/-3.2 km 400mm diameter looped water transmission main from the East Balzac to West Balzac.

The average day design capacity of the Transmission Main is 2,240 m³/day average day flow.

Project Costs:

Original Capital: \$4,506,755.50

Total Recoverable to RVC: \$4,506,755.50

Upgrade Cost Estimate: \$ 0.00

Total Estimated Cost to Levy: \$4,506,755.50

Upgrade Capacity (Average Day Flow): 2,240 m³/day

Capacity Committed (Average Day Flow): 0 m³/day

Remaining Capacity to Levy: 2,240 m³/day

Levy cost calculation: $\$4,506,755.50 / 2,240 \text{ m}^3/\text{day} = \$2,011.94 \text{ m}^3/\text{day}$ (of projected average day demand)

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

The Lands benefitting from these components will be all Lands having new development that will connect to the West Balzac Water Transmission Main. This includes but is not limited to Lands located in the West Balzac Development Areas (as shown on Schedule "A" and Schedule "B-13a") which are within the West Balzac Service Area (as shown on Schedule "B-13a") together with any other Lands that are approved by the County to obtain potable water servicing through the West Balzac Water Transmission Main.

There will be no measurable benefit to existing development as the system will be built to service new development connections only. There will be no measurable benefit to existing development as no upgrades are included for the existing pump station and development which receives servicing through the existing distribution system has already contributed Off-Site Levies. There is no existing development currently serviced by the West Balzac Water Transmission Main.

SCHEDULE "D"

OFF-SITE LEVY SUMMARIES

1. Off-Site Levies calculations for both Water and Wastewater Utilities are based upon the anticipated per m³ water volume required to service the proposed development on the Lands, as estimated by the Developer and agreed upon by the County in writing at the time of Development permit application or Subdivision approval application for the Lands.
2. Table D.1 sets out the per m³ levy amounts for the purpose of calculating the appropriate Off-Site Levy amount for all Wastewater Utilities and Water Utilities.
3. The per m³ levy capacity estimates shall not be less than as stipulated in Table D.2 unless specifically approved by the County, in its sole discretion, in writing. If the Developer wants to use a flow rate less than that stipulated in Table D.2 for the purpose of estimating water volume required to service the proposed development, the Developer must submit sufficient justification which is acceptable to the County for using the proposed lower flow rate before the County will consider accepting a lower per m³ levy capacity calculation. Where a lower flow rate is accepted by the County, the proposed development may be subject to special conditions such as phasing and/or monitoring over time.
4. The County reserves the right to incorporate flow control devices to serviced Lands to limit actual flow to the Water Utility and/or Wastewater Utility servicing capacity agreed upon for the purpose of calculating the appropriate Off-Site Levy amount pursuant to this Bylaw.
5. Where the actual Water Utility and/or Wastewater Utility servicing capacity requirement for development on the Lands exceeds the estimated capacity agreed upon for the purpose of this Bylaw, any additional servicing capacity approved by the County to be provided to the Lands which exceeds the servicing capacity amount agreed upon for the purpose of this Bylaw may be subject to such additional terms, connection fees, rates, charges and contributions as deemed appropriate by the County pursuant to Section 34 of the ***Municipal Government Act***, R.S.A. 2000 Chapter M-26 and any applicable County bylaw including but not limited to any applicable Wastewater Utility bylaw, Water Utility bylaw and/or master rates bylaw.
6. As a general reference guide only, Table D.3 provides a summary of what Off-Site Levies for Water Utilities and Wastewater Utilities will typically be attributable to Lands within the various Development Areas (as shown on Schedule "A") and Service Areas (as shown on Schedule "B"). The exact Off-Site Levy(ies) imposed upon any specific Lands will be subject to which Wastewater Utilities and/or Water Utilities will be servicing the proposed development on the Lands, as approved by the County.

SCHEDULE "D"**Table D.1: Off-Site Levy Summary**

Offsite Levy Schedule	Cost	Service Area Map
WASTEWATER LEVIES	per m ³	
Schedule C-1: Langdon WWTP	\$8,437.88 \$7,951.66	B-1
Schedule C -2: ERVWWTM & Regional Lift Stations	\$7,599.49 \$8,846.43	B-2
Schedule C -3: Langdon Wastewater Utilities: Area 1: Area 2: Area 3:	\$1,332.21 \$2,003.30 \$1,063.76 \$2,112.70 \$633.73 \$690.74	B-3
Schedule C -4: Dalroy Regional LS and Wastewater Transmission Main	\$26,359.42 \$28,417.64	B-4
Schedule C -5: Cochrane Lakes Wastewater	\$2,395.85 \$2,624.67	B-5
POTABLE WATER LEVIES		
Schedule C -6: Graham Creek WTP & RWR	\$9,715.50 \$12,955.87	B-6
Schedule C -7a: East Balzac Transmission Main (Base)	\$926.12 \$1,071.86	B-7a
Schedule C -7b: East Balzac Transmission Main (Oversize)	\$244.23 \$323.55	B-7b
Schedule C -8: East Balzac Pump Station & Reservoir and RR293 Loop	\$1,157.81 \$1,353.20	B-8
Schedule C -9a: Conrich Transmission Main (Base)	\$1,247.61 \$1,916.34	B-9a
Schedule C -9b: Conrich Transmission Main (Oversize)	\$141.92 \$183.13	B-9b
Schedule C -10: Conrich Pump Station & Reservoir	\$2,419.04 \$3,725.73	B-10
Schedule C -11: East Rocky View Back-Up Loop	\$3,613.97 \$4,821.45	B-11
BRAGG CREEK LEVIES		
Schedule C-12a: Bragg Creek Wastewater Treatment Plant	\$23,727.68 \$24,313.63	B-12a
Schedule C-12b: Bragg Creek WTP & PWR	\$22,600.90 \$24,695.98	B-12b
WEST BALZAC LEVIES		
Schedule C-13a: West Balzac Wastewater Lift Station and Forcemain	\$2,408.28	B-13a
Schedule C-13b: West Balzac Water Transmission Main	\$2,011.94	B-13b

Table D.2: Minimum Projected Water and Wastewater Flows

Type of Development	Minimum Projected Average Day Water Demand (m ³ /day)	Minimum Projected Average Day Wastewater Flow (m ³ /day)
Residential	950 L/day/unit	855 L/day/unit
Commercial	The County will require the Developer to submit specific projected flows for both water and wastewater together with sufficient and acceptable justification for the projected flows for all proposed Development permit applications or Subdivision applications.	
Industrial		

Table D.3: Summary of Development Areas and Applicable Off-site Levy Schedules

Development Area	Wastewater Facilities							Water Facilities							Bragg Creek		West Balzac
	Langdon WWTP	ERVWWTM and Regional Lift Stations	Langdon Wastewater Utilities	Dalroy Regional Lift Station and Wastewater Transmission Main	Cochrane Lakes Wastewater Main	Graham Creek WTP & RWR	East Balzac Transmission Main (Base)	East Balzac Transmission Main (Oversize)	Conrich Pump Station & Reservoir and RR293 Loop	Conrich Transmission Main (Base)	Conrich Transmission Main (Oversize)	East Rocky View Back-Up Loop	Bragg Creek Wastewater Treatment Plant	Bragg Creek WTP and PWR	West Balzac Wastewater Lift Station and Forcemain	West Balzac Water Transmission Main	
Map Schedule	B-1	B-2	B-3	B-4	B-5	B-6	B-7a	B-7b	B-8	B-9a	B-9b	B-10	B-11	B-12a	B-12b	B-13a	B-13b
Off-Site Levy	C-1	C-2	C-3	C-4	C-5	C-6	C-7a	C-7b	C-8	C-9a	C-9b	C-10	C-11	C-12a	C-12b	C-13a	C-13b
East Balzac	Y	Y	N	N	N	Y	Y	Y	Y	N	Y	N	Y	N	N	N	N
Conrich	Y	Y	N	N	N	Y	N	Y	N	Y	Y	Y	Y	N	N	N	N
Langdon	Y	N	Y	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Dalroy	Y	N	N	Y	N	N	N	N	N	N	N	N	N	N	N	N	N
Cochrane Lakes	N	N	N	N	Y	N	N	N	N	N	N	N	N	N	N	N	N
Bragg Creek	N	N	N	N	N	N	N	N	N	N	N	N	N	Y	Y	N	N
West Balzac	Y	Y	N	N	N	Y	Y	Y	Y	N	Y	N	Y	N	N	Y	Y

Y = YES - Schedule is applicable

N = NO - Schedule is not applicable

Note: Development areas are as shown on Schedule A

Regional Water & Wastewater Off-site Levy Bylaw Proposed Updates

April 16, 2024

Jeannette Lee, Manager Capital & Engineering Services



Municipal Government Act, RSA 2000, M-26

- Municipality can improve the Off-Site Levy to recover capital costs of new or expanded infrastructure associated with new or expanded:
 - Water supply and treatment, storage and transmission;
 - Sanitary treatment, movement or disposal;
 - Stormwater drainage facilities;
 - Transportation network improvements;
 - Community recreation facilities;
 - Fire hall facilities;
 - Police station facilities;
 - Libraries; and
 - Land required for or in connection with any facilities above; and
- Imposition of the levy can only be collected once for each purpose on the subject land.
- Off-Site Levy may only be triggered as a condition of subdivision approval or the issuance of Development Permits. Levy cannot be imposed at the time of Building Permits or issuance of occupancy.
- Off-Site Levy Bylaw will require consultation with stakeholders, ongoing reporting and transparency its determination.



Current Bylaw Servicing Area

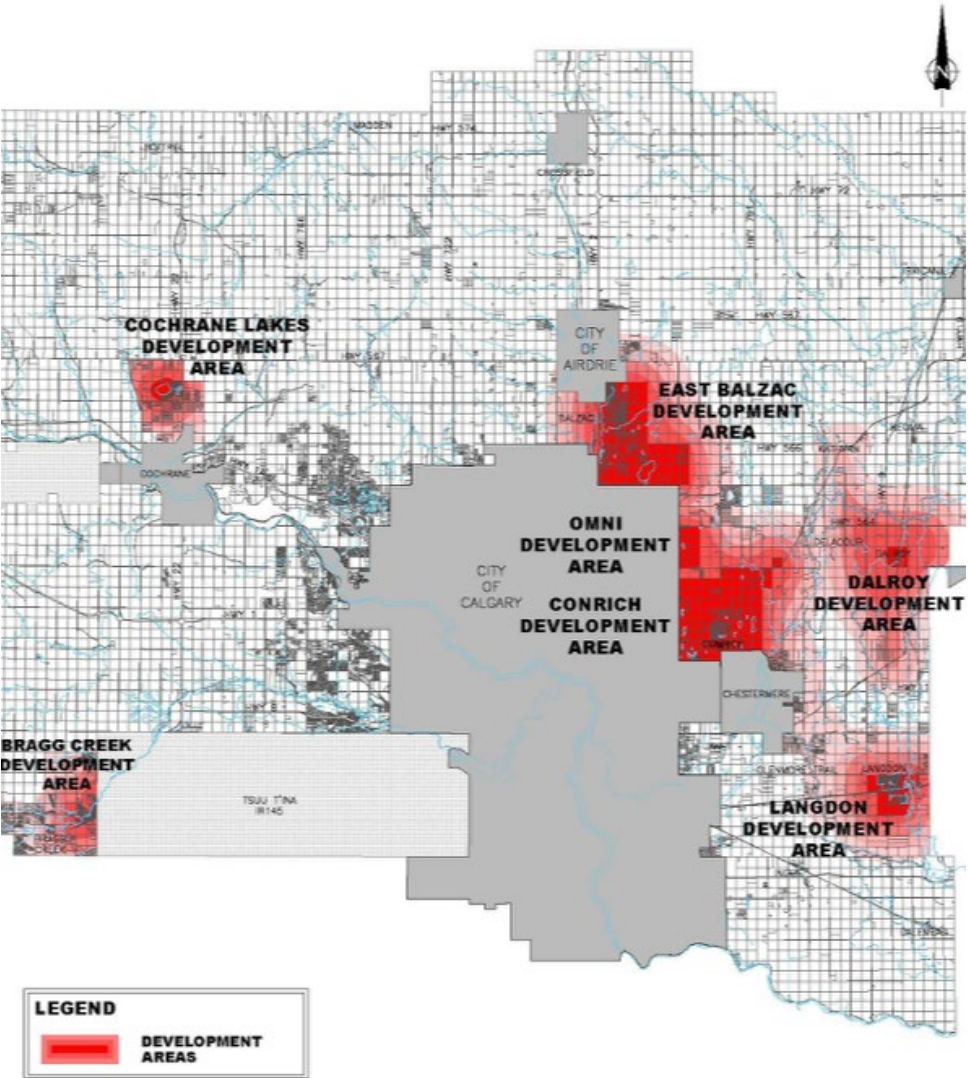
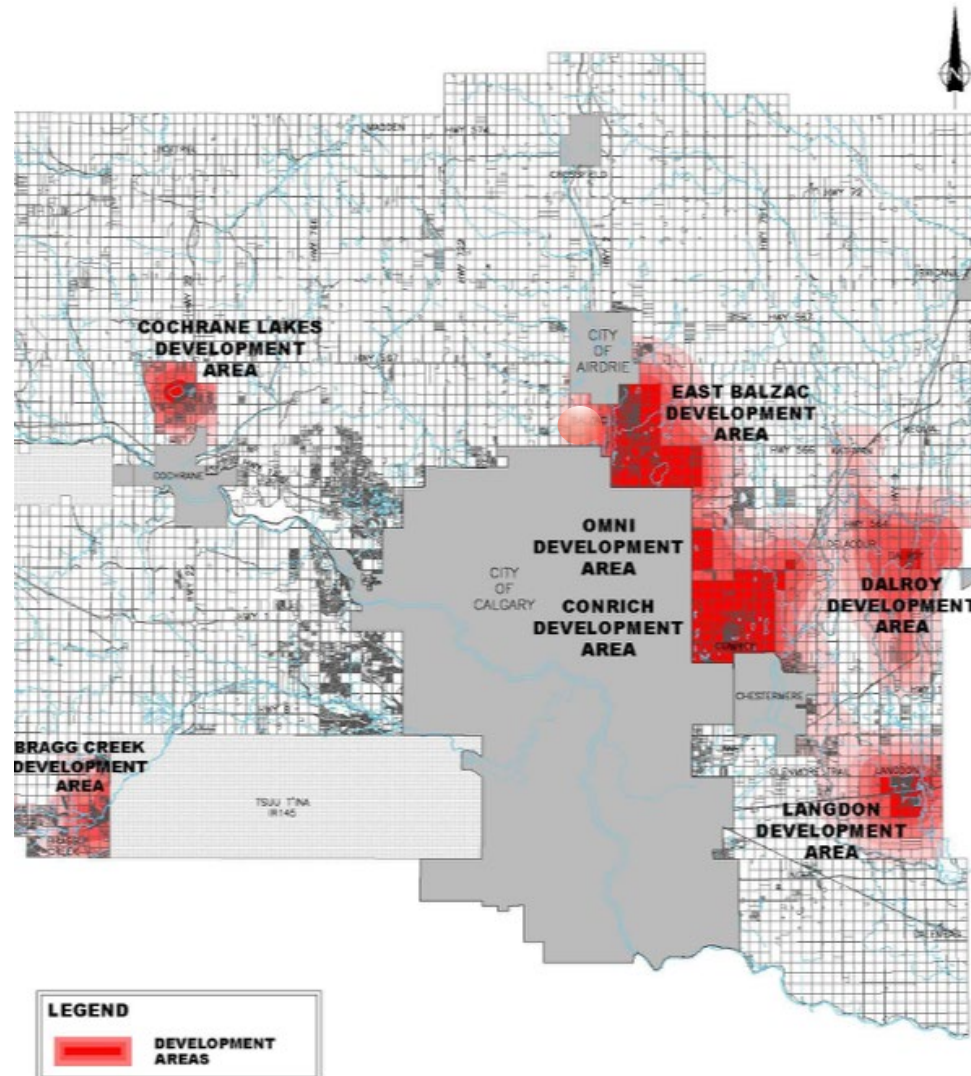


Table D.1: Off-Site Levy Summary

Offsite Levy Schedule	Cost	Service Area Map
WASTEWATER LEVIES		
Schedule C-1: Langdon WWTP	\$8,437.88 per m ³	B-1
Schedule C -2: ERVWWTM & Regional Lift Stations	\$7,599.49 per m ³	B -2
Schedule C -3: Langdon Wastewater Utilities:		
Area 1:	\$1,332.21 per m ³	B -3
Area 2:	\$1,063.76 per m ³	
Area 3:	\$ 633.73 per m ³	
Schedule C -4: Dalroy Regional LS and Wastewater Transmission Main	\$26,359.42 per m ³	B -4
Schedule C -5: Cochrane Lakes Wastewater	\$2,395.85 per m ³	B -5
Schedule C-12a: Bragg Creek Waste Water Treatment Plant	\$23,727.68 per m ³	B-12
POTABLE WATER LEVIES		
Schedule C -6: Graham Creek WTP & RWR	\$9,715.50 per m ³	B -6
Schedule C -7a: East Balzac Transmission Main (Base)	\$926.12 per m ³	B -7a
Schedule C -7b: East Balzac Transmission Main (Oversize)	\$244.23 per m ³	B -7b
Schedule C -8: East Balzac Pump Station & Reservoir and RR293 Loop	\$1,157.81 per m ³	B -8
Schedule C -9a: Conrich Transmission Main (Base)	\$1,247.61 per m ³	B -9a
Schedule C -9b: Conrich Transmission Main (Oversize)	\$141.92 per m ³	B -9b
Schedule C -10: Conrich Pump Station & Reservoir	\$2,419.04 per m ³	B -10
Schedule C -11: East Rocky View Back-Up Loop	\$3,613.97 per m ³	B -11
Schedule C-12b: Bragg Creek Water Treatment Plant & Reservoir	\$22,600.90 per m ³	B-12

Scope of Work



What's Changed Since 2020 Bylaw Adopted

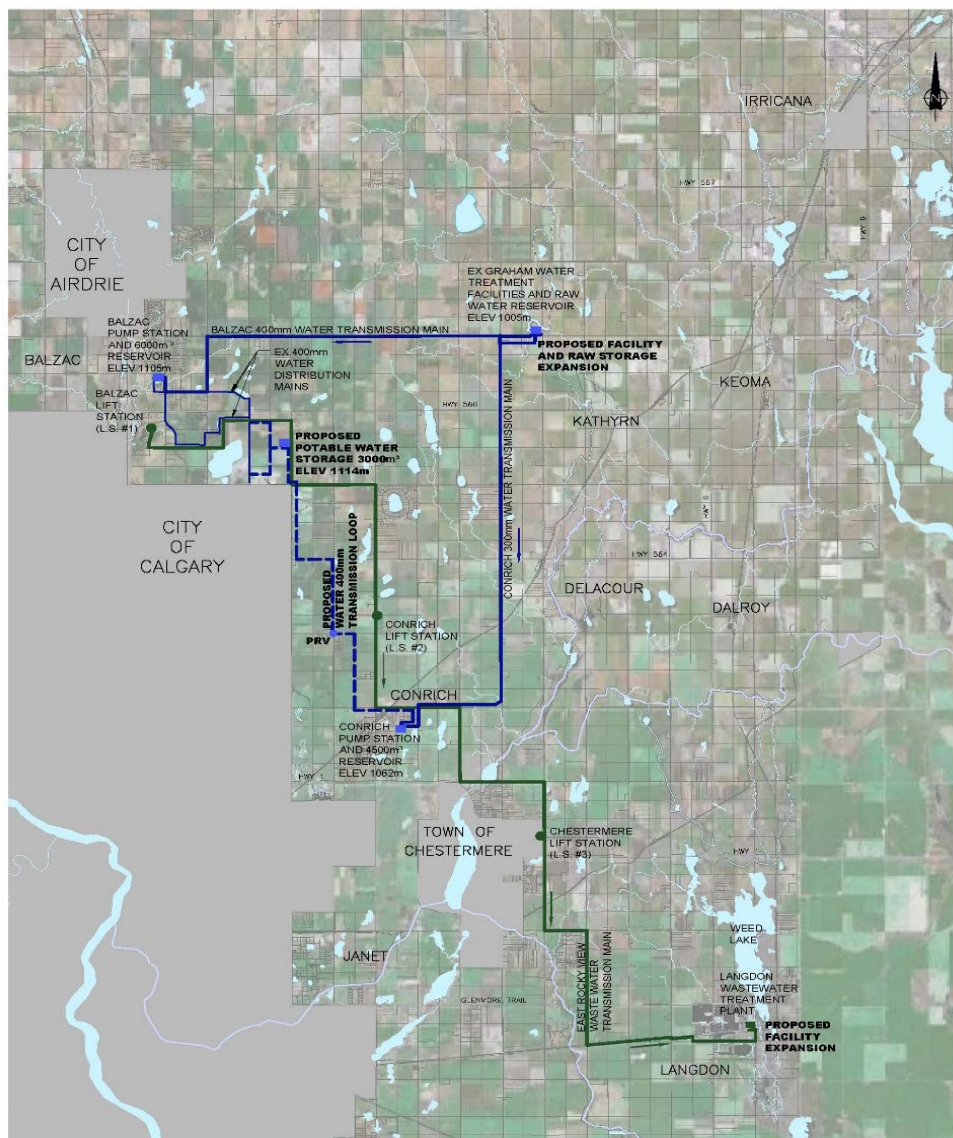
- Extension of services to West Balzac
- Completed the Stage 1 upgrade of the Langdon WWTP to a capacity of 5,850 m³/day
- Acquisition of the Blazer Water
- Acquisition of the Bearspaw Wastewater System
- Acquisition of the Cochrane Lakes Water System

Proposed Scope

- Update Langdon WWTP technology for Stage 2 upgrades to meet ultimate capacity of 8,000 m³/day
- Update Cost to Current Year in All Levy Schedules
- Review of Allocated Capacity of System Components
- Introduce West Balzac Servicing Area and schedule
- Assessment of the Blazer Water System
- Assessment of the Bearspaw Wastewater System
- Assessment of the New Cochrane Lakes Water Servicing Area



East Rocky View Water & Wastewater



Current Service Area Includes:

- Langdon (Wastewater Only)
- Conrich
- Omni
- East Balzac

Main Facilities:

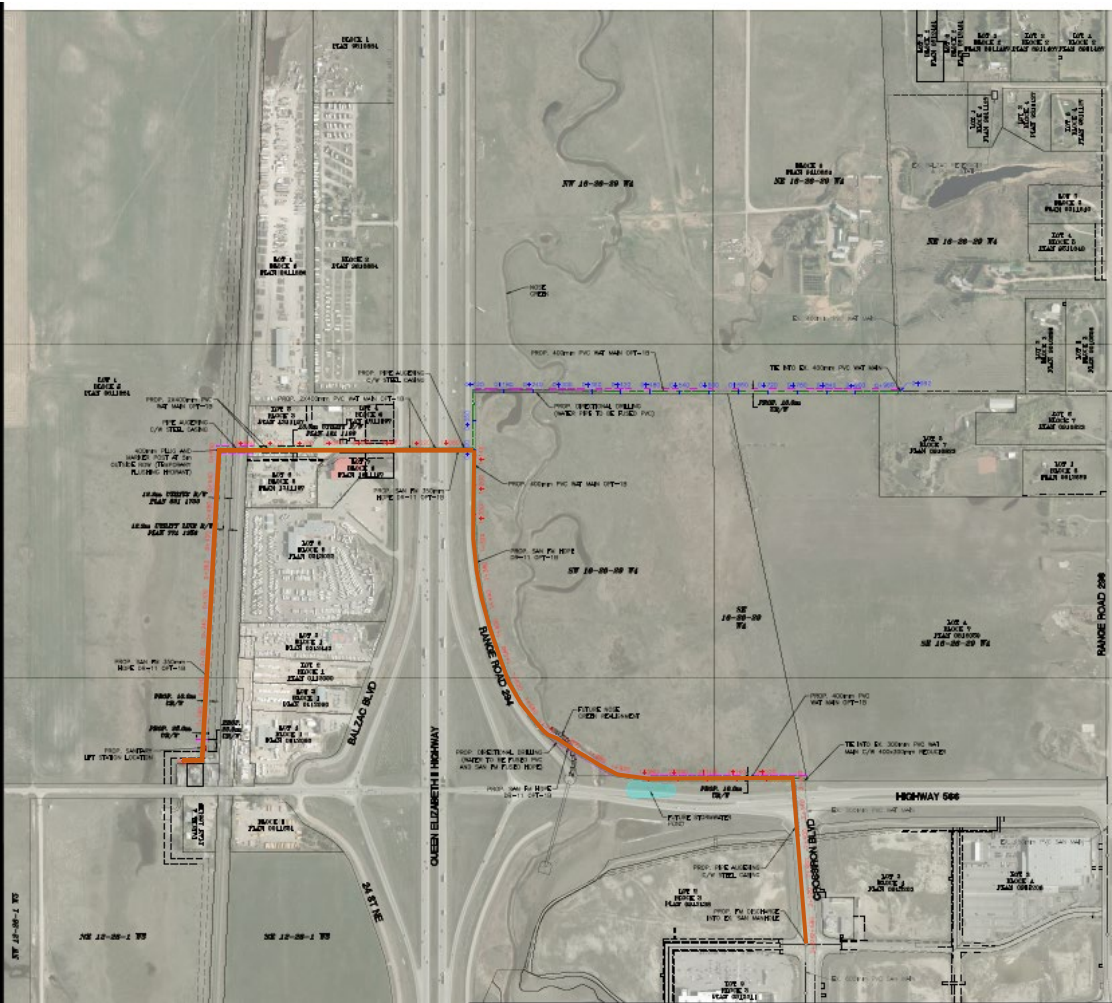
- Langdon WWTP
- Graham Creek WTP
- ERVWWTM & Regional Lift Stations
- Potable Reservoirs (Conrich & Balzac)
- Water Transmission Mains
- Back-up Loop

Recently completed:

- Extension of water and wastewater services to West Balzac



New West Balzac Wastewater Servicing



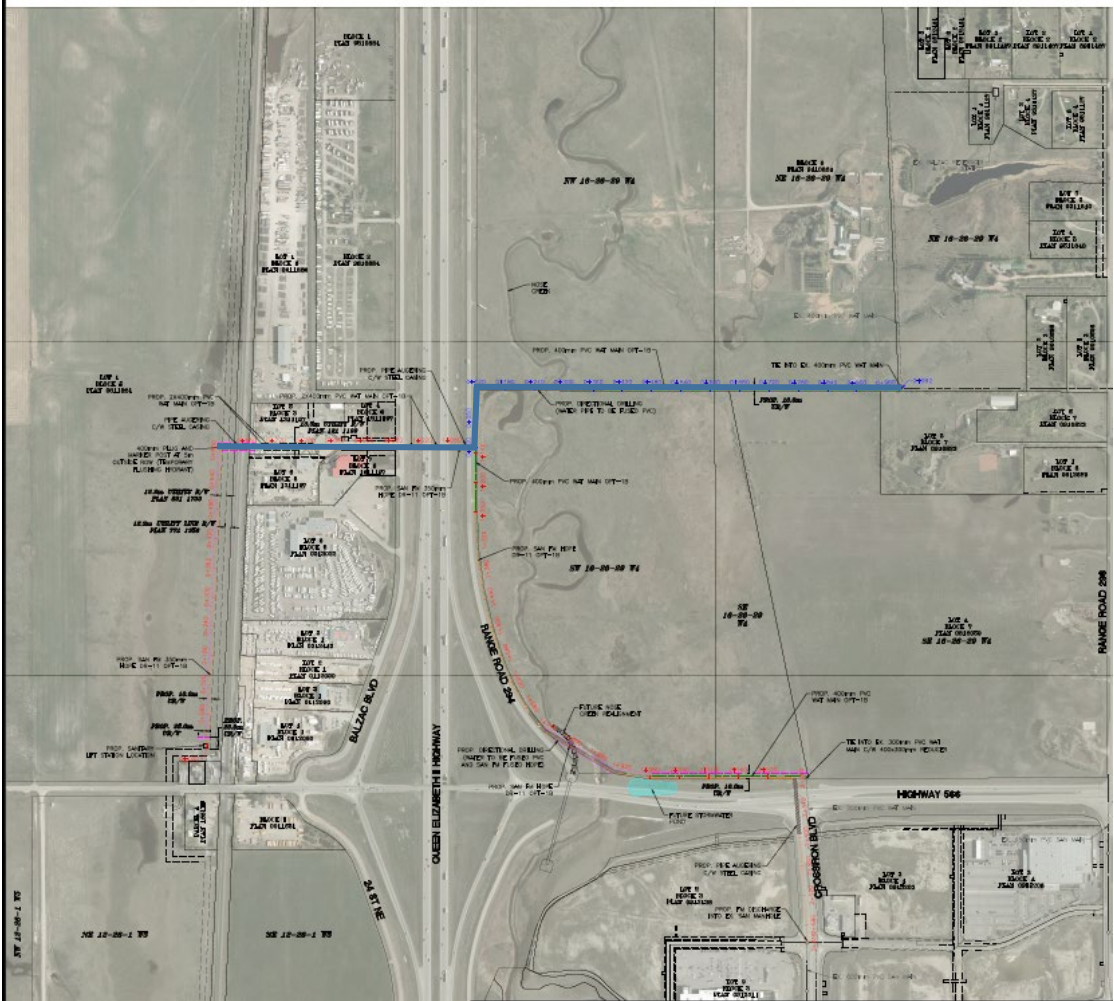
Extension Wastewater Servicing:

- 350 mm HDPE sanitary forcemain
- Lift Station
- Stage 1: Capacity of 1,000 m3/day
- Stage 2: Capacity of 2,240 m3/day

Levy Calculation

Original Capital Budget:	\$5,084,547.00
Future Lift Station Pump Upgrade	\$ 300,000.00
Total Recoverable	\$5,384,547.00
Total Estimated Cost to Levy	\$5,384,547.00
Capacity (average day flow)	2,240 m3/day
Capacity Committed (average day flow)	0 m3/day
Remaining Capacity to Levy	2,240 m3/day
Levy Cost Calculation	\$ 2,403.82/m3/day

New West Balzac Water Servicing



Extension Wastewater Servicing:

- 400 mm water feeder main
- Target Capacity of 2,240 m³/day

Levy Calculation

Original Capital Budget:	\$4,506,755.50
Total Recoverable	\$4,506,755.50
Total Estimated Cost to Levy	\$4,506,755.50
Capacity (average day flow)	2,240 m ³ /day
Capacity Committed (average day flow)	0 m ³ /day
Remaining Capacity to Levy	2,240 m ³ /day
Levy Cost Calculation	\$ 2,011.94/m ³ /day

Langdon WWTP Schedule Update

What's changed since 2020 bylaw adopted?

❖ **Stage 1:**

- Introduction of new technology that resulted in a shift from the Continuous Flow, Constant Level SCR to a Moving Bed Biofilm Reactor (MBBR) system to increase capacity to 5,850 m³/day. This included the conversion of the existing SBR #2 to a MBBR system.

❖ **Stage 2:**

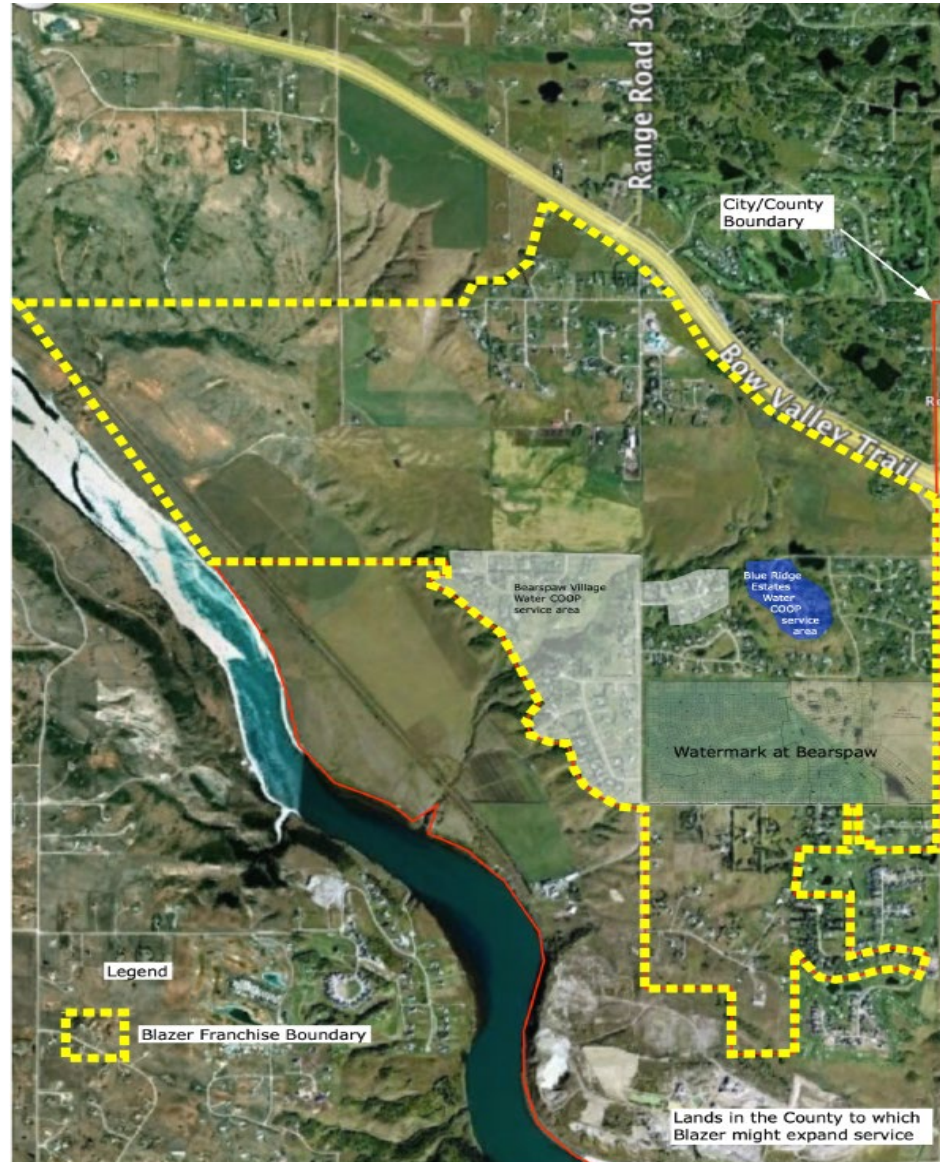
- Convert SBR 1 to a MBBR system to provide treatment for the ultimate 8,000 m³/day capacity.

Target Average Day Capacity	8,000 m ³ /day
Total Committed Flow	5,070 m ³ /day
Remaining Capacity	2,930 m ³ /day

Total Recoverable	\$19,736,195
Upgrade Cost Estimate	\$3,565,000
Total Levy Costs	\$23,301,195
Levy Rate	\$7,951.66 m ³ /day



New Blazer Water Servicing



The County acquired the Blazer Water System:

- Raw Water and Pump House
 - Water Treatment Plant & Reservoir
 - 200 mm raw water intake watermain
 - Water Treatment Plant current capacity is 1,640 m³/day
-
- No significant growth is anticipated that would necessitate significant upgrades to support future growth and development.
 - Administration continues to utilize the connection fee as per the current Master Rate Bylaw to facilitate water servicing within the area.



New Bearspaw Wastewater Servicing

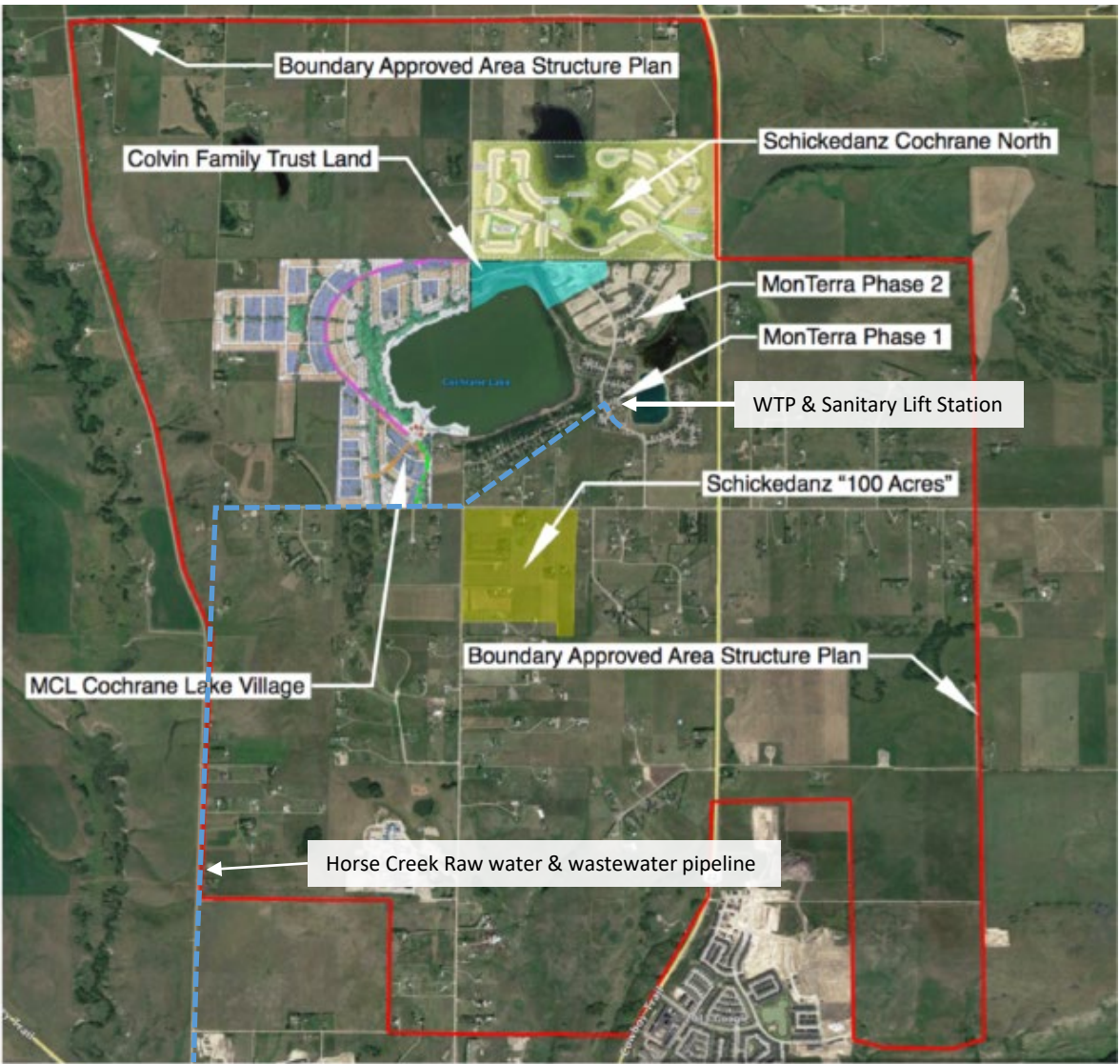


Transfer of the BRWWTP to the County:

- WWTP and Lift Station
 - 250 mm Sanitary Forcemain from WWTP to the Bow River
 - WWTP current Capacity is 350 m³/day
 - Potential system expansion to 1,400 m³/day
-
- No significant growth is anticipated that would necessitate significant upgrades to support future growth and development.
 - Administration continues to utilize the connection fee as per the current Master Rate Bylaw to facilitate wastewater servicing within the area.



New Cochrane Lakes Water & Wastewater Servicing



Existing Horse Creek Water & Wastewater Servicing:

- WTP capacity is 2,488 m³/day
- Wastewater flow to the Town of Cochrane is limited to 48 l/s (4,233 m³/day) due to constraints within the Town's internal system.
- Cost Contribution and Connection Agreement with the developers within the area for yearly payments or contributions towards the water system's debt payment.
- Wastewater system schedule has been updated

Target Average Day Capacity	1,049 m ³ /day
Total Committed Flow	258 m ³ /day
Remaining Capacity	790 m ³ /day

Total Recoverable	\$2,073,487
Upgrade Cost Estimate	\$
Total Levy Costs	\$2,073,487
Levy Rate	\$2,624.67 m ³ /day

Proposed Updated Schedule of Levy

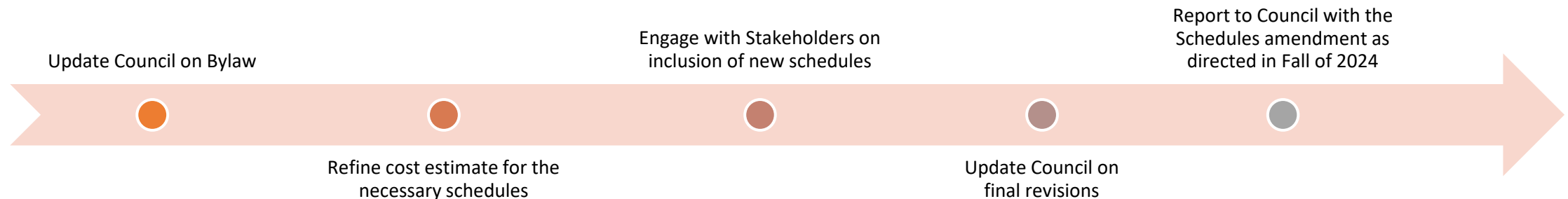
Offsite Levy Schedule	Cost	Service Area Map
WASTEWATER LEVIES	per m ³	
Schedule C-1: Langdon WWTP	\$8,437.88 \$7,951.66	B-1
Schedule C -2: ERVWWTM & Regional Lift Stations	\$7,599.49 \$8,846.43	B-2
Schedule C -3: Langdon Wastewater Utilities: Area 1: Area 2: Area 3:	 \$1,332.24 \$2,003.30 \$1,063.76 \$2,112.70 \$633.73 \$690.74	B-3
Schedule C -4: Dalroy Regional LS and Wastewater Transmission Main	\$26,359.42 \$28,417.64	B-4
Schedule C -5: Cochrane Lakes Wastewater	\$2,395.85 \$2,624.67	B-5
POTABLE WATER LEVIES		
Schedule C -6: Graham Creek WTP & RWR	\$9,715.50 \$12,955.87	B-6
Schedule C -7a: East Balzac Transmission Main (Base)	\$926.12 \$1,071.86	B-7a
Schedule C -7b: East Balzac Transmission Main (Oversize)	\$244.23 \$323.55	B-7b
Schedule C -8: East Balzac Pump Station & Reservoir and RR293 Loop	\$1,157.84 \$1,353.20	B-8
Schedule C -9a: Conrich Transmission Main (Base)	\$1,247.64 \$1,916.34	B-9a
Schedule C -9b: Conrich Transmission Main (Oversize)	\$141.92 \$183.13	B-9b
Schedule C -10: Conrich Pump Station & Reservoir	\$2,419.04 \$3,725.73	B-10
Schedule C -11: East Rocky View Back-Up Loop	\$3,613.97 \$4,821.45	B-11

Offsite Levy Schedule	Cost	Service Area Map
BRAGG CREEK LEVIES		
Schedule C-12a: Bragg Creek Wastewater Treatment Plant	\$23,727.68 \$24,313.63	B-12a
Schedule C-12b: Bragg Creek WTP & PWR	\$22,600.90 \$24,695.98	B-12b
WEST BALZAC LEVIES		
Schedule C-13a: West Balzac Wastewater Lift Station and Forcemain	\$2,408.28	B-13a
Schedule C-13b: West Balzac Water Transmission Main	\$2,011.94	B-13b



Next Steps....

- Stakeholder Consultation on Bylaw
- Website – Supporting Information
- Engage industry representatives and stakeholders on updates/changes
 - Rocky View 2020
 - BILD Calgary Region
- Final Edits & Consolidate Feedback
- Prepare final bylaw package for Council consideration
- Bylaw would then apply to development after the date of adoption



Comments and Questions



System Summaries

The Regional Water and Wastewater Off-Site Levy Bylaw set out to establish a framework that aligns with Council's Strategic Plan, focusing on two key pillars: responsible management of growth and the commitment to maintain the County's financial health. Growth resulting from new development creates opportunities for residents and businesses by fostering a vibrant and diverse economy and generating additional tax revenues to support County services. Growth also affects the costs of operating and maintaining the County's Infrastructure. Balancing the benefits and costs of growth is a key focus of Administration's Corporate Business Plan and the levy structure is a critical tool to help achieve that. It ensures that new development pays a proportionate share of the costs needed for the addition, expansion, and long-term sustainability of the County's Water and Wastewater network resulting from that growth.

East Rocky View Regional System

Water

The County receives raw water from the Western Irrigation District (WID) canal system during the summer months from May 1 to September 30. The source of flow for the WID is from the Bow River, diverted and stored in the County's raw water reservoir adjacent to the Graham Water Treatment Plant (WTP). The water is pumped from the raw water reservoir to the WTP for treatment. Transmission pumps at the WTP transfer treated water from the WTP through two transmission mains: one to the Balzac Pump Station and Reservoir and the other to the Conrich Pump Station and Reservoir. The Balzac Pump Station and Reservoir delivers water to all of East Balzac and recently extended to service West Balzac. The Conrich Pump Station and Reservoir delivers treated water to the area of Conrich and recently to the Prince of Peace area. The system is currently designed to achieve a capacity of 8,000 m³/day average demand flow, the current average daily treatment capacity of the WTP is 3,900 m³/day.

Wastewater

Effluent is collected via a 600-diameter forcemain with a length of approximately 54 km constructed in 2005-2007, spanning from Balzac through Conrich and Langdon. Various lift stations along the forcemain convey the wastewater to the Wastewater treatment plant in Langdon, treated, and eventually discharged into Weed Lake. The Langdon WWTP is a mechanical Sequential Batch Reactor (SBR) treatment plant with UV disinfection. An SBR is an activated sludge process that treats the wastewater in batches instead of continuously, as in a conventional activated sludge process. Stage 1 upgrade to the wastewater treatment plant was completed in 2022 with a conversion of one of the SBR units to an MBBR (Moving Bed Biofilm Reactor) that brought the plant capacity to 5,850 m³/day. The system is currently designed to achieve a capacity of 8,000 m³/day average demand.

Dalroy Wastewater System

The existing system consists of a forcemain from Wheatland County Subdivision (located at Lyalta) to the Dalroy Transfer Station. Wastewater is collected and stored until it can be haul to the Langdon Wastewater Treatment Plan for treatment and disposal. The Transfer Station was constructed in 2007-2009 as a temporary arrangement to accommodate anticipated wastewater flows from the Phase 1 Wheatland County development of 184 houses. The Dalroy Transfer Station has a large holding tank with twin cells, each with 400 m³ storage capacity (total 800 m³ storage). One cell is normally used as a holding tank, and the other is used only for emergency overflow. The average day wastewater flow

capacity is 244 m³/day. The ultimate plan for the system is to connect this Transfer Station to the East Rocky View Regional System with the construction of the forcemain to the Langdon WWTP.

Cochrane Lake System

Water

The County purchased the Horse Creek Water System 2021. The existing Horse Creek Water System consist of a raw water pump station from the Bow River, a raw water transmission main, water treatment plant (WTP) and raw water storage. The WTP is located within the community of Monterra, near intersection of Sheriff Rd. and Montenaro Bay. The WTP has two filter trains with each filter having a capacity of 1,244 m³/day resulting in an overall capacity of 2,488 m³/day. The filter capacity can be expanded to produce 1,702 m³/day for each train. The WTP building also has space for another treatment train if additional capacity is required in the future. The Horsecreek water system is currently not being considered in the Offsite Levy Bylaw. The County has a signed Cost Contribution and Connection Agreement with the developers within the area for yearly payments or contributions towards the system's debt payment.

Wastewater

The County purchased the Horse Creek Sanitary System in 2021. The existing Horse Creek sanitary sewer system is made up of a local gravity collection system and a duplex pump lift station located within the community of Monterra, near the WTP. The lift station discharges to the Town of Cochrane's sanitary sewer system through a force main. The existing wastewater force main is 250 mm in size and approximately 8,700 m in length. The Cochrane Lake Wastewater Servicing Area was established by Rocky View County by way of an agreement with the Town of Cochrane. This agreement established a peak servicing flow rate of 48L/s. The actual capacity of the force main based on a hydraulic calculation is approximately 65 L/s.

Bragg Creek System

Water

The existing Bragg Creek WTP was built in 2011 and is located at the north end of Burnside Drive. The treatment system includes two membrane treatment units, UV disinfection and chlorine injection. Potable Water Reservoir (PWR) is stored in a 500 m³ aboveground steel reservoir prior to being pumped out to the Bragg Creek distribution system. The existing PWR does not provide fire storage. Water is also pumped from the WTP to the Lower Elkana Pump House where it is pumped to the Upper Elkana Reservoir and Pump House. The water is distributed from the Upper Elkana Pump House to the Elkana service area. The current WTP capacity is 302 m³/day, with a targeted capacity of 604 m³/day.

Wastewater

The Wastewater Treatment Plant (WWTP) consists of two Membrane Bioreactor (MBR) trains; for a total average day treatment capacity of 285 m³/day. The treated effluent is discharged to the Elbow River upstream of the Bragg Creek's raw water intake. The wastewater collection system was constructed in 2013 and consists of HDPE low-pressure forcemains, primarily 75 mm in diameter with privately owned grinder pump systems on each property serviced. The Elbow River crossing from the collection network to the WWTP consists of a 100 mm forcemain. The current average day capacity of the WWTP is 285 m³/day, with a targeted capacity of 513 m³/day.

Blazer & Bearspaw Regional System*Water*

The County purchased the water supply system from Blazer Water Systems Ltd., a subsidiary of Macdonald Communities Limited, in February 2022. The original system was constructed in the late 80's/early 90's. The plant was expanded in 2014 with further upgrades between 2011 and 2021, to support the current service and the build-out of the Watermark Community. The Blazer water system consists of a source water system with a raw water intake and pump house on the Bow River, an irrigation pump station, WTP, and water distribution infrastructure. The WTP is located in Lynx Ridge, west of the City of Calgary and serves Watermark and adjacent communities. There is a space allowance within the existing WTP building for an additional two new treatment trains similar to the existing trains to increase the plant's capacity from 1,640 m³/day to the targeted capacity of 3,280 m³/day.

Wastewater

The County obtained full operational control of the wastewater treatment plant (WWTP) from Macdonald Communities Limited in February of 2022. The original WWTP was designed with an average daily flow of 350 m³/day. Additional land northwest of the WWTP offers the potential for expanding the treatment plant with a targeted capacity of 1,400 m³/day.

Subject:	Regional Stormwater Off-Site Levy Bylaw Update
Date:	April 16, 2024
Presenter:	Jeannette Lee, Manager
Department:	Capital & Engineering Services

REPORT SUMMARY

Bylaw C-8008-2020 – Regional Stormwater Off-Site Levy Bylaw was approved by Council in June of 2020. The Regional Stormwater Off-Site Levy Bylaw provides for the fair and equitable collection of Off-Site levies related to Regional Stormwater Infrastructure in accordance with the *Municipal Government Act*. The levy structure provides a mechanism to collect adequate funding to construct the necessary Regional Stormwater Management Infrastructure to support the growth of key development areas in East Rocky View County.

The Regional Stormwater Off-Site Levy Bylaw update was prepared following a comprehensive review of the infrastructure and financials to the end of 2023. Key updates to the Bylaw include:

- Updated schedules based on levies collected since the last bylaw.
- Updates to infrastructure expansion costs and accommodation for inflation.
- Addition of Schedule “A3” to capture the internal infrastructure to support the Janet area.
- Addition of Schedule “A4” to capture the internal infrastructure to support the Conrich ASP.

A summary of all the proposed changes to the Schedules within the Bylaw has been provided in Attachment A of this report. This report is intended to provide the Committee with the updated rate, calculated based on the levy collected to date and adjustment of future construction costs. The next phase of this process would be to initiate the engagement process with external stakeholders prior to a report to Council with the amended Bylaw by Q4 of 2024.

ADMINISTRATION’S RECOMMENDATION

THAT the Governance Committee receives the Regional Stormwater Off-Site Levy Bylaw update report as information.

BACKGROUND

In June of 2020, Council approved Bylaw C-8008-2020 – Regional Stormwater Off-Site Levy to support the long-term development of key growth areas within the east side of the County. The current bylaw includes a levy framework that supports the construction of the infrastructure associated with the Cooperative Stormwater Management Initiative (CSMI) System, along with improvements required to support the growth of the Langdon area.

In October of 2020, Rocky View County signed the CSMI User Agreement, the CSMI Development Agreement, and the CSMI Management Agreement; all of which enabled the cooperative to be formed in the third quarter of 2020. The Province of Alberta, through the Alberta Community Resilience Program (ACRP), Alberta Community Partnership (ACP) and Federal New Build Canada Fund (NBCF) provides funding for projects that enhance or enable the protection of infrastructure and/or mitigate public safety hazards as result of the implementation of CSMI.

CSMI is a long-term sustainable solution for stormwater management. It facilitates municipalities to grow and develop land while maintaining water quality in the irrigation system. This supports a vibrant agricultural economy and the long-term health of nearby water courses. The solution combines existing and new infrastructure to divert stormwater runoff away from the primary irrigation delivery system, treat it as necessary and eventually release it to Service Berry Creek. CSMI is a partnership with the City of Calgary, the Town of Strathmore, and the Western Irrigation District, which are recognized through financial contribution-based developable lands that will benefit from the overall Regional Stormwater infrastructure.

The Langdon Regional Drainage levy schedule is a continuation of the 2018 levy structure and remains valid. This area-specific levy structure captures the recommended infrastructure required to support the stormwater runoff from existing and future developments within the Hamlet.

DISCUSSION

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

Schedule "A-1" – CSMI

The CSMI rate is calculated based on the relevant capital costs associated with the regional stormwater infrastructure over the defined area of land that is projected to be developed over the next 25 years. The levy rate is computed considering financing needs and projected capital costs. Property owners within the designated Benefitting Area are subject to the levy, determined by applying the levy rate at the time of subdivision and/or development permit application.

The current CSMI levy rate is \$14,807/ha or \$5,992/acre. Considering the updated developable area that will contribute to this levy is 3,746 ha (9,257 acres) and the updated cost (\$77,138,200), the resulting levy amount is \$20,592/ha or \$8,333/acre.

Schedule "A-2" – Langdon Regional Drainage

The proposed updates to the levy bylaw have been derived through various updates to key information that apprise the rates and schedules presented in the bylaw. The updated cost estimate has been adjusted to reflect the current cost of construction and the levy collected to date.

The current Langdon Regional Drainage levy rate is \$7,879/ha or \$3,188/acre. Considering the updated developable area that will contribute to this levy is 407 ha (1,006 acre) and the updated cost (\$10,665,700), the resulting levy amount is \$26,206/ha or \$10,602/acre.

Proposed New Schedules

As the County continues to see developments within the Janet and Conrich Area Structure Plans, crucial infrastructure becomes necessary to address stormwater management. The proposed specific area schedules aim to secure sufficient reserve for constructing the primary network for stormwater conveyance to establish the necessary infrastructure connections and integrate with the CSMI point of connection. The levy is intended specifically to fund the construction of the infrastructure within the ASP boundary to ensure the effective implementation of the stormwater management conveyance system.

Janet

The Janet Master Drainage Plan (MPE, 2016) underwent thorough review to ascertain the costs for inclusion in the Janet stormwater levy. This plan delineates the conveyance infrastructure into the West and East Janet systems, demarcated by the Western Headworks (WH) canal, comprising various conveyance paths and regional ponds. Anticipated growth and development in the existing industrial area west of the WH Canal necessitate the connection of the Janet stormwater conveyance system with the CSMI network in the near term. Establishing a levy structure for collecting funds for constructing the municipal conveyance system is imperative for supporting Janet's future growth. Moreover, additional infrastructure will be required to address the drainage pattern east of the WH Canal, with implementation scheduled for a future date contingent upon greater certainty regarding land use.

The total estimated cost of this 3.6 km regional pipe alignment including approximate land costs is \$11,898,700. Considering the developable area that will contribute to this levy is 719 ha (1,776 acre), the resulting levy amount is \$16,549/ha or \$6,700/acre.

Conrich

Similar to the Janet ASP, the Conrich ASP requires comprehensive infrastructure to manage stormwater effectively. By implementing a levy structure, funds can be allocated toward constructing essential stormwater conveyance systems within the Conrich ASP boundary. This investment ensures that as development progresses within the area, adequate measures are in place to address stormwater runoff, prevent flooding, and protect water quality. Integrating the Conrich ASP stormwater infrastructure with the broader CSMI network enhances regional resilience and promotes efficient management of stormwater runoff. Implementing a stormwater levy for the Conrich ASP is essential to ensure sufficient reserve is being collected to support the future growth of the area.

Segment 1 - \$13,115,600

Segment 2 - \$6,311,200

Segment 3 - \$2,272,500

Segment 4 - \$1,577,200

Segment 5 - \$2,354,300

TOTAL = \$25,630,800

Considering the developable area that will contribute to this levy is 4,017 ha (9,926 acre), the resulting levy amount is \$6,381/ha or \$2,582/acre.

Development Area	CSMI Schedule "A1" \$/acre	Langdon Schedule "A2" \$/acre	Janet Schedule "A3" \$/acre	Conrich Schedule "A4" \$/acre	Total \$/acre
Langdon	\$8,333	\$10,602			\$18,935
Janet (west of Canal)	\$8,333		\$6,700		\$15,033
Conrich	\$8,333			\$2,582	\$10,915

Each municipality tailors its levy structure based on unique factors such as local infrastructure needs, anticipated rate of development, and the characteristics of each jurisdiction for consideration. The County's proposed stormwater offsite levy rate may appear to be higher than the City of Calgary and lower than other that of neighbouring municipalities. While this adjustment is necessary to ensure the sustainability and effectiveness of our stormwater management infrastructure, we understand the importance of maintaining economic competitiveness.

Municipality	\$/hectare	\$/acres
Calgary	\$20,869	\$8,445
Red Deer	\$114,010	\$46,138
Airdrie	\$4,439	\$1,796
Chestermere	\$92,417	\$37,399
Canmore	\$16,231	\$6,568
Lethbridge	\$58,000	\$23,471
Red Deer County	\$31,390	\$12,703

As per the MGA, all off-site levies allow a municipality to recover capital costs for these types of infrastructure based on the degree of benefit the development will receive from these facilities. It is a levy imposed by a municipality through authorization by the Municipality's Council by the adoption of a bylaw. As the County's development proceeds, levy funds are collected, future servicing needs are refined and prioritized, and capital funding plans are developed, it is expected the County will be required to review and update the levy rates as appropriate on a regular basis.

Pending the comments and feedback from the Governance Committee, additional engagement will be completed with external stakeholders on the details of the proposed changes. Administration anticipates a report to Council seeking approval of amendments to this Bylaw, inclusive of all the proposed changes in Q4 of 2024.

ALTERNATE DIRECTION

Administration does not have an alternate direction for the Governance Committee's consideration.

ATTACHMENTS

Attachment A: Proposed Regional Stormwater Off-Site Levy Bylaw Schedules
Attachment B: Presentation



ROCKY VIEW COUNTY

SCHEDULE "A-1" - CSMI Benefitting Area

1. The rationale for and calculations of the CSMI Base Levy Rate applicable to the portion of the CSMI Benefitting Area located within Rocky View County's boundaries, as shown on Map A, to pay for the cost of new or expanded Regional Stormwater Infrastructure required for benefitting Subdivision or Development are based upon the CSMI regional Stormwater Management Infrastructure capital costs detailed in the "Co-operative Stormwater Management Initiative - Water Balance and Stream Erosion Analysis Report" prepared by MPE Engineering Ltd., dated September, 2015 (the "CSMI Report") and the ~~CSMI Stormwater Levy update dated January 15, 2020.~~ **East Stormwater Levy Report dated March 27, 2024.**

Rationale:

2. As a result of the anticipated increase of Stormwater run-off within the County boundaries due to newly created Residential, Agricultural, Business and Institutional development, the County requires the development of the CSMI Regional Stormwater Management Infrastructure to efficiently treat and transport Stormwater to the identified receiving water bodies.
3. As detailed in the CSMI Report, the total **remaining** construction costs for the CSMI regional Stormwater Management Infrastructure **(Rocky View County portion) as of 2024** is approximately ~~\$57,151,403,~~ **\$77,138,200** inclusive of Infrastructure construction and land acquisition, if required.
 - a) **The total Rocky View County portion of CSMI Regional Stormwater Management Infrastructure cost is \$79,913,700.**
 - b) **The CSMI Levies collected up until the end of 2023 is \$2,775,500.**
 - c) **Total remaining CSMI infrastructure cost as of 2024 is \$77,138,200.**
4. The total area of lands located within the CSMI Benefitting Area, based upon a 25-year growth projection ~~(as shown on Map A)~~ is ~~3860~~ **3,965 Ha (9,798 ac).**
5. **The Total Contributing Area for the Rocky View County consists of 3,746 Ha (9,257 ac) as follows:**
 - a. **Total benefiting area is 3,965 Ha (9,798 ac)**
 - b. **An estimated 219 Ha (541 ac) of existing developed lands**
 - c. **Total CSMI Contributing Area of 3,746 Ha (9,257 ac)**
6. The total area of benefitting Lands located within the County which are also located within the CSMI Benefitting Area are outlined on Map A.

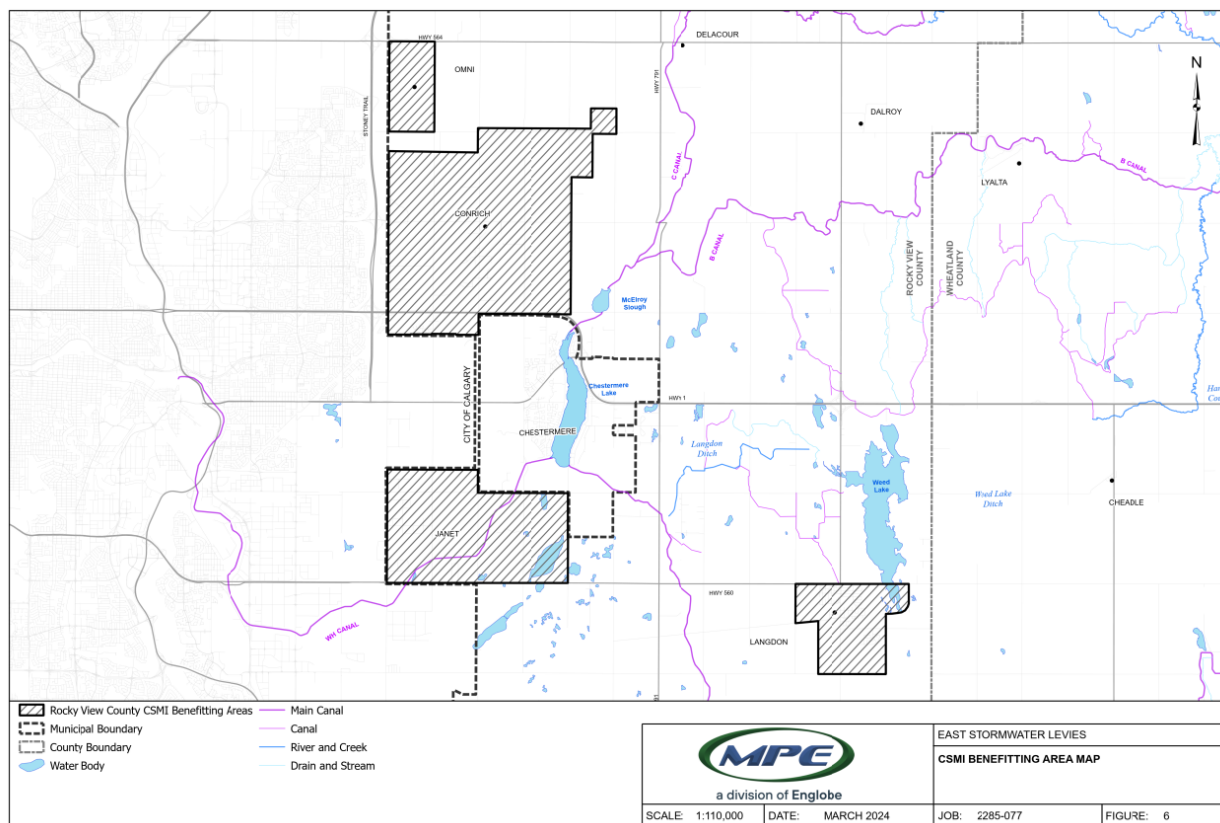
The total CSMI Base Levy Rate applicable to **the Contributing Area Subdivision and Development within the CSMI Benefitting Area within the County is as follows:**

~~\$57,151,403 / 3860 Ha = \$14,807 / Ha or \$5,992 / Acre~~
\$77,138,200 / 3,746 Ha = \$20,592 / Ha or \$8,333 / Acre



ROCKY VIEW COUNTY

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





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

1. The rationale and calculations of the applicable Off-Site Levy to be imposed within the Hamlet of Langdon, as identified on Map B, to pay for the cost of new or expanded Regional Stormwater Infrastructure required for and/or benefitting Subdivision or Development within the Langdon Regional Drainage Benefitting Area are based upon the "Langdon Comprehensive Stormwater Review Report" prepared by MPE Engineering Ltd. dated February 2016 (the "Langdon Stormwater Report") **updated March, 2024.**

Rationale:

2. The Off-Site Levy calculations are based on the figures and recommendations provided within the Langdon Stormwater Report.
3. With the increase of Stormwater run-off within the Hamlet of Langdon due to both existing and newly created Residential, Business and Institutional development, the County requires the development of Regional Stormwater Infrastructure as identified in the Langdon Stormwater Report and Map B to efficiently transport Stormwater to the identified receiving water bodies (the "Langdon Regional Stormwater Infrastructure").
4. The Langdon Regional Stormwater Infrastructure is comprised of the following infrastructure projects:
 - a) The Glenmore Redirection, and
 - b) The Municipal Ditch Upgrades (Piped Option)
5. ~~As outlined in the Langdon Report~~ The estimated **remaining construction** costs for the Langdon Regional Stormwater Infrastructure **as of 2024** is ~~\$7,800,000.00~~ **\$10,665,700** as follows:
 - a) **Total construction costs of the Langdon Stormwater Infrastructure are \$10,717,300.**
 - b) **An estimated amount of \$51,600 paid prior to 2024.**
 - c) **Total remaining infrastructure cost of \$10,665,700.**
6. The Lands benefitting from the Langdon Regional Stormwater Infrastructure are indicated on Map B and consist of the entire Hamlet of Langdon boundary of 990 Ha (2,446 ac). ~~as follows:~~
 - a) ~~An estimated 417ha (1,030 acres) of existing developed Lands~~
 - b) ~~An estimated 573ha (1,416 acres) of estimated developable Lands~~
 - c) **Total benefitting area is 990 ha (2,446 ac)**



ROCKY VIEW COUNTY

7. The Total Contributing Area for the Hamlet of Langdon consists of 407 Ha (1,006 ac) as follows:
- a) Total benefitting area is 990 Ha (2,446 ac)
 - b) An estimated 583 Ha (1,440 ac) of existing developed Lands
 - c) Total Contributing Area of 407 Ha (1,006 ac)

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

~~\$7,800,000/ 990Ha = \$7,879/ Ha or \$3,188/Acre~~

\$10,665,700 / 407 Ha = \$26,206/ Ha or \$10,602/Acre



ROCKY VIEW COUNTY

SCHEDULE "A-2" - MAP B LANGDON REGIONAL DRAINAGE BENEFITTING AREA MAP





SCHEDULE "A-3" - Janet Regional Drainage Benefitting Area

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

Rationale:

2. The Off-Site Levy calculations are based on the figures and recommendations provided within the Janet MDP.
3. With the increase of Stormwater run-off within the Hamlet of Janet due to both existing and newly created Residential, Business, and Institutional development, the County requires the development of Regional Stormwater Infrastructure as identified in the Janet MDP and Map C to efficiently transport Stormwater to the identified receiving conveyance system (the "West Janet Regional Stormwater Infrastructure").
4. The West Janet Regional Stormwater Infrastructure is comprised of approximately 3.6 km of regional pipe alignments, and costs include estimated land acquisition.
5. As outlined in the Janet MDP and updated costs for a pipe option, the estimated construction costs for the Janet Regional Stormwater Infrastructure are \$11,898,700.
6. The Lands benefitting from the West Janet Regional Stormwater Infrastructure are indicated on Map B and consist of the entire Hamlet of Janet boundary north and west of the WH Canal of 1,218 Ha (3,010 ac).
7. The Total Contributing Area for the Hamlet of Janet north and west of the WH Canal consists of 719 Ha (1,776 ac) as follows:
 - a) Total benefitting area is 1,218 Ha (3,010 ac)
 - b) An estimated 499 Ha (1,234 ac) of existing developed Lands
 - c) Total Contributing Area of 719 Ha (1,776 ac)

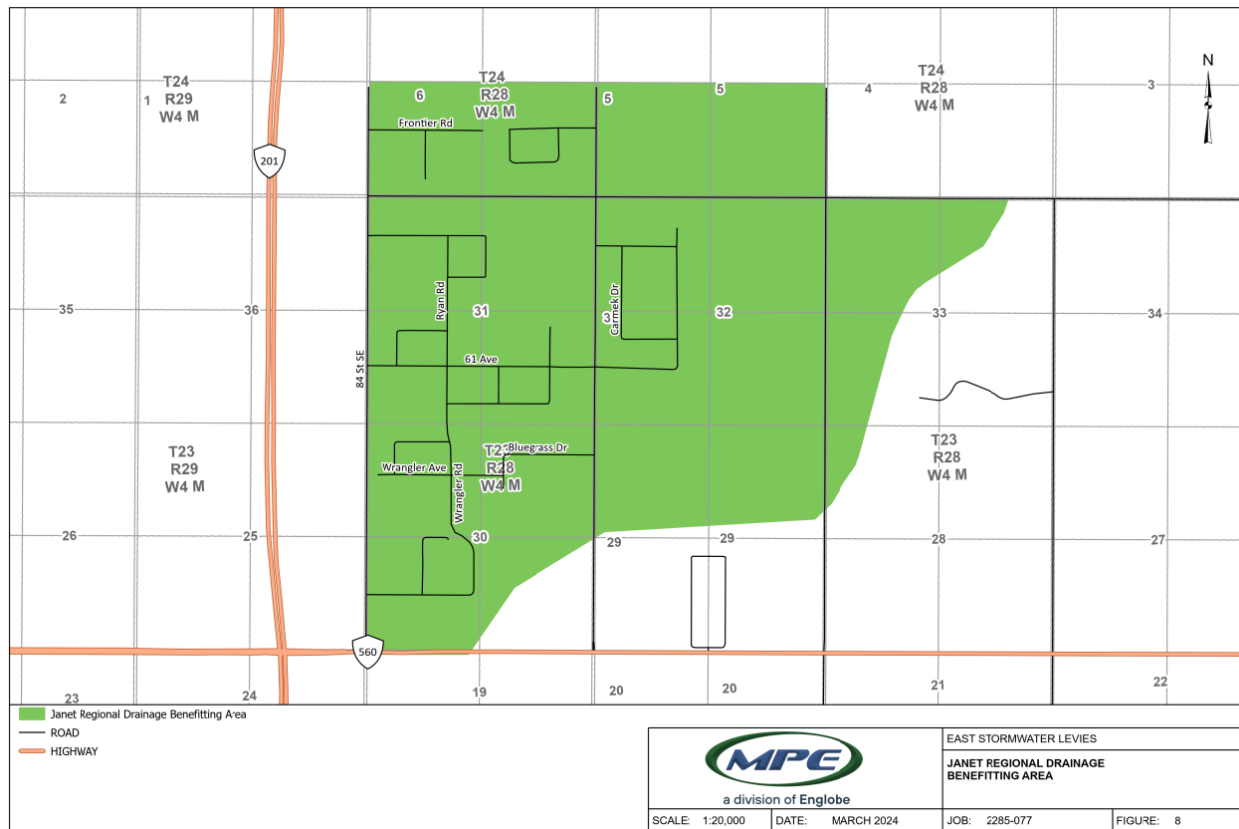
The total Janet Regional Stormwater Infrastructure Levy Rate applicable to the Contributing Area within the Janet Regional Drainage Benefitting Area within the County is as follows:

\$11,898,700 / 719 Ha = \$16,549/ Ha or \$6,700/Acre



ROCKY VIEW COUNTY

SCHEDULE "A-3" - MAP C JANET REGIONAL DRAINAGE BENEFITTING AREA MAP





SCHEDULE "A-4" - Conrich Regional Drainage Benefitting Area

1. The rationale and calculations of the applicable Off-Site Levy to be imposed within the Hamlet of Conrich, as identified on Map B, to pay for the cost of new Regional Stormwater Infrastructure required for and/or benefitting Subdivision or Development within the Conrich Regional Drainage Benefitting Area are based upon the "Conrich Master Drainage Plan" prepared by MPE Engineering Ltd. dated April 2023 (the "Conrich MDP").

Rationale:

2. The Off-Site Levy calculations are based on the figures and recommendations provided within the Conrich MDP.
3. With the increase of Stormwater run-off within the Hamlet of Conrich due to both existing and newly created Residential, Business and Institutional development, the County requires the development of Regional Stormwater Infrastructure as identified in the Conrich MDP and Map D to efficiently transport Stormwater to the identified receiving conveyance system (the "Conrich Regional Stormwater Infrastructure").
4. The Conrich Regional Stormwater Infrastructure is comprised of regional ditch and pipe alignments, and costs include estimated land acquisition, including the following segments:
 - a) Segment 1_0
 - b) Segment 2_0
 - c) Segment 3_0
 - d) Segment 4_0
 - e) Segment 5_0
5. As outlined in the Conrich MDP, the estimated construction costs for the Conrich Regional Stormwater Infrastructure are \$25,630,800.
6. The Lands benefitting from the Conrich Regional Stormwater Infrastructure are indicated on Map B and consist of the entire Hamlet of Conrich boundary of 4,410 Ha (10,897 ac).
7. The Total Contributing Area for the Hamlet of Conrich consists of 4,017 Ha (9,926 ac) as follows:
 - a) Total benefitting area is 4,410 Ha (10,897 ac)
 - b) An estimated 393 Ha (971 ac) of existing developed Lands
 - c) Total Contributing Area of 4,017 Ha (9,926 ac)

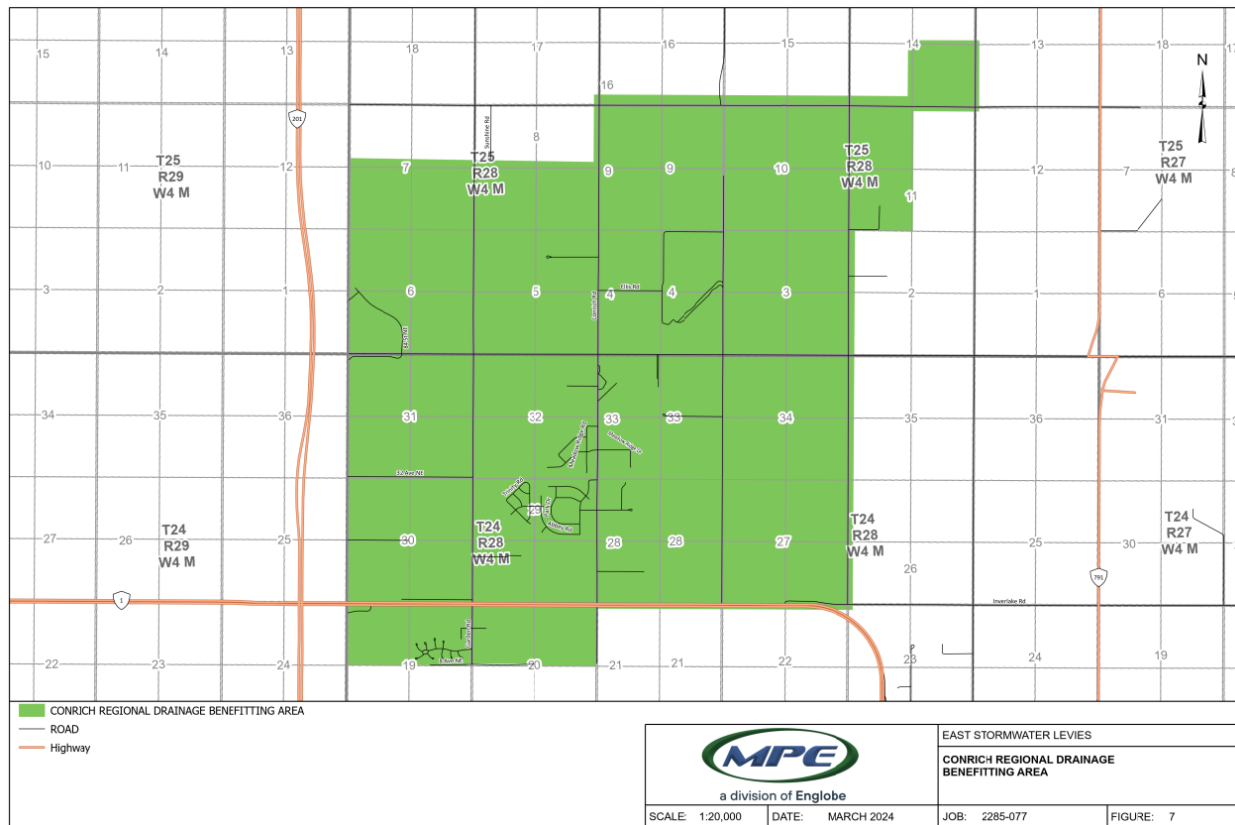
The total Conrich Regional Stormwater Infrastructure Levy Rate applicable to the Contributing Area within the Conrich Regional Drainage Benefitting Area within the County is as follows:

$$\text{\$25,630,800} / 4,017 \text{ Ha} = \text{\$6,381/ Ha or \$2,582/Acre}$$



ROCKY VIEW COUNTY

SCHEDULE "A-4" - MAP D **CONRICH REGIONAL DRAINAGE BENEFITTING AREA MAP**



Regional Stormwater Off-Site Levy Bylaw Update

Governance Committee

April 16, 2024

Jeannette Lee, Manager Capital & Engineering Services



Municipal Government Act, RSA 2000, M-26

- Municipality can improve the Off-Site Levy to recover capital costs of new or expanded infrastructure associated with new or expanded:
 - Water supply and treatment, storage and transmission;
 - Sanitary treatment, movement or disposal;
 - Stormwater drainage facilities;
 - Transportation network improvements;
 - Community recreation facilities;
 - Fire hall facilities;
 - Police station facilities;
 - Libraries; and
 - Land required for or in connection with any facilities above; and
- Imposition of the levy can only be collected once for each purpose on the subject land.
- Off-Site Levy may only be triggered as a condition of subdivision approval or the issuance of Development Permits. Levy cannot be imposed at the time of Building Permits or issuance of occupancy.
- Off-Site Levy Bylaw will require consultation with stakeholders, ongoing reporting and transparency its determination.

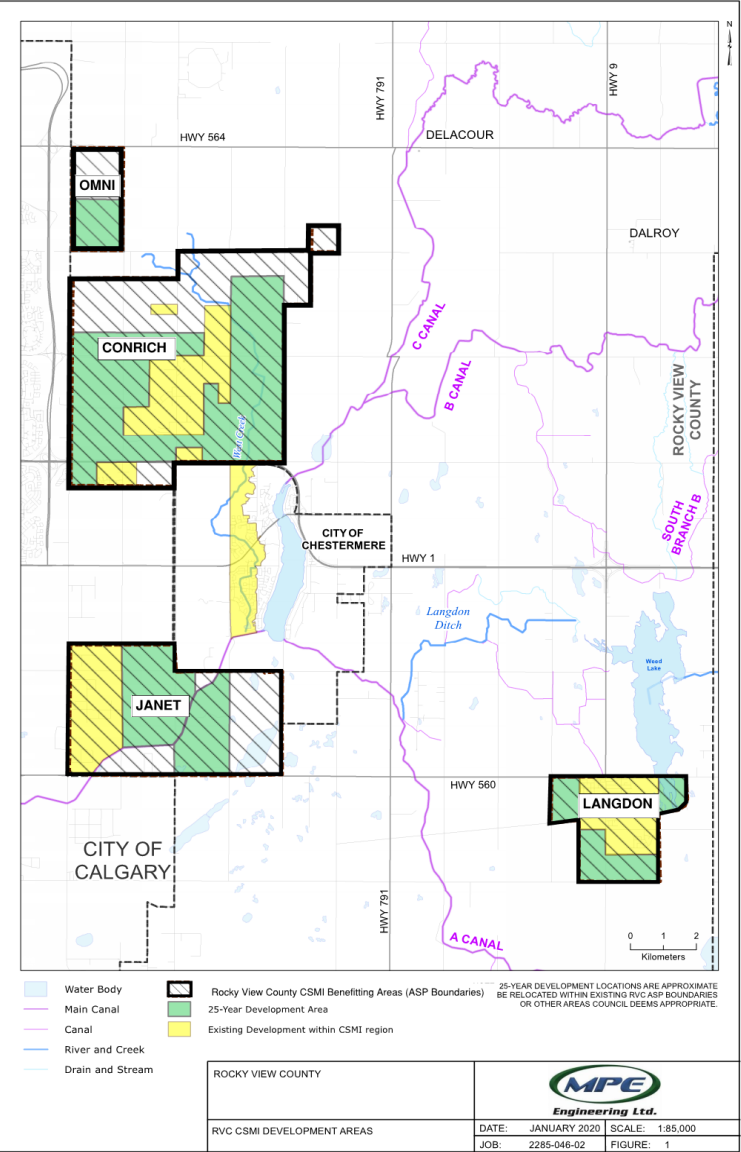


Off-Site Levy Payment Deferral

- Section 648(401) of the MGA allows for the Off-Site Levy to be collected by installments or over time.
- Intent is to assist the Developer to manage cash flow and financing for the development.
- Current Practice:
 - Deferring payment over time is only applicable when there is a Development Agreement to be executed as a condition of the subdivision.



Current Off-Site Levy Schedule



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

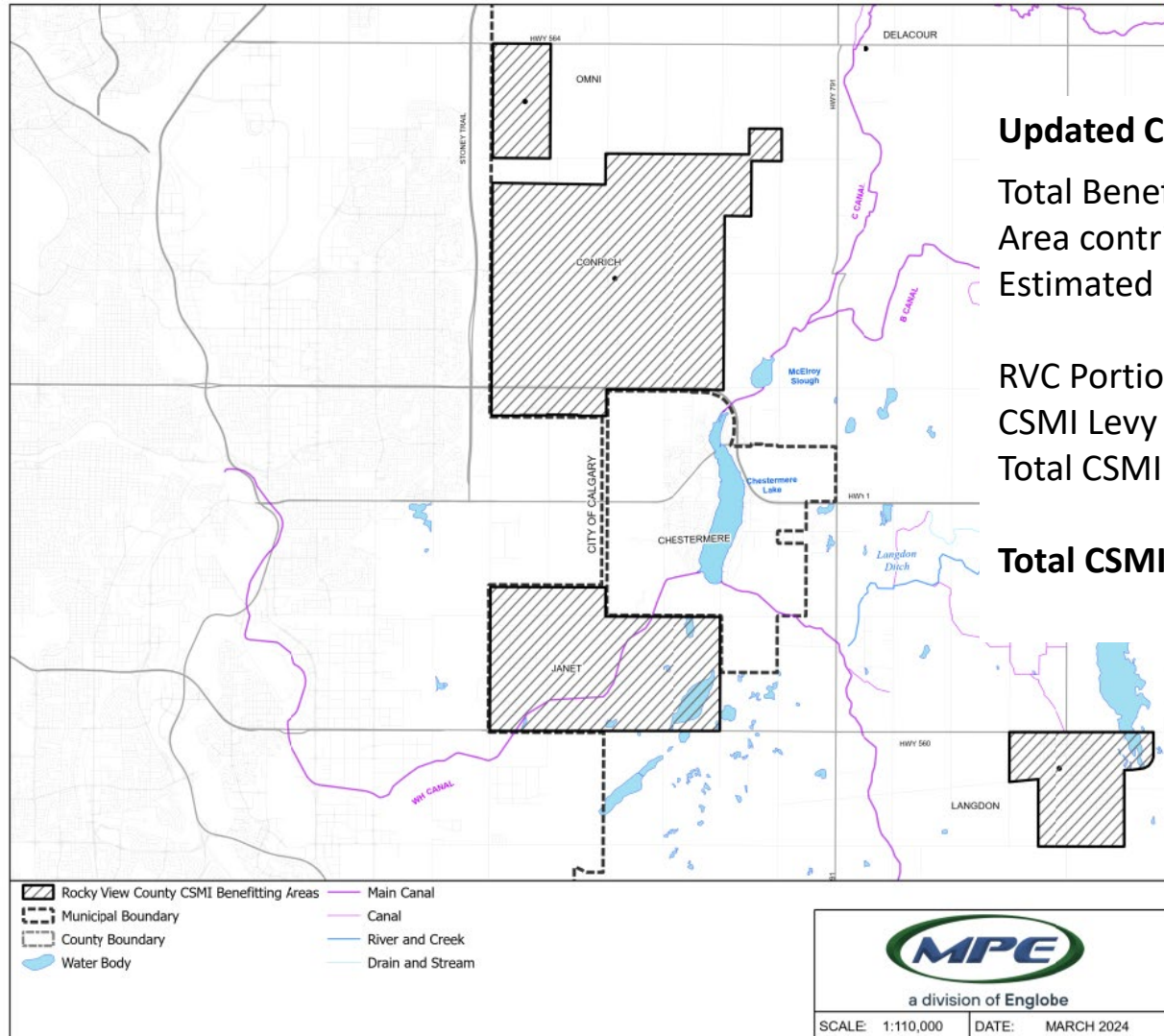


CSMI Levy



- CSMI Cooperative has been established
- Current CSMI Cooperative members include:
 - Rocky View County
 - WID
 - City of Calgary
 - The Town of Strathmore
 - Chestermere and Wheatland County have withdrawn from CSMI
- Stage 1-S Bypass south of Chestermere Lake has been completed
- Stage 1-E Underdrain has been completed
- Detailed design is underway for the extension of 1-S to Janet and 2-S to The Langdon Ditch

Updated CSMI Levy



Updated CSMI Levy

Total Benefitting Area (25-year development estimates) = 9,798 acres
 Area contributed to CSMI levy prior to 2024 = 541 acres
 Estimated Remaining Development Acreage = **9257 acres**

RVC Portion of CSMI System Cost = \$79,913,700
 CSMI Levy prior to 2024 = \$2,775,500
 Total CSMI Levy Cost = **\$77,138,200**

Total CSMI Levy = \$8,333/acre



Langdon Regional Drainage Levy



What's Changed Since 2020 Bylaw Adopted?

- Feasibility assessment for the Glenmore Redirection has been completed
- The Glenmore Redirection project detailed design is underway

Updated Langdon Regional Drainage Levy:

Total Benefitting Area (ASP based) =	2446 acres
Estimated Developed Area =	<u>1440 acres</u>
Estimated Remaining Development Acreage =	1006 acres
Langdon Stormwater Infrastructure Costs =	\$10,717,300
Langdon Levy prior to 2024 =	<u>\$51,600</u>
Total Langdon Levy Cost =	\$10,665,700
Total Langdon Levy =	\$10,602/acre

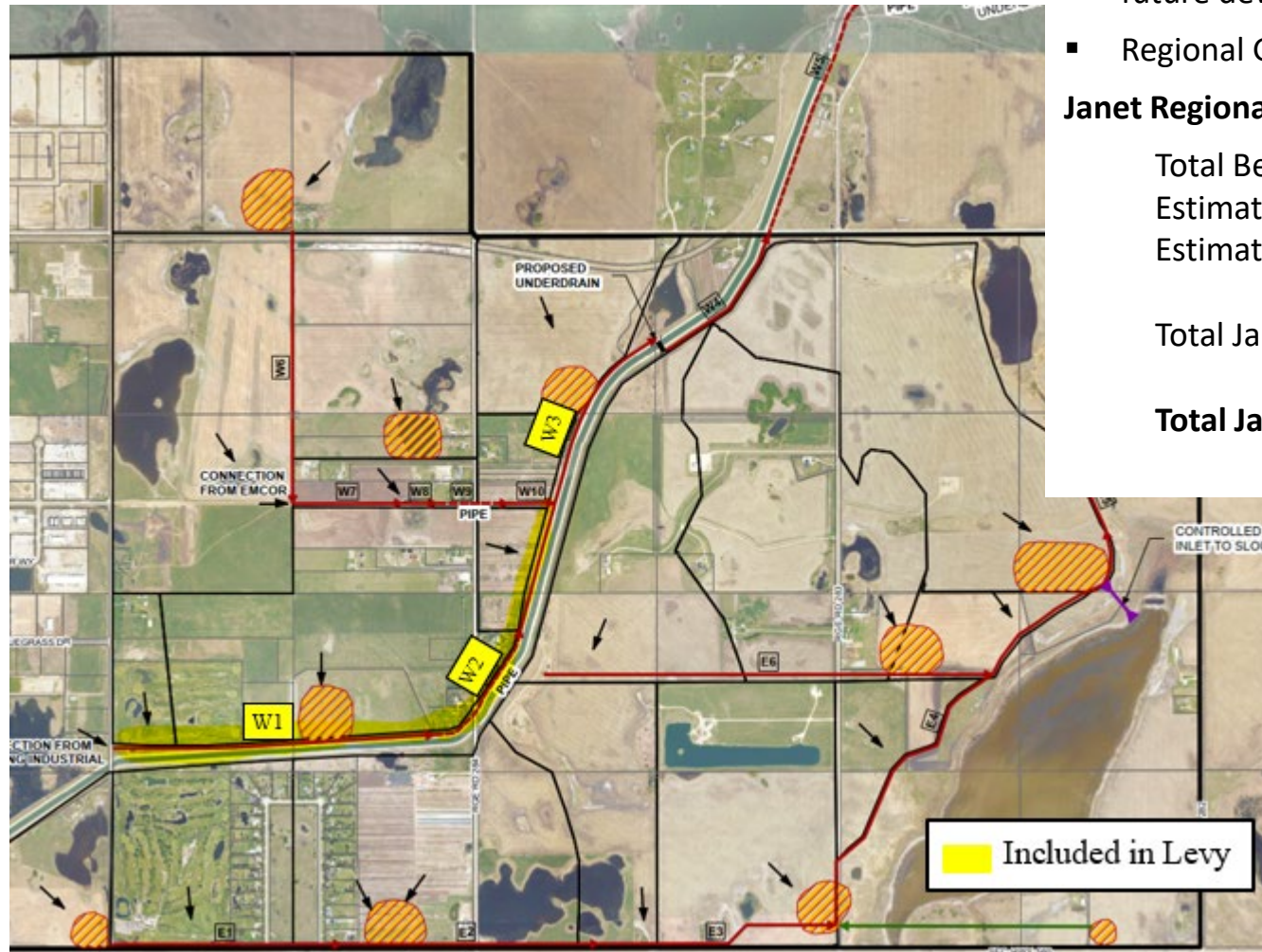
New Janet Schedule

Janet Drainage Infrastructure:

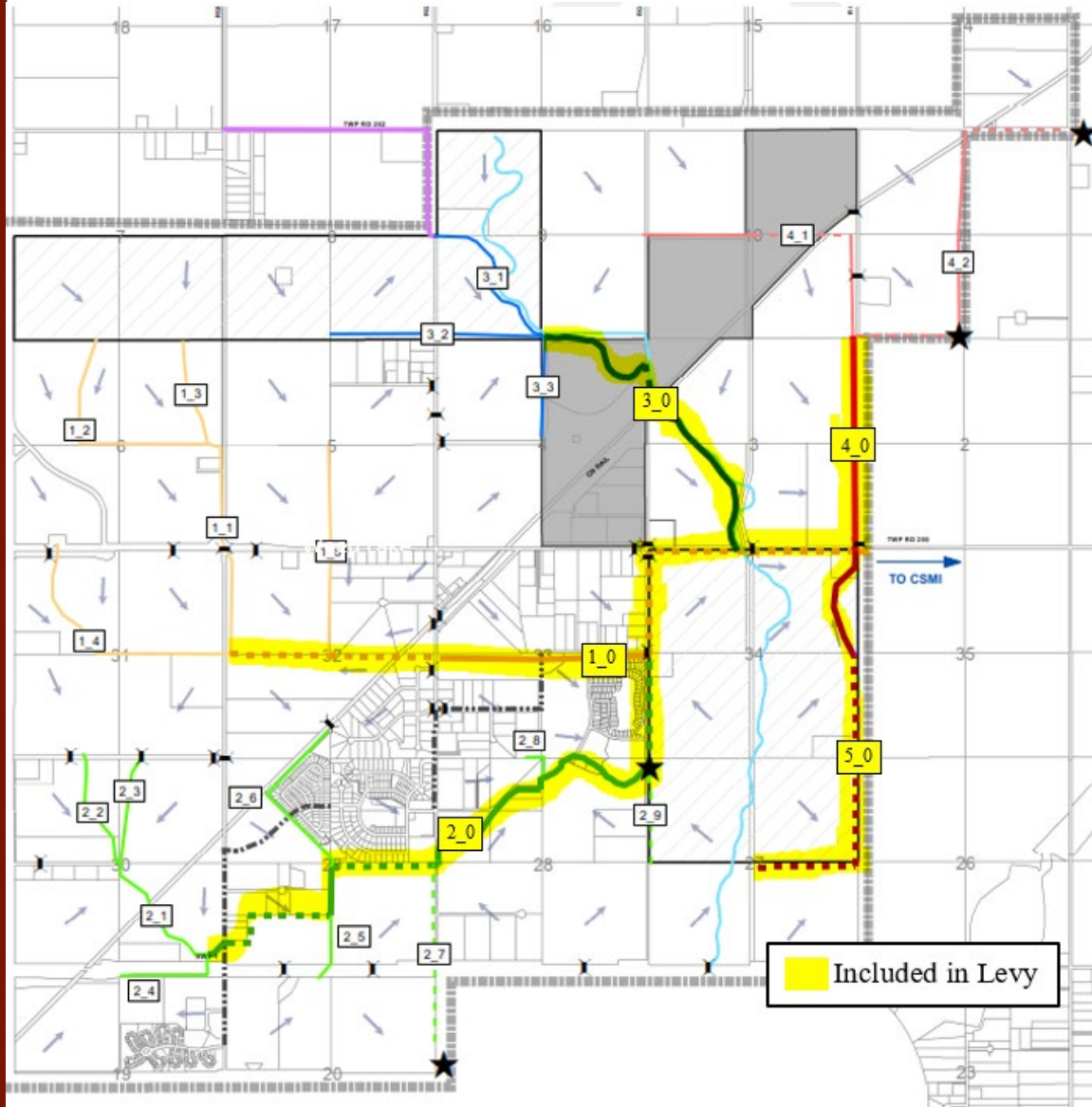
- Local conveyance system connecting to CSMI to service existing and future development on the north and west side of the WH Canal.
- Regional Gravity Conveyance – pipe system

Janet Regional Drainage Levy:

Total Benefitting Area (ASP based) =	3010 acres
Estimated Developed Area =	<u>1234 acres</u>
Estimated Remaining Development Acreage =	1776 acres
Total Janet Stormwater Infrastructure Costs =	\$11,898,700
Total Janet Levy =	\$6,700/acre



New Conrich Schedule



Master Drainage Plan (2023 costs)

- Local conveyance system connecting to CSMI to service existing and future development
- Regional Gravity and Force main Conveyance

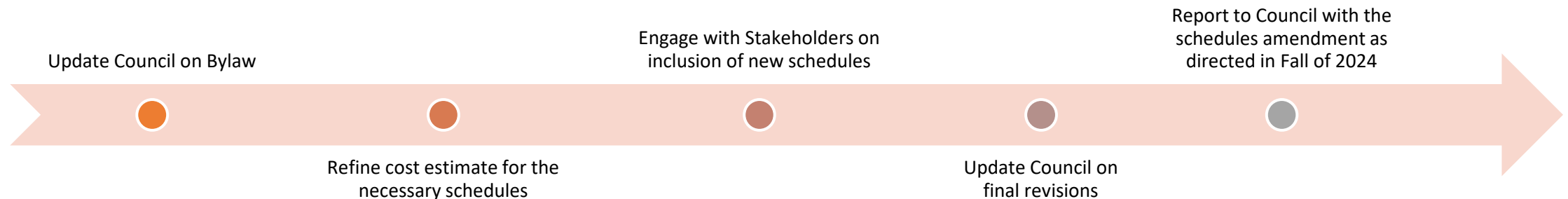
Conrich Regional Drainage Levy:

Total Benefitting Area (ASP based) =	10,897 acres
Estimated Developed Area =	<u>971 acres</u>
Estimated Remaining Development Acreage =	9,926 acres
Total Conrich Stormwater Infrastructure Costs=	\$25,630,800
Total Conrich Levy =	\$2,582/acre



Next Steps....

- Stakeholder Consultation on Bylaw
- Website – Supporting Information
- Engage industry representatives and stakeholders on updates/changes
 - Rocky View 2020
 - BILD Calgary Region
- Final Edits & Consolidate Feedback
- Prepare final bylaw package for Council consideration
- Bylaw would then apply to development after date of adoption



Comments and Questions





Governance Committee

Subject:	Community Recreation Off-Site Levy Bylaw Update
Date:	April 16, 2024
Presenter:	Jeannette Lee, Manager, Dari Lang, Manager
Department:	Capital and Engineering Projects / Recreation, Parks & Community Support

REPORT SUMMARY

In May 2022, Council identified an off-site, soft services levy framework as a priority project for the County. The direction to Administration was to explore the options of the implementation of an off-site, soft services levy which appropriately accounts for the costs of fire and recreation services to be paid through future growth and development, that is in alignment with the provisions of the *Municipal Government Act* and is well defined and practical.

First reading of Community Recreation and Fire Off-Site Levy Bylaw C-8485-2024 was presented to Council on December 12, 2023, for consideration. The following motions were carried:

“MOVED by Councillor Boehlke that Council direct Administration to prepare a Fire Offsite Levy Bylaw for Council’s consideration by Q3 of 2024 and following the Council approval for the 2024 Fire Master Plan.”

“MOVED by Councillor Boehlke that County direct Administration to prepare a Community Recreation Offsite Levy bylaw for Council’s consideration by Q3 of 2024, following the Council review of the 2021 Recreation Master Plan.”

On February 7th, 2024, the Recreation and Parks Master Plan; Infrastructure and Strategy Update was presented to the Recreation Governance Committee where the following motion was carried:

“MOVED by Councillor Wright that Administration be directed to review current Administrative resources to determine if a review of the Recreation and Parks Master Plan can be completed prior to the scheduled review in 2026 and return to Council with a report prior to the end of Q3 2024.”

Recognizing that the Recreation and Parks Master Plan is currently under review, the need for an off-site levy bylaw framework is pressing with the recent approval of funding toward the Langdon and South Springbank projects in 2024. Administration is proposing a levy framework aligned with the current Master Plan, the approach establishes a foundational framework while understanding that updates and revisions will be made to the plan as new information becomes available. The proposed Bylaw provides a framework that includes a county-wide base levy, in addition to targeting specific benefiting areas. A range of potential rates has been provided to illustrate the indicative levy rates which could be established through this framework pending final review and selection of future land development projections and risk sensitivity analysis. A base levy rate of between \$1,107 - \$1,583 per acre would be applied to any development across the County (including within the specified catchment area). In addition, development within the specified areas within the Eastern Catchment has been calculated at between approximately \$5,143 - \$6,076 per acre and Western Catchment at between approximately \$4,504 - \$6,901 per acre.

ADMINISTRATION'S RECOMMENDATION

THAT the Governance Committee directs Administration to bring forward the draft Community and Recreation Off-site Levy Bylaw to Council for consideration of first reading.

BACKGROUND

Since 2004, municipalities have advocated for the Government of Alberta to expand the types of municipal infrastructure that could be constructed using off-site levies. With the 2018 amendments to the *Municipal Government Act* (MGA) municipalities are now permitted to pass bylaws requiring the payment of off-site levies subject to several conditions specially stated in Section 648.

The County has had an off-site levy for both regional stormwater and transportation infrastructure for many years. These levies provide a mechanism for payment of a levy, within a designated development area, and have proven successful in supporting the increased need for infrastructure to support growth.

Since June of 2022, Administration, working with consulting and legal advisors, has completed a fulsome review of soft service levy frameworks, including a detailed comparison analysis. From that assessment, options for a levy calculation along with the methodology has been developed. To assist in the review of this methodology and options, a comprehensive communications and engagement plan to inform and consult stakeholders has also been developed. Engagement sessions with both the development community and public were held wherein these methods were presented and input obtained.

Through the Recreation & Parks Master Plan, the County has identified five new facilities identified over the next 20 years.

Recreation and Parks
Indus Centre Rink Expansion
South Springbank Community Centre, Sport Field, and Park
Langdon Recreation Centre
Harmony/North Springbank Facilities & Sport Field
Conrich Facilities and Sport Field

The future capital construction net costs are estimated at approximately \$134 million for the five recreation facilities. The extent of current planning for these facilities ranges from detailed specifications and business plans (e.g., Springbank and Langdon Recreation Centers and Fire Station requirements) to high-level future concepts (e.g., Conrich and Harmony Recreation Facilities).

From these estimates, an allocation of benefits and capital costs from these facilities was performed. Different options were developed, considered, and presented for external engagement and to Council during the December 12, 2023, Governance Committee Meeting. These options attributed benefits and costs to target servicing areas ranging from a community-specific funding approach to a County-wide approach. Feedback from Council indicated the following primary points of feedback for the range of options presented:

- Preference for Recreation off-site levies which future development across the entire County would fund at least a portion of;
- Further review and consideration of methods to allocate capital costs and benefits to future development relative to existing build-out; and
- Consideration for an off-site levy charged to residential development on a per unit basis instead of a per area basis.

Community Recreation Off-Site Levy Bylaw Update

Based on this direction and previous input from external engagement, Administration focused its subsequent analysis on Option #4, which was the Hybrid Base and Catchment model. This features a base off-site levy charge across the County and catchment-specific off-site levy charges for development within the primary benefitting areas of the planned facilities. These primary benefitting areas are based on the established principle of a “20-minute drive” time to access the facilities for County constituents. Based on this, an Eastern Catchment (for the planned Indus, Langdon, and Conrich facilities) and a Western Catchment (for the planned South Springbank and Harmony facilities) were developed.

For this option, an updated review was completed for how facility costs and benefits should be allocated across landowners both across the entire County and within each of the Eastern and Western Catchments. Based on the 20-minute drive principle, a 2:1 ratio was used to allocate the facility capital costs and benefits across the primary servicing catchments relative to the entire County. As such, 1/3 of the overall net capital costs are allocated towards the benefit of the entire County as a base levy; the 2/3 remaining is allocated to the 20-minute catchment area in addition to the base levy rate.

In addition, this analysis considered how facility costs and benefits should be allocated across existing landowners and projected development. Upon further review and consideration of the intended purpose for each of the new facilities, it is proposed that facility costs and benefits be allocated to existing landowners based on the ratio of the land presently built-out relative to the total planned land development as specified across the County’s area structure plans and community schemes. The intention of these facilities is to support the planned build-out of the communities within their respective catchments.

The recommended levy framework is summarized in the following table, including their levy rates, projected funding from the levy charges applied over the next 20 years, funding requirements allocated to existing build-out, and eligible facilities for each levy schedule. The higher range is based on CMRB residential growth estimates at 1.6%, and the lower range is based on recent residential growth within the County since 2020 at 2.6%.

Catchment	Potential Range of Levy Rates \$/acre	Projected 20-Year Levy Funding	Funding Allocated to Existing Build-out	Eligible Facilities	Target Servicing Areas / ASP’s
Entire County	\$1,107 - \$1,583	\$21.6M	\$13.4M	All	Entire County
East	\$5,143 - \$6,076	\$26.5M	\$9.0M	Indus Langdon Conrich	Indus Langdon Conrich Dalroy Delacour Janet OMNI
West	\$4,504 - \$6,901	\$20.6M	\$12.6M	South Springbank Harmony	Bragg Creek Elbow Valley Springbank Harmony

Based on the updated levy rates and land development projections, it is estimated that a total of approximately \$68.7 million can be obtained from the off-site levy over the next 20 years. Conversely, the share of net capital costs allocated to the County to fund to reflect existing build-out is approximately \$35.0 million. The remaining net capital costs have been allocated to development beyond the 20-year projection horizon in a manner consistent with other Alberta municipalities to indicate that future growth will also benefit from these new facilities. Development beyond the 20-year forecast period is allocated net capital costs on the pro-rated portion based on the anticipated year of construction within this 20-year period.

DISCUSSION

Based on the discussion with Council on December 12, 2023, Administration recommends Option #4 as the updated Community Recreation off-site levy framework. The rationale for recommending this option include:

- The establishment of the base levy as all development within the County will share the benefit to a degree regardless of their proximity to the facilities;
- Levies are applied to development in catchments which are expected to directly benefit from the new facilities thus enabling a fair and equitable allocation of costs across new development;
 - For Recreation, this is based on the existing principle of a “20-minute drive” access; and
- The County has flexibility to use collected levy funds across multiple facility locations;
- There are standard levy rates used (one rate each for the East and West catchments), thus creating greater stability in development costs across the County; and
- The input from the development community that the proposed rates seemed reasonable relative to other jurisdictions within Alberta.

Based on this recommended alternative, Administration has created an initial draft of the bylaw that achieves the following:

- Aligns with current format of County Off-Site levies;
- Considered the data collected from the consultation process with stakeholders;
- Identifies levy rates for Fire and Recreation service infrastructure within the identified servicing catchment areas;
- Establishes the County’s ability to impose and collect a levy charge as a condition of Subdivision Approval or a Development Permit for all the lands within the specified servicing catchment areas which are subject to the imposition of the levy;
- Sets criteria for the exempt subdivision and developments, including granting Council discretion to waive or defer levy charges;
- Directs the collection of levy funds per individual schedule to a single reserve for the County to subsequently prioritize and use for the specific facilities listed within each schedule;
- Outlines required reporting standards on the funds collected and used.

As the County’s development proceeds, levy funds are collected, future servicing needs are refined and prioritized, and capital funding plans are developed, it is expected the County will be required to review and update the levy rates as appropriate on a regular basis.

The philosophy behind the community recreation off-site levy bylaw is relatively new, and there needs to be more consistency in how the overall cost and benefit are distributed. The following table illustrates the few municipalities that have a current rate for the overall recreation amenities levy structure.

Community Recreation Off-Site Levy Bylaw Update

Municipality	\$/hectare	\$/acre
City of Calgary	\$52,510	\$21,259
Okotoks	\$62,029	\$25,112
Chestermere	\$36,549	\$14,797
Spruce Grove	\$27,517	\$11,136
Stony Plain	\$16,050	\$6,495

The County's proposed recreation offsite levy rates are relatively on the lower end versus those of regional and other Alberta municipalities. While this adjustment is necessary to ensure the sustainability and effectiveness of continuing to provide recreation amenities, we understand the importance of maintaining economic competitiveness.

Consideration for Residential Rates Based on Dwelling Units

During the December 12, 2023, presentation to Council, it was noted that consideration was requested for a levy rate charged to residential development on a per dwelling unit basis. Consideration for the implementation of a Recreation Levy on a per dwelling unit basis was considered but is not recommended to do the following:

- Levies are to be implemented at the time of Subdivision Approval or Development Permit;
- For Residential development, the number of dwelling units is not sufficiently determined at this time in the development process; and
- No other municipality in Alberta has established a Recreation Levy on a per dwelling unit basis.

ALTERNATE DIRECTION

Administration does not have an alternate direction for the Governance Committee's consideration.

ATTACHMENTS

Attachment A: Presentation

Soft Services Levy Bylaw Development

April 16, 2024

Jeannette Lee, Manager Capital & Engineering Services

Dari Lang, Manager Recreation, Parks and Community Support



ROCKY VIEW COUNTY

Contents

1. Feedback from December Council Presentation
2. Updates to Levy Calculations
3. Recap Planned Recreation Facilities
4. Updated Recreation Levy Details
5. Draft Bylaw Overview
6. Alternatives Considered



Council Feedback from Dec. 2023 Presentation

- i. Desire to approve Fire Master Plan prior to establishing levies;
- ii. Perception that projected levy funding / rates were too low;
- iii. Desire to evaluate Recreation levy rates for residential development on a per dwelling unit basis instead of per acre basis;
- iv. Preference for Recreation levies which development across the County would partially fund (not just within the local catchment); and
- v. Further consideration for how Recreation facility benefits and costs should be allocated across the County versus users within the catchment (20-minute drive).



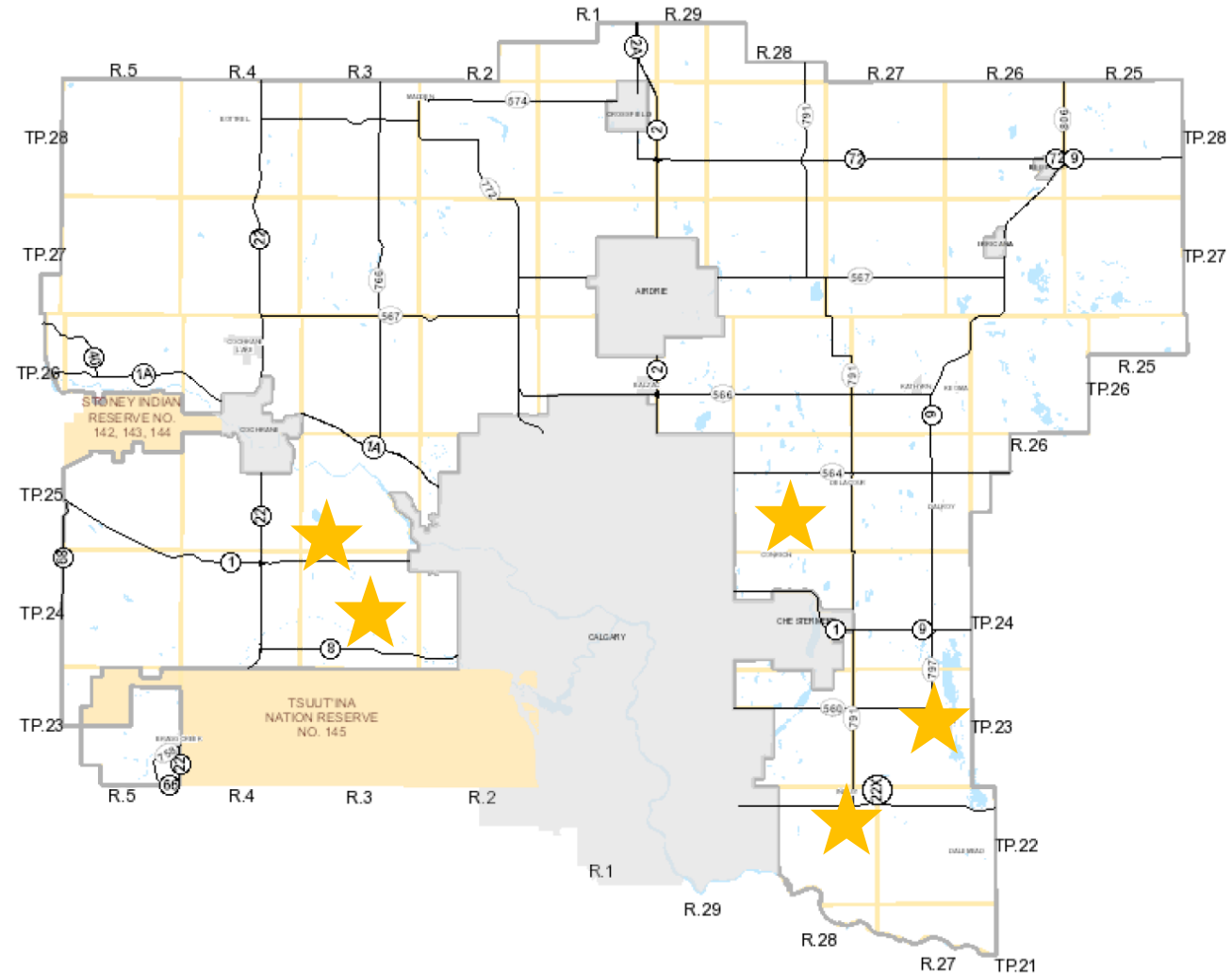
Updates to Levy Calculations

- i. **Growth Projections:** evaluated impact of a range of development growth projections, including updated inputs from County Planning
- ii. **Hybrid County-Wide & Catchment-Specific Option:** allocated benefits of new facilities to users within the Catchment (20-minute drive) vs. entire County on a 1/3 of the overall benefit
- iii. **Existing vs. Future Development:** further considered alternatives for the allocation of benefits of new facilities to existing development versus future development
- iv. **Residential Rate Based on Dwelling Units:** further considered applicability for a dwelling-based rate instead of an area-based rate for residential growth



Planned Recreation Facility Locations

- i. Indus Recreation Centre Rink Expansion
- ii. South Springbank Community Centre, Sport Field, and Park
- iii. Langdon Recreation Centre
- iv. Harmony/North Springbank Facilities & Sport Field
- v. Conrich Facilities and Sport Field



Recreation Facilities Cost Estimates

Facility	Description	Target Service Areas	Est. Year	Cost Estimate \$000's (future value)
Indus	Ice Rink	Eastern Catchment	2025	\$11,933
South Springbank	1. Community Centre 2. Indoor Field 3. Outdoor Park & Amenities	Western Catchment	Phase 1 – 2027 Phase 2 – 2031 Phase 3 – 2035	\$15,676 \$21,675 <u>\$23,496</u> \$60,847
Langdon	Recreation Centre & Fieldhouse	Eastern Catchment	2027	\$37,606
Harmony	Community Centre	Western Catchment	2034	\$17,635
Conrich	Community Centre	Eastern Catchment	2034	\$16,118
Total Estimated Future Value Capital Costs:				\$144,139*

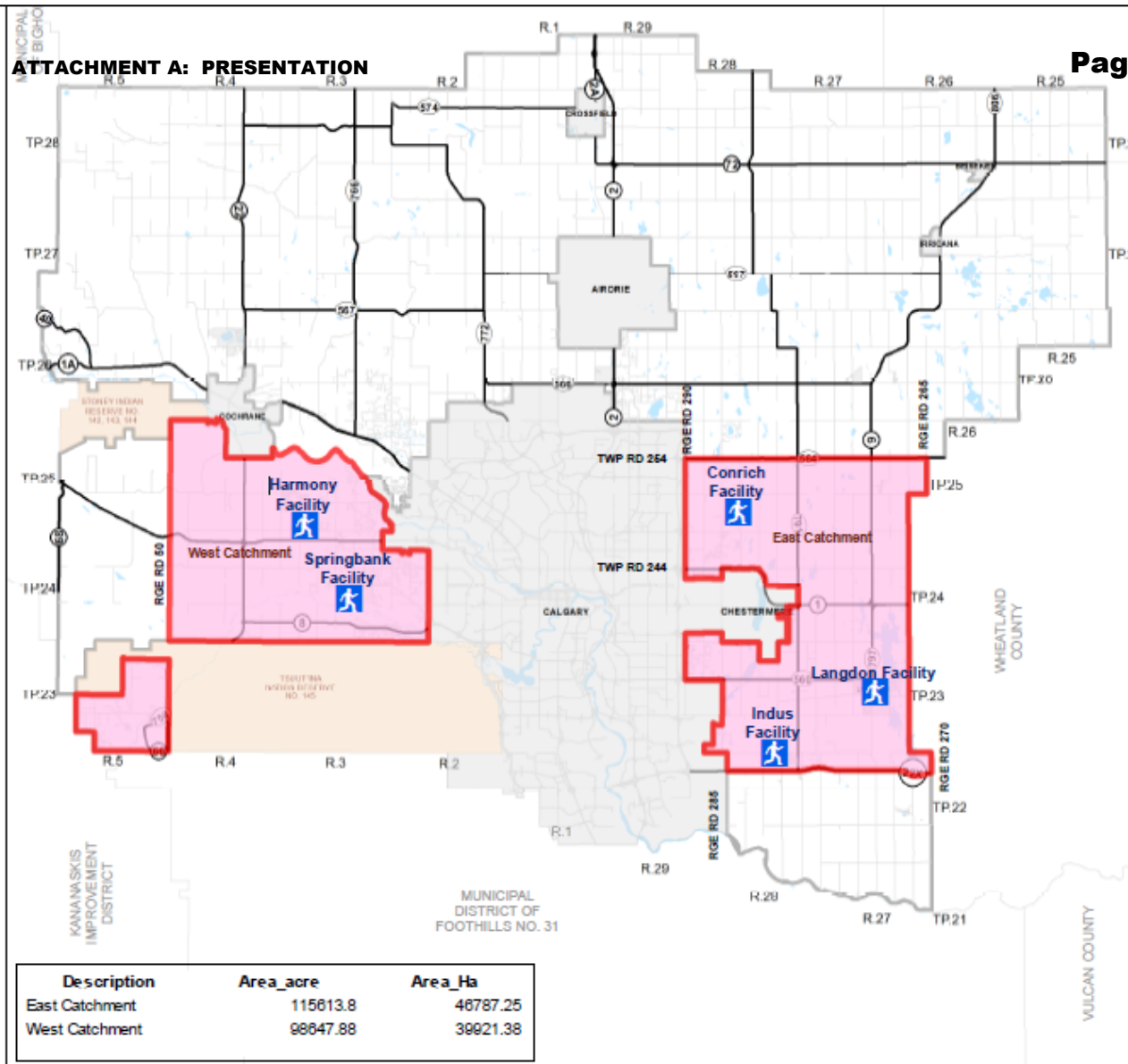
* Not including projected contributions from others (Indus and Harmony). Total net capital costs estimated at \$134,171,928



Recreation Hybrid Base + Catchment Levy Method

- The following levy rates will apply:
 - A “Base” County-Wide rate
 - An East Catchment rate
 - A West Catchment rate
- Facility benefits and capital costs are allocated between Catchments (20-minute drive) and the entire County on a 2:1 basis
- Facility benefits and capital costs per Catchment are allocated across Existing vs. Future Development based on ratio of Existing Land Built-Out vs. Total Planned Land Development (*per ASP & CS plans*)

ATTACHMENT A: PRESENTATION



Base Levy Rate Calculations

Langdon Rec. Centre
Indus Ice Rink Centre
Conrich Community Event Centre
South Springbank Community Centre
Harmony Community Centre

\$134,171,928

County-Wide Allocations

33.3% (based on 1:2 ratio vs. Catchment allocations)

\$44,723,972

Existing Development

30%

\$13.5M

20-Yr Development

13,650 - 19,500 acres

\$21.6M



Potential Base Rate:

\$1,107 - \$1,583
per acre



Eastern Catchment Levy Rate Calculations

Langdon Rec. Centre
Indus Ice Rink Centre
Conrich Community Event Centre } \$64,506,941

East Catchment Allocations

66.7% (based on 2:1 ratio vs. County-Wide allocations)
\$43,004,629

Existing Development

21%
\$9.0M

20-Yr Development

4,350 - 5,150 acres
\$26.5M



**Proposed East
Catchment Rate:**
\$5,143 - \$6,076
per acre



West Catchment Levy Rate Calculations

South Springbank Community Centre }
Harmony Community Centre } \$69,664,987

West Catchment Allocations

66.7% (based on 2:1 ratios. County-Wide allocations)
\$46,443,327

Existing Development

27%
\$12.6M

20-Yr Development

3,000 - 4,500 acres
\$20.6M



Proposed West Catchment Rate:

\$4,504 - \$6,901
per acre



Recommended Recreation Levy Rates

Catchment	Range of Levy Rates \$/acre	Projected 20-Year Levy Funding	Funding Allocated to Existing Development	Eligible Facilities	Target Servicing Areas / ASP's
Entire County	\$1,107 - \$1,583	\$21.6M	\$13.4M	All	Entire County
Eastern	\$5,143 - \$6,076	\$26.5M	\$9.0M	Indus Langdon Conrich	Indus Langdon Conrich Dalroy Delacour Janet OMNI
Western	\$4,504 - \$6,901	\$20.6M	\$12.6M	Springbank Harmony	Bragg Creek Elbow Valley Springbank Harmony



Proposed Bylaw

Bylaw Administration

- Council has the authority to defer the off-site levies in whole or in part.
- Council has the ability to prioritize the facilities within the specific catchment area.
- The CAO may authorize the Development Agreement that provides credit towards payment of the off-site for costs incurred by the Developer in relation to a community recreation or fire hall facility within this bylaw.
- The CAO may authorize the Development Agreement that includes the provision of levy payment in installments over time.

Imposition

- Levies shall be imposed at the time of subdivision and/or Development Permit

Exemptions

- Subdivision of the first parcel out;
- Boundary adjustment;
- Subdivision of lands in an agricultural district creates lots greater than 3.0 ha (7.41 acres) in size;
- Development permits that are temporary in nature and/or permits that do not result in an increase in the number of dwellings units.



Draft Bylaw Objective Summary

- i. Aligns with current format of County Off-Site levies;
- ii. Considers the data collected from the consultation process with stakeholders;
- iii. Identifies levy rates for Recreation service infrastructure within the identified servicing catchment areas;
- iv. Establishes the County's ability to impose and collect a levy charge as a condition of Subdivision Approval or a Development Permit;
- v. Sets criteria for the exempt subdivision and developments, including granting Council discretion to waive or defer levy charges;
- vi. Directs the collection of levy funds per individual schedule to a single reserve for the County to prioritize and use; and
- vii. Outlines required reporting standards on the funds collected and used.



Alternatives – Residential Rate per Dwelling Unit

- Consideration for the implementation of a Recreation Levy on a per dwelling unit basis was considered but is not recommended:
 - Levies are to be implemented at the time of Subdivision Approval or Development Permit
 - For Residential development, the number of dwelling units is not known / confirmed at this time in the development process
 - No other municipality in Alberta has established a Recreation Levy on a per dwelling unit basis



Questions & Comments



Note: The intention of this tracker is to compile the resolutions originating from Council, Governance Committee, Recreation Governance Committee and Public Presentation Committee meetings requiring additional Administrative action and subsequent report back to the Council.

	Topic	Resolution	Date of Resolution	Target Completion Date	Responsible Department
1	Amendments to the <i>Appeal and Review Panel Bylaw</i>	<p>MOVED by Deputy Reeve Kochan that Administration prepare amendments to the Appeal and Review Panel Bylaw C-7717-2017 that includes changes to the member composition of the Subdivision and Development Appeal Board so as to be comprised of nine Members at Large only;</p> <p>AND THAT the amendments be presented to Council for consideration at the April 9, 2024 Regular Council Meeting;</p> <p>AND THAT the member composition amendment take effect following approval of an amended Appeal and Review Panel Bylaw C-7717-2017, factoring in the Subdivision and Development Appeal Board's needs such as vacancies and active hearings and decisions.</p>	26-Mar-2024	9-Apr-2024	Legislative & Intergovernmental Services
2	Pedestrian Access to Bearspaw Reservoir	<p>MOVED by Deputy Reeve Kochan that Administration be directed to collaborate with the TransAlta and The City of Calgary to implement the recommendations in the 2019 Bearspaw Reservoir Trilateral Task Force Consensus Report and determine suitable uses and locations for river access, and report back to Council by end of Q3 2024.</p>	12-Mar-2024	30-Sep-2024	Asset Management
3	Capital Road Program	<p>MOVED by Councillor Wright that Council directs Administration to engage with Alberta Transportation and Economic Corridors for funding on the following projects:</p> <ul style="list-style-type: none"> • Highway 791 (Hwy 567 to Twp Rd 270, 3.2km) • Dickson Stevenson Trail & Highway 2A Intersection • Signalization of Highway 1A & Lochend Road Intersection <p>AND THAT Council directs Administration to amend the capital road program to replace the Bearspaw Road project with Burma Road improvements inclusive of a roundabout at the intersection of Bearspaw Road and Burma Road for 2025.</p> <p>AND THAT Council approves a budget adjustment of \$60,000 from the Road Program Reserve to complete the short-term improvements to the intersection of Bearspaw Road and Burma Road as per Attachment A.</p>	12-Mar-2024	31-Dec-2025	Capital & Engineering Services
4	Connecting Conrich Plan	<p>MOVED by Councillor Samra that funding for preparing the Connecting Conrich Plan e considered in the 2025 budget deliberations.</p>	27-Feb-2024	31-Dec-2024	Recreation, Parks &
5	Bridge Industrial Park Conceptual Scheme and Redesignation	<p>MOVED by Councillor Samra that Council refer applications PL20200150 and PL20200151 back to Administration to further consider the land use transition and the final outcomes of the Future Policy Area for the Conrich Area Structure Plan to ensure consistency with local development and other planning documents.</p>	13-Feb-2024	31-Dec-2024	Planning
6	Recreation and Parks Master Plan Review	<p>MOVED by Councillor Wright that Administration be directed to review current Administrative resources to determine if a review of the Recreation and Parks Master Plan can be completed prior to the scheduled review in 2026 and return to Council with a report prior to the end of Q3 2024.</p>	7-Feb-2024	30-Sep-2024	Recreation, Parks & Community Support
7	Development Permit Application PRDP20226218	<p>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.</p>	23-Jan-2024	9-Apr-2024	Planning
8	Langdon Ball Diamonds Successes and Challenges Report	<p>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;</p> <p>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.</p>	23-Jan-2024	31-Dec-2024	Recreation, Parks & Community Support
9	Review of Fire Protection Service Levels Policy C-704	<p>MOVED by Councillor Wright that the Governance Committee direct Administration to review Council Policy C-704 Fire Protection Service Levels and bring potential amendments to Council for their consideration by the end of Q2 2024.</p>	16-Jan-2024	30-Jun-2024	Fire Services

Note: The intention of this tracker is to compile the resolutions originating from Council, Governance Committee, Recreation Governance Committee and Public Presentation Committee meetings requiring additional Administrative action and subsequent report back to the Council.

	Topic	Resolution	Date of Resolution	Target Completion Date	Responsible Department
10	Fire Services Master Plan Review and Revisions	MOVED by Councillor Wright that the Governance Committee direct Administration to engage an external consultant to review and revise the 2022 draft Fire Services Master Plan, including long-term strategies based on community risk and projected growth, to forecast immediate and future emergency service needs of the community in a 2024 Fire Service Master Plan, for presentation to Council in Q4 of 2024.	16-Jan-2024	31-Dec-2024	Fire Services
11	Vacation Rental and B and B	MOVED by Councillor Hanson that Administration be directed to present to Governance Committee a comprehensive review of the Vacation Rental and Bed and Breakfast uses in the County no later than the end of Q2, 2024.	16-Jan-2024	30-Jun-2024	Planning
12	Land Use Bylaw Priority Amendments	MOVED by Councillor Wright that the Governance Committee direct Administration to prepare amendments to Land Use Bylaw C-8000-2020 for the consideration of Council at a public hearing no later than the end of Q2, 2024, based on the following principles: a. Create additional requirements for the Kennel use to regulate the location and impacts of the use; b. Create a new 'Shipping Container' use with associated regulations in relation to the subject district and intended use of the Shipping Container; c. Allow the Development Authority the ability to provide a minor variance to setback requirements for Real Property Report compliance reviews, subject to criteria; d. Allow automotive-related businesses to be considered as part of Home-Based Business (Type I) and (Type II) uses, subject to criteria; e. Create increased rules and regulations for the Bed and Breakfast use to ensure that the site and principal dwelling hosting the use is used as a permanent residence; and f. Create a new sign type – 'Community Entrance Sign' – and exempt Community Entrance Signs from requiring a development permit subject to criteria.	16-Jan-2024	23-Apr-2024	Planning
13	Springbank Area Structure Plan	Moved by Chair Kochan that Administration be directed to provide a report to Council in Q2 of 2024 on the feasibility of combining the Central Springbank, North Springbank and Middle Area Structure Plans (ASP) into one ASP with the intent to maintain the existing land use strategies while implementing minor amendments that: a) Ensure alignment with higher order policy and guiding documents adopted since the approval of the ASPs; b) Update technical policies to reflect current studies; and c) Address policy gaps in the existing ASPs identified by Council, Administration, and the public	16-Jan-2024	30-Jun-2024	Planning
14	Subdivision Item - Agricultural File: PL20230065 (07923023)	MOVED by Reeve Kissel that application PL20230065 be referred back to Administration, pending Applicant submission of an appraisal report, for the consideration of the cash in-lieu of land for the dedication of Municipal Reserves, in accordance with the Municipal Government Act.	9-Jan-2024	2024-Dec-31	Planning
15	Redesignation Application PL20220135	MOVED by Councillor Schule that application PL20220135 be referred back to Administration to work with the Applicant on updating the proposed Direct Control District to be based on the Agricultural, General District (A-GEN) with the only additional uses being the proposed Data Processing Center; AND THAT additional development restrictions regarding landscaping, noise mitigation, and time limits for the development permit are to be included. Administration is to bring the updated Direct Control District back to Council no later than the end of March 2024.	12-Dec-2023	26-Mar-2024	Planning
16	Recreation Governance Model	MOVED by Councillor Hanson that the Recreation Governance Committee directs Administration to explore the option of creating three Community Board bylaws consisting of five community members and at least one Councillor, for consideration at the June 19, 2024, Recreation Governance Committee meeting.	6-Dec-2023	19-Jun-2024	Recreation, Parks & Community Support

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	Topic	Resolution	Date of Resolution	Target Completion Date	Responsible Department
17	Report on SR1 Pathway Connections	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 connections to any pathways that may result from the construction of SR1	29-Nov-2023	26-Mar-2024	Planning / Recreation, Parks, and Community
18	Subdivision Application PL20220177	MOVED by Councillor Hanson that application PL20220177 be referred back to Administration to review alternative access possibilities and to bring back options for the Subdivision Authority's consideration by end of Quarter 1 2024.	28-Nov-2023	9-Apr-2024	Planning
19	Updates to Bears paw Area Structure Plan	MOVED by Councillor Wright that Administration be directed to draft amendments to the Bears paw Area Structure Plan and to seek community, agency and intermunicipal input based on the updated land use strategy set out within Attachment A, including for: <ul style="list-style-type: none"> • The removal of agricultural lands from the Plan area. • The designation of significant areas of unfragmented lands as future residential development areas, to ensure the orderly phasing of development and focused infilling of existing fragmented areas. • The identification of a small community core where local institutional and commercial amenities will be focused. 	21-Nov-2023	31-Dec-2024	Planning
20	Secondary Approach and Commercial Vehicle Parking Issues in Direct Control District 120	MOVED by Councillor Samra that Administration be directed to prepare amendments to Direct Control Bylaw C-6402-2006 to prohibit the construction of future secondary approaches within Direct Control District 120; AND THAT Administration be directed to prepare amendments to Direct Control Bylaw C-6402-2006 to prohibit the use of secondary approaches for the storage and parking of commercial vehicles within Direct Control District 120; AND THAT Administration be directed to prepare amendments to Roads and Transportation Bylaw C-5775-2003 to prohibit the overnight parking of commercial vehicles on roads within Direct Control District 120.	14-Nov-2023	9-Apr-2024	Planning / Transportation
21	Policy C-327	MOVED by Councillor Wright that Administration bring a report back to Council with a review of the implementation of the Policy C-327 (Circulation and Notification Standards) amendments no later than April 30, 2024.	17-Oct-2023	23-Apr-2024	Planning
22	Road Closure Application PL20170162	MOVED by Councillor Boehlke that Administration prepare an amending bylaw to Bylaw C-8224-2021 to replace Schedule 'A' with a Survey once approval of that plan has been received from Alberta Environment and Protected Areas and that Application PL20170162 be referred back to Administration to bring the terms of the Sales Agreement back to Council along with the amending bylaw by September 5, 2024.	5-Sep-2023	5-Sep-2024	Planning
23	Trans Canada Trail Feasibility Study	MOVED by Councillor Boehlke that Administration be directed to incorporate the findings and recommendations of the Trans Canada Trail Feasibility Study into the terms of reference for both the development of an Active Transportation Plan: North County and Parks and Open Space Master Plan review. Further, that intermunicipal collaboration and public engagement activities specifically explore the preferred routes and provide recommendations to the Governance Committee for consideration of both near and longer-term priorities.	4-Apr-2023	31-Mar-2025	Planning

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	Topic	Resolution	Date of Resolution	Target Completion Date	Responsible Department
24	Report on Road Allowance Access to Waterbodies and Watercourses	<p>MOVED by Councillor Hanson that in bringing forward future amendments to the Municipal Development Plan, area structure plans, active transportation plans, and Council Policy C-443, in accordance with Council direction and Administration's annual work plan, Administration shall be directed to incorporate into these documents policies and principles relating to recreational use of road allowances connecting to watercourses and waterbodies. Specific consideration shall be given to:</p> <ul style="list-style-type: none"> • supporting, in principle, retention of road allowances for public recreation use; • identifying road allowance connection points and current usage through studies and public input; • prioritizing or discouraging identified road allowances and access points through policies and implementation tools; and • identifying measures to ensure the protection of adjacent private landowner interests in encouraging recreational use of a road allowance. 	29-Nov-2022	31-Mar-2025	Planning
25	Conrich Future Policy Area Plan	MOVED by Councillor Samra that Administration be directed to proceed with the project per the adopted Terms of Reference.	25-Jan-2022	31-Jul-2024	Planning
26	Community Recreation Offsite Levy Bylaw	MOVED by Councillor Boehlke that Council direct Administration to prepare a Community Recreation Offsite Levy Bylaw for Council's consideration by Q3 of 2024, following the Council review of the 2021 Recreation Master Plan.	12-Dec-2023	30-Jun-2024	Capital & Engineering Services
27	Fire Offsite Levy Bylaw	MOVED by Councillor Boehlke that Council direct Administration to prepare a Fire Offsite Levy Bylaw for Council's consideration by Q3 of 2024 and following the Council approval of the 2024 Fire Master Plan.	12-Dec-2023	30-Sep-2024	Fire Services
28	Report on Centre Street Langdon Landscaping	MOVED by Councillor Schule 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 completion of landscaping on Centre Street in Langdon.	29-Nov-2023	26-Mar-2024	Capital & Engineering Services
29	Report on Bearspaw Road Intersection Options	<p>MOVED by Councillor Wright that Administration be directed to prepare a report, to be presented to Council before the end of Q1 2024, that would defer the 2025 expenditure on Bearspaw Road and explore options to:</p> <ul style="list-style-type: none"> • Locate a traffic circle at the intersection of Burma Road and Bearspaw Road; and • Signalize the intersection of Lochend Rd and Highway 1A. 	29-Nov-2023	31-Mar-2024	Capital & Engineering Services
30	Utility Financial Modeling and Rate Design	<p>MOVED by Deputy Reeve Samra that Administration be directed to return to the Governance Committee no later than June 30, 2024, to present a long-term rate structure strategy based on the recommendations outlined in the Utility Financial Modelling and Rate Design report to Governance Committee at the September 12, 2023 meeting;</p> <p>AND THAT Administration be directed to proceed with the next phase of utility rate design per the steps presented in Attachment 'E'.</p>	12-Sep-2023	30-Jun-2024	Capital & Engineering Services
31	Sale of the Cochrane Gravel Pit Lands	MOVED by Councillor Hanson that Council decline the offer provided by the Requestor, dated March 11, 2024, and direct Administration to proceed to RFP for remediation of the Cochrane Gravel Pit and present budget adjustments for Council's consideration.	26-Mar-2024	Ongoing	Asset Management
32	Cochrane and Springbank Subregional Wastewater Servicing Concept	MOVED by Deputy Mayor Samra that Administration be directed to initiate a technical feasibility study in cooperation with the City of Calgary, Town of Cochrane and Harmony Advanced Water Systems Corporation to develop a subregional wastewater servicing concept in the Cochrane and Springbank areas.	24-Jan-2023	30-Jun-2024	Utility Services
33	Shepard Industrial Area Structure Plan	<p>MOVED by Councillor Samra that further consideration of Bylaw C-8172-2021 be tabled until annexation negotiations between the City of Calgary and Rocky View County conclude.</p> <p>MOVED by Councillor Samra that Administration be directed to present a report to Council no later than two months following a decision by the Land and Property Rights Tribunal on the annexation.</p>	14-Dec-2021	On Hold	Planning