



## COUNCIL MEETING AGENDA

Date: Tuesday, April 23, 2024  
Time: 9:00 AM  
Location: Council Chambers  
262075 Rocky View Point  
Rocky View County, AB T4A 0X2

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### Pages

**A. CALL MEETING TO ORDER**

**B. UPDATES/APPROVAL OF AGENDA**

**C. APPROVAL OF MINUTES**

1. April 9, 2024 Council Meeting Minutes 4

**D. PUBLIC HEARINGS / APPOINTMENTS**

The following public hearings were advertised on March 26, 2024 and April 2, 2024 on the Rocky View County website in accordance with the *Municipal Government Act* and *Public Notification Bylaw C-7860-2019*.

**MORNING PUBLIC HEARINGS / APPOINTMENTS 9:00 AM**

1. Division 3 - Bylaw C-8506-2024 - Direct Control Amendment Item: Residential 15  
File: PL20230024 (10013260)
2. Division 6 - Bylaw C-8526-2024 - Redesignation Item: Business 40  
File: PL20210161 (03323013)

**AFTERNOON PUBLIC HEARINGS / APPOINTMENTS 1:00 PM**

3. Division 5 - Bylaw C-8523-2024 - Direct Control Amendment Item: Industrial 69  
File: PL20240027 (06411006)
4. Division 5 - Bylaw C-8455-2023 - Local Plan and Direct Control Item: Institutional 94  
File: PL20190177/PL20200068 (06507009)

## **E. CLOSED SESSION**

### **1. RVC2024-14 - Interim Complaints Adjudicator Appointment**

THAT Council move into closed session to consider the confidential item "Interim Complaints Adjudicator Appointment" pursuant to the following sections of the *Freedom of Information and Protection of Privacy Act*:

- Section 19 – Confidential Evaluations
- Section 24 – Advice from officials

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

## **F. GENERAL BUSINESS**

### **1. All Divisions - 2023 Year-End Financial Statements 240**

File: N/A

### **2. Division 4 - Madden Fire Station 105 Occupational Health and Safety Mitigation 310**

File: N/A

### **3. All Divisions - Update: Implementation of Policy C-327 (Circulation and Notification Standards) Amendments 319**

File: N/A

## **G. BYLAWS**

### **1. Division 6 - Bylaw C-8520-2024 - 2024 Prince of Peace Sage Local Improvement Tax Bylaw 372**

File: N/A

### **2. Division 6 - Bylaw C-8521-2024 - 2024 Prince of Peace Village Rehabilitation of the Water Distribution Local Improvement Tax Bylaw 379**

File: N/A

### **3. All Divisions - Bylaw C-8531-2024 - 2024 Master Rates Bylaw Amendments 390**

File: 1007-500

### **4. All Divisions - Bylaw C-8517-2024 - 2024 Tax Rate Bylaw 397**

File: 0785

### **5. Division 7 - Bylaw C-8518-2024 - 2024 Langdon Recreation Special Tax Rate Bylaw 415**

File: 0785

## **H. SUBDIVISION APPLICATIONS**

### **1. Division 4 - Subdivision Item: Residential 422**

File: PL20220098 (08916010)



**2. Division 3 - Subdivision Item: Agricultural**

448

File: PL20230065 (07923023)

- I. UNFINISHED BUSINESS**
- J. NOTICES OF MOTION**
- K. ADJOURN THE MEETING**



**COUNCIL MEETING MINUTES**

Tuesday, April 9, 2024  
9:00 AM

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

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Present: Reeve C. Kissel  
Deputy Reeve D. Kochan  
Councillor G. Boehlke  
Councillor K. Hanson  
Councillor S. Samra  
Councillor A. Schule (arrived at 1:02 p.m.)  
Councillor S. Wright

Also Present: R. McDonald, I/Chief Administrative Officer  
M. Boscariol, Executive Director, Community Services  
B. Riemann, Executive Director, Operations  
K. Robinson, Executive Director, Corporate Services  
G. van den Burg, Director/Municipal Clerk, Legislative Services  
J. Evans, A/Director/Fire Chief, Emergency Management  
L. MacRae, Director, Strategy and Performance  
A. Zaluski, Director, Intergovernmental Services and Regional Planning  
I. Agbonkhese, Manager, Financial Services  
J. Lee, Manager, Capital and Engineering Services  
L. Cox, Planning and Development Supervisor, Planning  
B. Mulrooney, Supervisor, Capital and Engineering Services  
T. Andreasen, Lead Legislative Officer, Legislative Services  
O. Newmen, Senior Planner, Planning  
J. Targett, Senior Development Officer, Planning  
K. Andrew, Intergovernmental Advisor, Intergovernmental Services and Regional Planning  
C. Berger, Planner, Planning  
B. Leyeza, Planner, Planning  
M. Mitton, Legislative Officer, Legislative Services  
K. Tuff, Legislative Officer, Legislative Services

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**A Call Meeting to Order**

The Chair called the meeting to order at 9:01 a.m.



**B Updates/Approval of Agenda**

MOVED by Deputy Reeve Kochan that the April 9, 2024 Council meeting be approved as presented.

Carried  
Absent: Councillor Schule

**C-1 March 26, 2024 Council Meeting Minutes**

MOVED by Councillor Hanson that the March 26, 2024 Council meeting minutes be approved as presented.

Carried  
Absent: Councillor Schule

**D-1 Division 6 - Bylaw C-8502-2024 and Bylaw C-8503-2024 - Local Plan and Redesignation Item: Industrial  
File: PL20220101 / PL20220015 (03333011,03333009 & 03328005)**

MOVED by Councillor Samra that the public hearing for item D-1 be opened at 9:04 a.m.

Carried  
Absent: Councillor Schule

Persons(s) who presented: Andrew Ulmer, Terradigm Consultants (Applicant)  
Michael Ulmer, Terradigm Consultants (Applicant)

Person(s) who presented in support: None

Person(s) who presented in opposition: Paul Sackney

Persons(s) who presented rebuttal: Michael Ulmer, Terradigm Consultants (Applicant)

MOVED by Councillor Samra that the public hearing for item D-1 be closed at 9:35 a.m.

Carried  
Absent: Councillor Schule

MOVED by Councillor Samra that Bylaw C-8502-2024 be given first reading.

Carried  
Absent: Councillor Schule

MOVED by Councillor Samra that Bylaw C-8502-2024 be given second reading.

Carried  
Absent: Councillor Schule

MOVED by Councillor Samra that Bylaw C-8502-2024 be considered for third reading.

Carried Unanimously  
Absent: Councillor Schule



MOVED by Councillor Samra that Bylaw C-8502-2024 be given third and final reading.

Carried  
Absent: Councillor Schule

MOVED by Councillor Samra that Bylaw C-8503-2024 be given first reading.

Carried  
Absent: Councillor Schule

MOVED by Councillor Samra that Bylaw C-8503-2024 be given second reading.

Carried  
Absent: Councillor Schule

MOVED by Councillor Samra that Bylaw C-8503-2024 be considered for third reading.

Carried Unanimously  
Absent: Councillor Schule

MOVED by Councillor Samra that Bylaw C-8503-2024 be given third and final reading.

Carried  
Absent: Councillor Schule

The Chair called for a recess at 9:37 a.m. and called the meeting back to order at 9:45 a.m.  
Councillor Wright was not present when the meeting was called back to order.

**D-2 Division 7 - Bylaw C-8501-2024 - Road Closure Item: First Reading**  
**File: PL20210126 (03223012)**

MOVED by Councillor Samra that the public hearing for item D-2 be opened at 9:45 a.m.

Carried  
Absent: Councillor Schule  
Councillor Wright

Councillor Wright returned to the meeting at 9:45 a.m.

Persons(s) who presented: Andrew Ulmer, Terradigm Consultants (Applicant)

Person(s) who presented in support: None

Person(s) who presented in opposition: None

Persons(s) who presented rebuttal: None

MOVED by Councillor Samra that the public hearing for item D-2 be closed at 9:50 a.m.

Carried  
Absent: Councillor Schule

MOVED by Councillor Samra that Bylaw C-8501-2024 be given first reading.

Carried  
Absent: Councillor Schule



MOVED by Councillor Samra that Bylaw C-8501-2024 be forwarded to the Minister of Transportation and Economic Corridors

Carried  
Absent: Councillor Schule

MOVED by Councillor Samra that consideration of second and third reading of Bylaw C-8501-2024 be scheduled after the following:

- 1) the Applicant has provided a plan of survey and appraisal of the road allowance area to the County; and
- 2) the Applicant's redesignation and master site development plan applications (PL20210123 and PL20230075) have been considered by Council.

Carried  
Absent: Councillor Schule

**H-1 Division 3 - Subdivision Item: Agricultural  
File: PL20220177 (07920001)**

Reeve Kissel vacated the Chair in accordance with section 10 of the *Procedure Bylaw* as the subdivision application was located in her electoral division.

Deputy Reeve Kochan assumed the Chair.

MOVED by Reeve Kissel that the Applicant for item H-1 be permitted to address Council in accordance with section 116 of the *Procedure Bylaw*.

Carried  
Absent: Councillor Schule

Presenters: Catherine Stotschek (Applicant/Owner)  
Ralph Stotschek (Applicant/Owner)

MOVED by Reeve Kissel that subdivision application PL20220177 be approved with the alternate conditions as noted in Attachment G:

- A. THAT the application to create a  $\pm$  32.37 hectare ( $\pm$  80 acre) parcel (Lot 1) with a  $\pm$  32.37 hectare ( $\pm$  80 acre) remainder (Lot 2) within NW-20-27-05-W05M having been evaluated in terms of Section 654 of the *Municipal Government Act* and Sections 9 of the *Matters Related to Subdivision and Development Regulation*, and having considered adjacent landowner submissions, is approved as per the Tentative Plan for the reasons listed below:
  - 1) The application is consistent with the Statutory Policy;
  - 2) The subject lands hold the appropriate land use designation;
  - 3) The technical aspects of the subdivision proposal have been considered and are further addressed through the conditional approval requirements.



- B. The Applicant/Owner is required, at their expense, to complete all conditions attached to and forming part of this conditional subdivision approval prior to Rocky View County (the County) authorizing final subdivision endorsement. This requires submitting all documentation required to demonstrate each specific condition has been met, or agreements (and necessary securities) have been provided to ensure the conditions will be met, in accordance with all County Policies, Standards, and Procedures, to the satisfaction of the County, and any other additional party named within a specific condition. Technical reports required to be submitted as part of the conditions must be prepared by a qualified professional, licensed to practice in the province of Alberta within the appropriate field of practice. The conditions of this subdivision approval do not absolve an Applicant/Owner from ensuring all permits, licenses, or approvals required by Federal, Provincial, or other jurisdictions are obtained.
- C. Further, in accordance with Section 654 and 655 of the *Municipal Government Act*, the application shall be approved subject to the following conditions of approval:

**Survey Plans**

- 1) Subdivision is to be effected by a Plan of Survey, pursuant to Section 657 of the Municipal Government Act, or such other means satisfactory to the Registrar of the South Alberta Land Titles District.
  - a) A Plan of Survey, including the Application number (PL20220177) and Roll number (07920001) of the parcel;
  - b) A Surveyor's Affidavit; and
  - c) Landowner's Consent to Register Plan of Survey

**Access Easement Agreements**

- 2) The Owner shall register on the title of each Lot 1 and Lot 2, access easement agreements with all necessary adjacent landowners indicating that future Owners shall allow public access across their lands in the easement.

**Payments**

- 3) The County will enter into an infrastructure Cost Recovery Agreement with the Owner to determine the proportionate recovery of infrastructure money spent by the Owner to construct municipal infrastructure that will consequently provide benefit to other lands.
- 4) The Owner shall pay the County subdivision endorsement fee, in accordance with the *Master Rates Bylaw*, for the creation of one (1) new Lot.



**Taxes**

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

Carried  
Absent: Councillor Schule

Deputy Reeve Kochan vacated the Chair. Reeve Kissel reassumed the Chair.

**F-1 All Divisions - Town of Crossfield - Rocky View County Intermunicipal Collaboration Framework Agreement Renewal**  
**File: N/A**

MOVED by Councillor Boehlke that Council approve the Rocky View County and Town of Crossfield Intermunicipal Collaboration Framework as presented in Attachment A.

Carried  
Absent: Councillor Schule

**F-2 Division 6 - Development Permit: Condition Expiry Time Extension Agreement Request**  
**File: PRDP20226218 (03314001/2 & 03311001/2/3/6)**

MOVED by Councillor Samra that Council approve the time extension agreement request for development permit application PRDP20226218 to December 31, 2024.

Carried  
Absent: Councillor Schule

The Chair called for a recess at 10:37 a.m. and called the meeting back to order at 10:43 a.m.

**F-4 All Divisions - 2022 - 2023 Levy Bylaw Annual Reporting**  
**File: 1007-100**

MOVED by Deputy Reeve Kochan that Council receive the 2022 - 2023 Regional Off-Site Levies Annual Report as information.

Carried  
Absent: Councillor Schule

**F-6 Division 5 - Consideration of Motion - Creation of a Chamber of Commerce to Support the Balzac Business Community**  
**File: N/A**

MOVED by Councillor Boehlke that Administration be directed to research the necessary steps, potential boundary adjustments, and associated costs to create a new Chamber of Commerce in the Balzac area;

AND THAT Administration report back to Council with their findings and recommendations by the end of Q3 2024.

Carried  
Absent: Councillor Schule



**F-7 Division 1 - Consideration of Motion - Extension of and Exemptions to the Provisions of Water and Wastewater Utilities Bylaw C-7662-2017 Part 15.2**  
**File: N/A**

MOVED by Deputy Reeve Kochan that Council move into closed session at 11:35 a.m. to consider the Extension of and Exemptions to the Provisions of *Water and Wastewater Utilities Bylaw C-7662-2017* Part 15.2 pursuant to the following sections of the *Freedom of Information and Protection of Privacy Act*:

- Section 24 – Advice from officials
- Section 25 – Disclosure harmful to economic and other interests of a public body
- Section 27 – Privileged information

Carried  
Absent: Councillor Schule

Council held the closed session for item F-7 with the following additional people in attendance:

Rocky View County: R. McDonald, I/Chief Administrative Officer  
M. Boscariol, Executive Director, Community Services  
B. Riemann, Executive Director, Operations  
K. Robinson, Executive Director, Corporate Services  
G. van den Burg, Director/Municipal Clerk, Legislative Services

MOVED by Councillor Hanson that Council move into open session at 11:56 a.m.  
Carried  
Absent: Councillor Schule

Main Motion

MOVED by Councillor Hanson that Rocky View County Council extends the mandatory connection deadline to December 31, 2030 and directs Administration to continue to work with the unconnected lot owners to encourage compliance with the bylaw as soon as possible;

AND THAT the lot owned by 1428011 Alberta Ltd. is excluded from the conditions of the bylaw upon circumstances of demonstration of compliance with conditions of Development Permit 2009-DP-13575 which required enhanced water and sewage infrastructure installation at time of development.





Amending Motion:

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

THAT Rocky View County Council extends the mandatory connection deadline to December 31, ~~2030~~ 2027 and directs Administration to continue to work with the unconnected lot owners to encourage compliance with the bylaw as soon as possible;

AND THAT the lot owned by 1428011 Alberta Ltd. is excluded from the conditions of the bylaw upon circumstances of demonstration of compliance with conditions of Development Permit 2009-DP-13575 which required enhanced water and sewage infrastructure installation at time of development.

Defeated  
Absent: Councillor Schule

At the request of Councillor Samra, the Chair severed the main motion into two separate motions in accordance with section 135 of the *Procedure Bylaw*.

Main Motion 1:

MOVED by Councillor Hanson that Rocky View County Council extends the mandatory connection deadline to December 31, 2030 and directs Administration to continue to work with the unconnected lot owners to encourage compliance with the bylaw as soon as possible.

Defeated  
Absent: Councillor Schule

Main Motion 2:

MOVED by Councillor Hanson that the lot owned by 1428011 Alberta Ltd. is excluded from the conditions of the bylaw upon circumstances of demonstration of compliance with conditions of Development Permit 2009-DP-13575 which required enhanced water and sewage infrastructure installation at time of development.

Defeated  
Absent: Councillor Schule

The Chair called for a recess at 12:06 p.m. and called the meeting back to order at 1:02 p.m. Councillor Hanson was not present when the meeting was called back to order.

Councillor Schule arrived at the meeting at 1:02 p.m.

**D-3 Division 5 - Bylaw C-8508-2024 - Redesignation Item: Agricultural  
File: PL20230156 (05320003/05320004)**

MOVED by Councillor Boehlke that the public hearing for item D-3 be opened at 1:03 p.m.

Carried  
Absent: Councillor Hanson

Councillor Hanson returned to the meeting at 1:04 p.m.



Persons(s) who presented: Darrel Grant (Applicant)

Person(s) who presented in support: None

Person(s) who presented in opposition: None

Persons(s) who presented rebuttal: None

MOVED by Councillor Boehlke that the public hearing for item D-3 be closed at 1:12 p.m.  
Carried

MOVED by Councillor Boehlke that Bylaw C-8508-2024 be given first reading.  
Carried

MOVED by Councillor Boehlke that Bylaw C-8508-2024 be given second reading.  
Carried

MOVED by Councillor Boehlke that Bylaw C-8508-2024 be considered for third reading.  
Carried Unanimously

MOVED by Councillor Boehlke that Bylaw C-8508-2024 be given third and final reading.  
Carried

**F-3 Division 6 - Local Plan Item: Institutional & Community Use**  
**File: PL20230023 (03323025)**

MOVED by Councillor Samra that the St. Mary's Malankara Orthodox Church Master Site Development Plan: Remaining Lands be approved in accordance with Attachment F.  
Carried

**F-5 All Divisions - 2024 Spring Budget Finalization**  
**File: N/A**

Councillor Hanson left the meeting at 2:23 p.m. and returned to the meeting at 2:26 p.m.

MOVED by Deputy Reeve Kochan that the operating and capital budget adjustment presented in Attachment B be amended as follows:

- 1) That items 10 and 11 be removed from the 2024 budget and considered after the final consultant report on services and service levels has been provided to Council.  
Defeated

MOVED by Deputy Reeve Kochan that the operating and capital budget adjustment presented in Attachment B be amended as follows:

- 2) That a utility rate increase for water and wastewater services of 3% be applied in the 2024 budget.  
Carried



MOVED by Deputy Reeve Kochan that the operating and capital budget adjustment presented in Attachment B be amended as follows:

3) That Council approve a tax increase of 0% in 2024.

Carried

MOVED by Deputy Reeve Kochan that Administration report back to Council with an update on the net amount to be transferred to the Tax Stabilization Reserve.

Carried

The Chair called for a recess at 3:43 p.m. and called the meeting back to order at 3:48 p.m.

MOVED by Councillor Schule that the Platoon Captain pilot program be placed on hold until the 2024 Fire Master Plan is brought to Council.

Carried

MOVED by Deputy Reeve Kochan that Council approve the operating and capital budget adjustment outlined in Attachment B, as amended.

Carried

MOVED by Councillor Hanson that the budget adjustment to accommodate external requisitions be approved as presented in Attachment C.

Carried

MOVED by Reeve Kissel that Administration report back to Council, no later than the end of June 2024, on the impacts of increasing the County paid portion of the employee benefits to 100% would have on staff retention.

Carried

**G-1 All Divisions - Bylaw C-8522-2024 - Amendments to the *Appeal and Review Panel***  
**Bylaw**  
**File: N/A**

MOVED by Deputy Reeve Kochan that Bylaw C-8522-2024 be given first reading.

Carried

MOVED by Deputy Reeve Kochan that Bylaw C-8522-2024 be given second reading.

Carried

MOVED by Deputy Reeve Kochan that Bylaw C-8522-2024 be considered for third and final reading.

Carried Unanimously

MOVED by Deputy Reeve Kochan that Bylaw C-8522-2024 be given third and final reading.

Carried



**K Adjourn the Meeting**

MOVED by Councillor Samra that the April 9, 2024 Council meeting be adjourned at 4:38 p.m.  
Carried

\_\_\_\_\_  
Reeve or Deputy Reeve

\_\_\_\_\_  
Chief Administrative Officer or designate



Direct Control Amendment Item: Residential

Electoral Division: 3		File: PL20230024 / 10013260	
Date:	April 23, 2024		
Presenter:	Christine Berger, Planner 2		
Department:	Planning		
Approved by:	<input checked="" type="checkbox"/> Executive Director / Director	and/or	<input checked="" type="checkbox"/> Chief Administrative Officer

REPORT SUMMARY

The purpose of this report is to assess the proposed site-specific amendment to Direct Control Bylaw C-6586-2007 (DC-123) to accommodate the existing detached dwelling as well as the detached garage to have a minimum side yard setback of 2.09 metres (6.86 feet). Due to a construction error, the buildings were developed closer to the property line than the minimum side yard setback requirement of 2.40 metres (7.87 feet).

The proposed amendment was evaluated in accordance with the CottageClub Ghost Lake Conceptual Scheme (CS) and the regulations DC-123. The application was found to meet the intent of the CottageClub Ghost Lake CS and DC-123; the proposed reduction in setbacks for the subject lands does not create any adverse impacts on surrounding parcels. Additionally, the Applicant has demonstrated compliance with the 2019 National Building Code – Alberta Edition.

ADMINISTRATION’S RECOMMENDATION

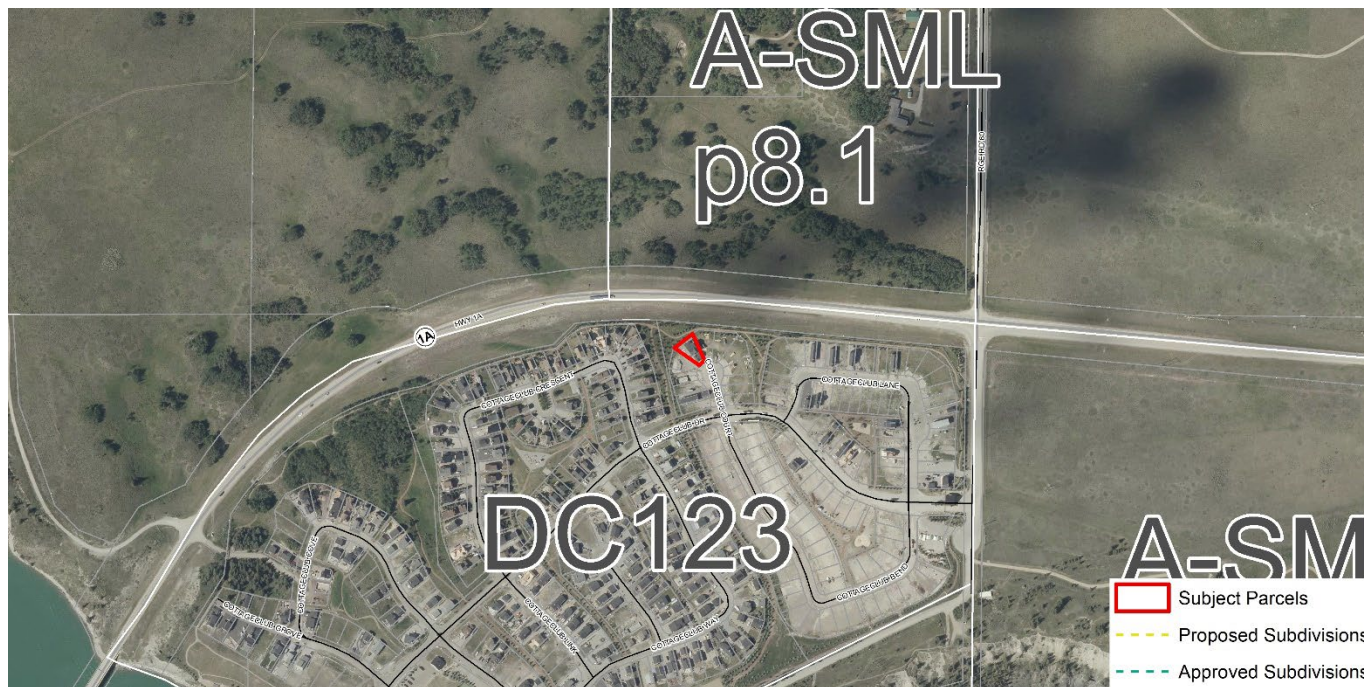
- THAT Bylaw C-8506-2024 be given first reading.
- THAT Bylaw C-8506-2024 be given second reading.
- THAT Bylaw C-8506-2024 be considered for third reading.
- THAT Bylaw C-8506-2024 be given third and final reading.

## Direct Control Amendment Item: Residential

### BACKGROUND

#### Location (Attachment A)

Located approximately 0.20 kilometres (0.13 miles) south of Highway 1A, 0.41 kilometres (0.25 miles) west of Range Road 60, within the CottageClub Ghost Lake Conceptual Scheme.



#### Site History (Attachment B)

The subject parcel was created as part of Subdivision Plan 201 0713, which was registered with Alberta Land Titles in April of 2020.

Two previous amendments to DC-123 were approved on nearby properties in 2013 and 2023 to decrease minimum yard setbacks for buildings."

#### Intermunicipal and Agency Circulation (Attachment C)

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

The application was circulated to the Municipal District of Bighorn in accordance with the Intermunicipal Development Plan (IDP) between the Municipal District of Bighorn and Rocky View County. The Municipal District of Bighorn did not provide comments.

Alberta Transportation and Economic Corridors was circulated due to the subject property's proximity to Highway 1A and have provided no concerns with the proposed application.

#### Landowner Circulation (Attachment D)

The application was circulated to 383 adjacent landowners in accordance with the *Municipal Government Act* and County Policy C-327 (Circulation and Notification Standards); one letter in support and one letter in opposition were received.



## Direct Control Amendment Item: Residential

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### ANALYSIS

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#### Policy Review (Attachment E)

The County Plan does not contain policies specific to building setbacks and the application aligns with the intent of Section 10.0 (Country Residential). The application was reviewed against the Municipal District of Bighorn / Rocky View County IDP, the CottageClub Ghost Lake CS, and DC-123 regulations; the application was found to be consistent with the intent and policies these documents. No adverse impacts to County infrastructure, the environment, or adjacent properties are anticipated.

There are no specific policies within the CottageClub Ghost Lake CS that speak to setbacks, rather, Policy 12.0.1 states that setbacks will be established by the Direct Control Bylaw. Furthermore, the application does not compromise the intent of the Conceptual Scheme, which includes objectives such as accommodating growth and change, creating safe and livable environments, and preservation and conservation of significant/sensitive environments.

Lastly, similar site-specific amendments within DC-123 have been approved by Council in the past to accommodate minor construction errors. DC-123 specifies a minimum side yard setback of 2.40 metres (7.87 feet); the subject development has a 2.09 metre (6.86 feet) setback, which is a variance of 0.31 metres (1.02 feet), or approximately 13%. The Applicant has demonstrated compliance with the 2019 National Building Code – Alberta Edition and has received Building Permits for both the dwelling and detached garage.

### COMMUNICATIONS / ENGAGEMENT

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

### IMPLICATIONS

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#### Financial

No financial implications identified at this time.

### STRATEGIC ALIGNMENT

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

### ALTERNATE DIRECTION

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

### ATTACHMENTS

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Attachment A: Map Set

Attachment B: Application Information

Attachment C: Application Referral Responses

Attachment D: Public Submissions

Attachment E: Policy Review

Attachment F: Draft Bylaw C-8506-2024

Attachment G: Proposed DC-123 Amendment Bylaw C-6586-2007 Redline

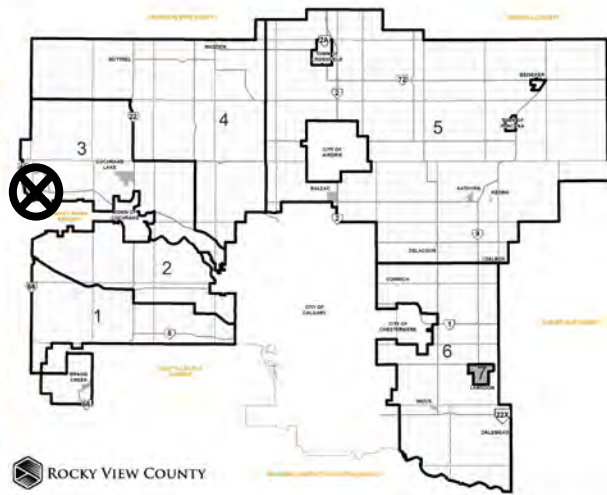


## Location & Context

### Redesignation Proposal

Site-specific amendment to DC-123 Bylaw at 144 Cottageclub Court (Unit 259, Plan 2010713) to reduce the minimum east side yard setback to 2.09 metres (6.86 ft), instead of the current required minimum 2.4 metres (7.78 ft). The purpose of this amendment is to accommodate a house that has already been built.

Division: 3  
 Roll: 10013260  
 File: PL20230024  
 Printed: March 2, 2023  
 Legal: Lot: UNIT 259  
 Plan: 2010713  
 Page 1 of 475  
 26-06-W05M





## Development Proposal

### Redesignation Proposal

Site-specific amendment to DC-123 Bylaw at 144 Cottageclub Court (Unit 259, Plan 2010713) to reduce the minimum east side yard setback to 2.09 metres (6.86 ft), instead of the current required minimum 2.4 metres (7.78 ft). The purpose of this amendment is to accommodate a house that has already been built.





## Environmental

### Redesignation Proposal

Site-specific amendment to DC-123 Bylaw at 144 Cottageclub Court (Unit 259, Plan 2010713) to reduce the minimum east side yard setback to 2.09 metres (6.86 ft), instead of the current required minimum 2.4 metres (7.78 ft). The purpose of this amendment is to accommodate a house that has already been built.



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

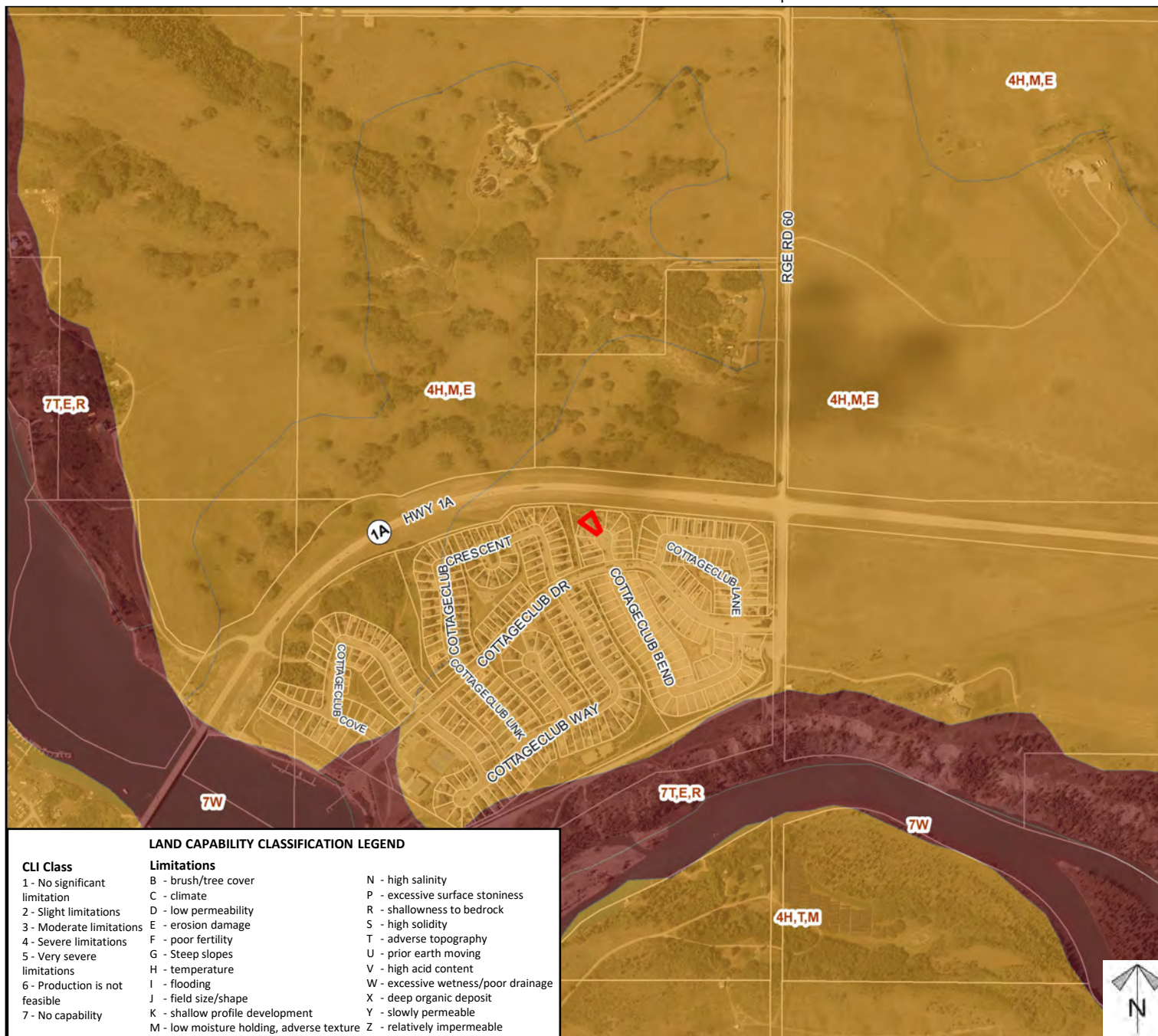
Division: 3  
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## Soil Classifications

### Redesignation Proposal

Site-specific amendment to DC-123 Bylaw at 144 Cottageclub Court (Unit 259, Plan 2010713) to reduce the minimum east side yard setback to 2.09 metres (6.86 ft), instead of the current required minimum 2.4 metres (7.78 ft). The purpose of this amendment is to accommodate a house that has already been built.



Division: 3  
 Roll: 10013260  
 File: PL20230024  
 Printed: March 2, 2023  
 Legal: Lot: UNIT 259  
 Plan: 2010713  
 Page 213 of 475  
 26-06-W05M

## Redesignation Proposal

Site-specific amendment to DC-123 Bylaw at 144 Cottageclub Court (Unit 259, Plan 2010713) to reduce the minimum east side yard setback to 2.09 metres (6.86 ft), instead of the current required minimum 2.4 metres (7.78 ft). The purpose of this amendment is to accommodate a house that has already been built.

**Legend**

## Support



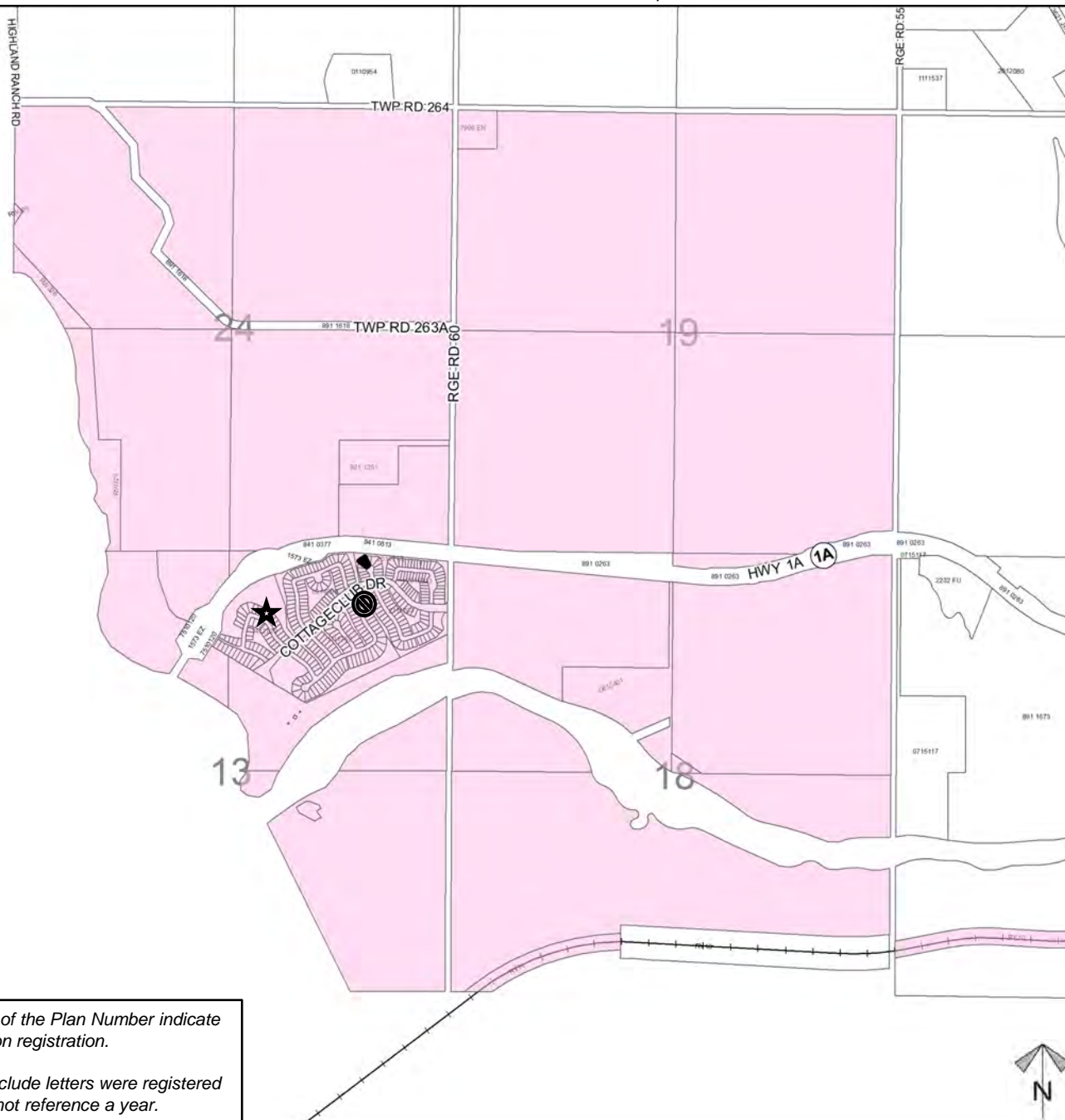
*Not Support*



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

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

Division: 3  
Roll: 10013260  
File: PL20230024  
Printed: March 2, 2023  
Legal: Lot:UNIT 259  
Page 212 of 475  
Plat 26-06-W05M-13-26-06-W05M



**ATTACHMENT B: APPLICATION INFORMATION**

<b>APPLICANT/OWNERS:</b> Aura Quality Homes (Darlene Denchuk) / Paul Hine	<b>DATE APPLICATION RECEIVED:</b> March 2, 2023
<b>GROSS AREA:</b> ± 0.05 hectares (± 0.13 acres)	<b>LEGAL DESCRIPTION:</b> Unit 259, Plan 201 0713 within NE-13-26-06-W05M
<b>Pre-Application Meeting Held:</b> <input type="checkbox"/>	<b>Meeting Date:</b> N/A
<b>SOILS (C.L.I. from A.R.C.):</b> Severe limitations; temperature, low moisture holding & adverse texture, erosion damage.	
<b>HISTORY:</b> <p><b>October 31, 2023:</b> DC-123 was amended to decrease setback to allow for an existing dwelling on Unit 298, Plan 201 0713.</p> <p><b>April 14, 2020:</b> Subdivision Plan registered with Alberta Land Titles.</p> <p><b>December 10, 2023:</b> DC-123 was amended to decrease setback to allow for an existing dwelling and garage on Unit 54, Plan 091 4699.</p>	
<b>TECHNICAL REPORTS SUBMITTED:</b> <ul style="list-style-type: none"> <li>Not Applicable</li> </ul>	

## ATTACHMENT C: APPLICATION REFERRAL RESPONSES

AGENCY	COMMENTS
<b><i>School Authority</i></b>	
Rocky View Schools	No response received.
Calgary Catholic School District	No concerns.
Public Francophone Education	No response received.
Catholic Francophone Education	No response received.
<b><i>Province of Alberta</i></b>	
Alberta Transportation	<p>Alberta Transportation and Economic Corridors offers the following comments and observations with respect to the proposed land use amendment (s):</p> <ol style="list-style-type: none"> <li>1. Pursuant to Section 618.3(1) of the Municipal Government Act (MGA), the department expects that the municipality will comply with any applicable items related to provincial highways in an ALSA plan if applicable</li> <li>2. Pursuant to 618.4(1) of the Municipal Government Act, the department expects that the Municipality will mitigate the impacts of traffic generated by developments approved on the local road connections to the highway system, in accordance with Policy 7 of the Provincial Land Use Policies.</li> <li>3. The proposed development is exempted from the requirement of a permit pursuant to Section 25 of the Highways Development and Protection Regulation. This exemption is subject to the provisions of Sections 11- 23 and Sections 55-59 of the Highways Development and Protection Act (Chapter H-8.5, RSA, 2004) and amendments thereto, and Sections 8-15, Sections 24-25, and Sections 35-36 of the Highways Development and Protection Regulation (Alberta Regulation 326/2009) and amendments thereto.</li> <li>4. No direct highway access or additional highway access is approved or considered approved by issuance of this exemption.</li> <li>5. The proposed development shall be set back as shown on the submitted site plan. In no case shall a relaxation of the setback shown be permitted without prior approval of Alberta Transportation.</li> <li>6. Alberta Transportation accepts no responsibility for the noise or other impacts of highway traffic upon any development or occupants thereof. Noise impacts and the need for attenuation should be thoroughly assessed. The applicant is advised that provisions for noise attenuation and/or visual screening are the sole responsibility of the landowner.</li> <li>7. The landowner (or a designated representative) is responsible for obtaining any other necessary municipal, provincial, or federal approvals.</li> <li>8. Any peripheral lighting (yard lights/area lighting) that may be considered a distraction to the motoring public or deemed to create a traffic hazard will not be permitted.</li> </ol>



AGENCY	COMMENTS
Alberta Health Services	No concerns.
<b><i>Public Utility</i></b>	
ATCO Gas	No response received.
ATCO Pipelines	No response received.
FortisAlberta	No concerns.
TELUS Communications	No concerns.
<b><i>Adjacent Municipality</i></b>	
M.D. of Bighorn	No response received.
<b><i>Internal Departments</i></b>	
Building Services	<p><b>November 28, 2023</b></p> <p>The building Permit has been closed on our end and inspections completed. The work was completed as we requested.</p> <p><b>August 18, 2023</b></p> <p>Separate building permits will be required for the both the single family dwelling and the detached garage to achieve compliance with the 2019 National Building Code- Alberta Edition. It appears as though the beams and column supporting the front porch entry of the house on the NE wall will require a fire resistance rating of at least 45 minutes and possible soffit protection depending on its construction. The garage wall on the NE side will also require the 45 minute fire resistance rating and possible eaves protection depending on its construction. Both of these buildings walls will have to comply with subsection 9.10.15. of the Building Code. Once a permit application has been submitted an on-site visit by a Safety Codes Officer from Rocky View County may be required to determine what code requirements are needed to be addressed to achieve compliance with the code.</p>
Fire Services & Emergency Management	As a measure of Building and Occupant Fire Safety "Division B Part 2 of the National Fire Code – Alberta Edition" fire services would like to see an increased fire safety measure implemented to protect both property owners in the future. Our suggestion after review of the information was to have a dry sprinkler system installed on the buildings which are encroaching.
Capital and Engineering Services	No concerns.

Circulation Period: July 20, 2023, to August 11, 2023.

**From:** [Legislative Officers](#)  
**To:** [Edie Mitchell](#)  
**Cc:** [Legislative Officers](#); [Christine Berger](#)  
**Subject:** RE: Bylaw C-8506-2024-PL20230024(10013260)  
**Date:** Monday, April 8, 2024 8:26:20 AM

---

Hello,

Thank you for your comments on the proposed bylaw. They will be included in the agenda for Council's consideration.

Thank you,

### LEGISLATIVE OFFICERS

Legislative Services

### ROCKY VIEW COUNTY

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

Phone: 403-230-1401

[legislativeofficers@rockyview.ca](mailto:legislativeofficers@rockyview.ca) | [www.rockyview.ca](http://www.rockyview.ca)

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

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**From:** Edie Mitchell <[REDACTED]>  
**Sent:** Friday, April 5, 2024 4:51 PM  
**To:** Legislative Services <[LegislativeServices@rockyview.ca](mailto:LegislativeServices@rockyview.ca)>  
**Subject:** Bylaw C-8506-2024-PL20230024(10013260)

To whom it may concern,

We are against the idea of creating a site-specific amendment to DC-123. Owners buy the properties knowing the size of the lot, and builders build to suit that property.

No changes need to be made to the bylaw.

Thank you,

Roger and Edie Mitchell

Lot 92 Block P Lan 1111762 NE-13-26-06-05

308 Cottage Club Way

Rockyview County, AB T4C1B1



**Andrew Chell**

---

**From:** Todd Achen <[REDACTED]>  
**Sent:** August 8, 2023 2:16 PM  
**To:** Andrew Chell  
**Cc:** Aura Quality Homes  
**Subject:** DC123/Div 3 - File#10013260 / PL20230024

Dear Andrew Chell:

Re: DC123/Div 3 - File#10013260 / PL20230024

I am in Agreement to Accommodate set back for a house already built at lot #259.

I am a neighbouring property at the CottageClub residing at Unit 204. Unit 259 is in phase 4 of the CottageClub and is therefore far from the lake with no lake views. As the property can not block either a lake or mountain view, the immaterial distance of setback error has no impact on views or material set back, and therefore no impact on the value of phase 4 adjacent properties.

This seems to be a simple error by the survey engineer and municipal and inspection approvals? There have been several Rockyview DC123 building and compliance errors in our community by RVC. It is likely best to have attentive employees review plans on site in advance as they should, taking preventative action immediately when RVC inspectors are on site, rather than errors discovered after the fact like this.

Through better preventative controls of compliance to DC123 ByLaws by RVC inspectors into the future, these minor errors could be mitigated at points of construction in advance avoiding the time to have to take it to counsel and waste their valuable time after the fact.

No reasonable safe setback was ever provided by Rockyview County in 2022 to the CottageClub when RVC exempted TransAlta to build a lithium ion power plant on agricultural land right next to hundreds of CottageClub properties, devaluing our properties. So why worry about a few inches if Rockyview simply preapproves power plants with no legal safe set backs of DC123 fire and evacuation plans required for the safety of all CottageClub properties.

I agree with this insignificant set back approval for #259. I only wished that residents of the CottageClub would not have had their set back rights taken away by the County in a unilateral decision for a new TransAlta power plant right next door to our community without so much as a RVC public hearing for us residents here at risk.

Thank you, Milton Achen #204 at the CottageClub [REDACTED]

Sent from my iPhone

**ATTACHMENT E: POLICY REVIEW**

<b>Definitions</b>		
Consistent	Generally Consistent	Inconsistent
Clearly meets the relevant requirements and intent of the policy.	Meets the overall intent of the policy and any areas of inconsistency are not critical to the delivery of appropriate development.	Clear misalignment with the relevant requirements of the policy that may create planning, technical or other challenges.

<b>Municipal District of Bighorn / Rocky View County Intermunicipal Development Plan</b>	
<b>Land Use Policies – General Land Use Policies</b>	
3.2.1	<i>Applications for land use redesignation, subdivision, and development permit should be evaluated in accordance with the Municipal Development Plan (MDP), Land Use Bylaw (LUB), and any statutory or non-statutory plans relevant to the municipality in which they are received.</i>
Consistent	The IDP does not have regulations surrounding building setbacks, however, the application was evaluated against Rocky View County regulations.
3.2.2	<i>Applications for a new Area Structure Plan, Concept Plan, MDP, LUB, and MDP or LUB amendments within the IDP Area should be evaluated in accordance with any relevant regional plan as well as the Municipal Development Plan (MDP), Land Use Bylaw (LUB), and any statutory or non-statutory plans relevant to the municipality in which they are received.</i>
Consistent	The application for the DC-123 Amendment was reviewed against Rocky View County plans.

<b>Municipal Development Plan (County Plan)</b>	
<b>10.0 Compact Residential Development</b>	
Intent	<i>Compact residential design sensitively integrates housing with the natural features and topography of a site by grouping homes on smaller lots, while permanently preserving a significant amount of buildable land for conservation, recreation, or agriculture uses.</i>
Consistent	The County Plan does not have specific policies to building setbacks, however, the application to amend DC-123 to allow the existing dwelling to remain does not have an adverse effect on the overall intent outlined in the County Plan.
10.8	<i>Compact residential development shall be designed to achieve:</i> <ul style="list-style-type: none"> <li><i>a. a reduction in the overall development footprint through a permanent retention of a portion of developable land as open land;</i></li> <li><i>b. a portion of open land that is publicly accessible and used for greenways, regional pathways, and/or trails;</i></li> <li><i>c. an efficient, compact, walkable building area;</i></li> <li><i>d. servicing and transportation efficiencies, minimizing operational costs, and retention of viewscales;</i></li> <li><i>e. minimal impacts on adjacent agricultural operations; and</i></li> <li><i>f. environmental best practices, interconnected open land, efficient development, and retention of rural character.</i></li> </ul>
Consistent	The proposed amendment to the side yard setback for Unit 259 does not contradict any design policies in section 10.8 of the County Plan.

<b>Cottage Club Ghost Lake Conceptual Scheme</b>	
<b>7.4 Subdivision Design</b>	
7.4.1	<i>The layout of Cottage Club Ghost Lake shall generally be in accordance with Figure 9.</i>
Consistent	Although the Conceptual Scheme does not have policies specific to building setbacks, the application follows the subdivision design policies.
<b>12.0 Proposed Land Use</b>	
12.0.1	<i>Applications for land use amendments within the Plan Area shall establish land uses, appropriate building setbacks and development regulations, and shall be consistent with the intent of this Conceptual Scheme</i>
Consistent	The application is requesting a variance to the building setback to allow for an existing dwelling to remain, while remaining consistent with the intent of the Conceptual Scheme.

<b>Direct Control District Bylaw C-6586-2007 (DC-123)</b>	
<b>Land Use Regulations – Residential Area – Cell ‘A’ – Minimum Yard Requirements</b>	
2.4.2	Side Yard: 2.4 m (7.87 ft.)
Generally Consistent	The application is for an amendment to the side yard setback for Unit 259, to allow an existing dwelling to remain. The existing side yard setback is 2.09 m (6.86 ft.), resulting in a 0.31 m (1.02 ft.) variance ( $\pm 13\%$ ).



# BYLAW C-8506-2024

**A bylaw of Rocky View County, in the Province of Alberta, to amend Rocky View County Bylaw C-6586-2007, being Direct Control (DC-123).**

The Council of Rocky View County enacts as follows:

## Title

1 This bylaw may be cited as *Bylaw C-8506-2024*.

## Definitions

2 Words in this Bylaw have the same meaning as those set out in the *Land Use Bylaw* and *Municipal Government Act* except for the definitions provided below:

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

## Effect

3 THAT Direct Control Bylaw C-6586-2007, known as “DC-123” be amended as shown on the attached Schedule ‘A’ forming part of this Bylaw.

## Effective Date

4 Bylaw C-8506-2024 is passed and comes into full force and effect when it receives third reading and is signed in accordance with the *Municipal Government Act*.



ROCKY VIEW COUNTY

READ A FIRST TIME this \_\_\_\_\_ day of \_\_\_\_\_, 2024

READ A SECOND TIME this \_\_\_\_\_ day of \_\_\_\_\_, 2024

UNANIMOUS PERMISSION FOR THIRD READING this \_\_\_\_\_ day of \_\_\_\_\_, 2024

READ A THIRD AND FINAL TIME this \_\_\_\_\_ day of \_\_\_\_\_, 2024

\_\_\_\_\_  
Reeve\_\_\_\_\_  
Chief Administrative Officer\_\_\_\_\_  
Date Bylaw Signed



**SCHEDULE 'A'**  
**FORMING PART OF BYLAW C-8506-2024**

*Add the following to Section 2.4.2:*

- 2.4.2.3 Notwithstanding section 2.4.2, Unit 259, Plan 201 0713 within NE-13-26-6-W5M is permitted a minimum side yard setback of 2.09 metres (6.86 feet), in order to allow an existing dwelling and detached garage to remain.

MUNICIPAL DISTRICT OF ROCKY VIEW NO. 44  
BYLAW C-6586-2007

## OFFICE CONSOLIDATION

This document has been consolidated for convenience only. A copy of the original Bylaw and all amending Bylaws can be obtained from Rocky View County. This office consolidation comprises the following Bylaws:

Bylaw	Amendment Type	Date of Approval
C-6586-2007	Original Bylaw	June 1, 2010
C-7303-2013	Amending Section 2.4.2.1	December 10, 2013
C-7610-2016	Amending Section 5.12.0	October 11, 2016
C-7808-2018	Amending Sections 4.1.0	January 28, 2020
C-8444-2023	Amending Section 2.4.2.2	October 31, 2023
C-8506-2024	Amending Section 2.4.2	April 23, 2024

A Bylaw of the Municipal District of Rocky View No. 44 to amend Bylaw C-4841-97 (The Land Use Bylaw).

**WHEREAS** the Council deems it desirable to amend the said Bylaw; and

**WHEREAS** the Council of the Municipal District of Rocky View No. 44 has received an application to amend Part 5, Land Use Map 69 of Bylaw C-4841-97 to redesignate Lot 1, Block 1, Plan 031 2312 and a portion of the N ½ Sec. 13, Twp. 26, Rge. 6, W5M from Ranch & Farm District to Direct Control District as shown on attached Schedule “A” and Schedule “B”; and

**WHEREAS** a notice was published on Tuesday, December 4, 2007 and Tuesday, December 11, 2007 in the Rocky View Weekly, a newspaper circulating in the Municipal District of Rocky View No. 44, advising of the Public Hearing for Tuesday, January 15, 2008; and

**WHEREAS** Council held a Public Hearing and have given consideration to the representations made to it in accordance with Section 692 of the Municipal Government Act, being Chapter M-26 of the Revised Statutes of Alberta, 2000, and all amendments thereto.

**NOW THEREFORE** the Council enacts the following:

1. That Part 5, Land Use Map No. 69 of Bylaw C-4841-97 be amended to redesignate Lot 1, Block 1, Plan 031 2312 and a portion of the N ½ Sec. 13, Twp. 26, Rge. 6, W5M from Ranch and Farm District to Direct Control District, as shown on the attached Schedule “A” and Schedule “B” attached hereto and forming part of the Bylaw; and
2. That a portion of the lands within Lot 1, Block 1, Plan 031 2312 and a portion of the N ½ Sec. 13, Twp. 26, Rge. 6, W5M are hereby redesignated to Direct Control District, as shown on Schedule “A” and Schedule “B” attached to and forming a part of this Bylaw; and
3. That the regulations of the Direct Control District comprise:
  - 1.0.0 General Regulations

- 2.0.0 Land Use Regulations – Residential Area - Cell ‘A’
- 3.0.0 Land Use Regulations – Lake Access Area - Cell ‘B’
- 4.0.0 Subdivision Regulations
- 5.0.0 Development Regulations
- 6.0.0 Definitions
- 7.0.0 Implementation

#### **1.0.0 GENERAL REGULATIONS**

- 1.1.0 Parts 1, 2 and 3 of the Land Use Bylaw C-4841-97 shall apply to all uses contemplated by this Bylaw except where noted otherwise in this Bylaw.
- 1.2.0 That the Development Authority shall be responsible for the issuance of Development Permit(s) for the Lands subject to this Bylaw.
- 1.3.0 Notwithstanding Section 1.2.0, a *Dwelling, Single-detached* and *Accessory Buildings* are deemed approved without the requirement for a Development Permit when all other criteria of this Bylaw are met.
- 1.4.0 Council may, through a Development Agreement(s) required by any subdivision and/or development permit affecting these Lands, specify any regulation, criteria, or condition necessary to ensure all Subdivision and Development on the Lands conform to the development proposals and representations upon which this Bylaw is based, as determined by and to the satisfaction of the Council and its sole and unfettered discretion.

#### **2.0.0 LAND USE REGULATIONS – RESIDENTIAL AREA - CELL ‘A’**

##### **2.1.0 Purpose and Intent**

The purpose and intent is to provide for a comprehensively planned ‘recreation-based’ residential development with limited service and seasonal occupancy.

##### **2.2.0 Uses**

- 2.2.1 Accessory Buildings
- 2.2.2 Caretaker’s Residence
- 2.2.3 Communal Washroom & Shower Facilities
- 2.2.4 *Dwelling, Single-detached*
- 2.2.5 Local Convenience Store
- 2.2.6 Private Open Space
- 2.2.7 Public Park
- 2.2.8 Learning & Recreation Center
- 2.2.9 Sales Centre/Professional Office
- 2.2.10 Show Homes
- 2.2.11 Signs
- 2.2.12 Utility Infrastructure

##### **2.3.0 Maximum Requirements**

- 2.3.1 Maximum Number of Dwelling Units: 350
- 2.3.2 Maximum Number of Dwelling Units per titled area: 1
- 2.3.3 Maximum Number of Caretaker’s Residences: 1



- 2.3.4 Maximum Building Areas:
  - a) Dwelling, *Single-detached*:  
Main Floor – 56 m<sup>2</sup> (603 ft<sup>2</sup>)  
Total – 88 m<sup>2</sup> (950 ft<sup>2</sup>)
  - b) Caretaker's Residence:  
Main Floor – 139.4 m<sup>2</sup> (1,500 ft<sup>2</sup>)  
Total – 278.7 m<sup>2</sup> (3,000 ft<sup>2</sup>)
  - c) Learning & Recreation Centre: 1393.5 m<sup>2</sup> (15,000 ft<sup>2</sup>)
  - d) Sales Centre/Professional Office (to be included as part of the Main Floor of the Caretaker's Residence): 55.7 m<sup>2</sup> (600 ft<sup>2</sup>)
  - e) Local Convenience Store (to be included as part of the Main Floor of the Learning & Recreation Centre): 186 m<sup>2</sup> (2,002 ft<sup>2</sup>)
  - f) Accessory Buildings:  
Main Floor – 37.2 m<sup>2</sup> (400 ft<sup>2</sup>)  
Total – 60.4 m<sup>2</sup> (650 ft<sup>2</sup>)
- 2.3.5 Maximum Number of Accessory Buildings per titled area: 1
- 2.3.6 Maximum Building Height:
  - Accessory Buildings: 6 m (19.7 ft)
  - Caretaker's Residence: 11 m (36 ft)
  - Dwelling, *Single detached*: 9 m (29.5 ft)
  - Recreation & Learning Center: 11 m (36 ft)
- 2.3.7 Maximum Site Coverage (all buildings): 35%

#### 2.4.0 Minimum Yard Requirements

- 2.4.1 Front Yard: 2.4 m (7.87 ft.)
- 2.4.2 Side Yard: 2.4 m (7.87 ft.)
  - 2.4.2.1 Notwithstanding section 2.4.2, Unit 54, Plan 0914699 within N-13-26-6-W5M is permitted a minimum yard setback of 2.20 metres (7.22 feet), in order to allow an existing dwelling and garage to remain.
  - 2.4.2.2 Notwithstanding section 2.4.2, Unit 298, Plan 201 0713 within NE-13-26- 6W5M is permitted a minimum yard setback of 2.36 metres (7.74 feet), in order to allow an existing dwelling to remain.
  - 2.4.2.3 **Notwithstanding section 2.4.2, Unit 259, Plan 201 0713 within NE-13-26-6-W5M is permitted a minimum side yard setback of 2.09 metres (6.86 feet), in order to allow an existing dwelling and detached garage to remain.**
- 2.4.3 Rear Yard: 0.6 m (2.0 ft.) - when backing onto a common greenspace; 2.4 m (7.87 ft.) - all others

### 3.0.0 **LAND USE REGULATIONS - LAKE ACCESS AREA - CELL 'B'**

- 3.1.0 The purpose and intent is to facilitate the site's ongoing use for power generation and transmission infrastructure related to the Ghost River Reservoir, and to provide for a boat dock, boat launch, and a private road to facilitate access from the Residential Area to the Ghost Lake Reservoir.
- 3.2.0 Uses
  - 3.2.1 Boat Dock
  - 3.2.2 Boat Launch
  - 3.2.3 Private Open Space
  - 3.2.4 Signs
  - 3.2.5 Utility Infrastructure

#### **4.0.0 SUBDIVISION REGULATIONS**

- 4.1.0 As per Section 11.0 of the Cottage Club Ghost Lake Conceptual Scheme, all applications for phased subdivision approvals must be supported by the following technical documentation:
- a) A Construction Management Plan, prepared by a qualified professional, in a form and substance satisfactory to the Municipality.
  - b) A Stormwater Management Plan, prepared by a qualified professional, in a form and substance satisfactory to the Municipality and all relevant Federal & Provincial Authorities.
  - c) A Traffic Impact Analysis, prepared by a qualified professional, in a form and substance satisfactory to the Municipality and Alberta Transportation.
  - d) A Biophysical Impact Analysis, prepared by a qualified professional, in a form and substance satisfactory to the Municipality, to assess existing wildlife movements within the site, and recommend appropriate implementation measures to mitigate same.
  - e) An Emergency Response Plan, prepared by a qualified professional, in a form and substance satisfactory to the Municipality, to assess appropriate emergency response levels as required by the development in consideration of the site's limited service and proximity to the Wildcat Hills Gas Plant.
  - f) A Landscaping Plan that details plantings and other related improvements proposed within the development, prepared by a qualified Landscaping Professional, in accordance with the Conceptual Scheme's Policy 7.7.1, in a form and substance satisfactory to the Municipality.
  - g) Confirmation of a treated water supply, to be licensed by the Province of Alberta, in a form and substance satisfactory to the Municipality.
  - h) Confirmation of a wastewater system, to be approved by the Province of Alberta, in a form and substance satisfactory to the Municipality.
  - i) Confirmation that the proposed Condominium Bylaws and Architectural Controls associated with this development ensure that all owners within the development are notified of the community's recreational occupancy restrictions as per Policies 9.1.3, 9.1.4 and 9.3.1 of the Cottage Club Ghost Lake Conceptual Scheme, in a form and substance satisfactory to the Municipality.
  - j) An outline of all recreational amenities planned within the site, that discusses the intended use and intended users of each amenity, with a detailed Site Plan illustrating the location and configuration of the amenities within the site, in a form and substance satisfactory to the Municipality.
- 4.2.0 Approval conditions may be imposed by the Subdivision Authority to facilitate the implementation of appropriate development considerations as per the technical documentation listed in Section 4.1.0, to the satisfaction of the Municipality.
- 4.3.0 As per Sections 7.6 & 11.0, and Policy 7.6.8 of the Cottage Club Ghost Lake Conceptual Scheme, the pedestrian connection to the Bow River must be resolved prior to the 3rd phase of subdivision proceeding, to the satisfaction of the Municipality.
- 4.4.0 Private Roads shall be designed and constructed to the satisfaction of the Municipality.

## **5.0.0 DEVELOPMENT REGULATIONS**

- 5.1.0 The Development Authority may issue a Development Permit for Stripping and/or Grading within any portion of the development, provided the Municipality has endorsed a Construction Management Plan and a Stormwater Management Plan, as required by 4.1.0.
- 5.2.0 Subject to the terms of a Development Permit issued pursuant to 5.1.0, the Development Authority may approve crushing and processing of excavated materials on-site only for subsequent use of such materials within the development.
- 5.3.0 Approval from the Development Authority for any use contemplated by this Bylaw may be subject to approval from all relevant Federal and/or Provincial Authorities.
- 5.4.0 No occupancy of any *Dwelling, Single detached* shall occur until the construction of all required roads and utilities have been substantially completed to the satisfaction of the Municipality and Alberta Transportation.
- 5.5.0 The Development Authority may issue a Development Permit for up to five (5) Show Homes prior to the endorsement of a conditionally approved Plan of Subdivision. No occupancy of a Show Home shall occur until of all required roads and utilities have been substantially completed, and a Plan of Survey has been registered with Alberta Land Titles.
- 5.6.0 No outside storage shall be permitted within any parcel containing a *Dwelling, Single detached*.
- 5.7.0 Notwithstanding 5.6.0, the outside storage of a maximum of one (1) recreational vehicle and one (1) boat may be permitted within parcels containing *Dwellings, Single detached*, but only between April 1 and October 31.
- 5.8.0 Parking shall not be permitted abutting any road within the development.
- 5.9.0 Fencing shall not be permitted within any lot that contains a *Dwelling, Single detached*.
- 5.10.0 Construction of a wood, stone, or chain link fence, not greater than 1.8 m (6 ft.) in height, may be permitted within the common greenspace to enclose the development, to provide security for utility infrastructure, and to provide screening associated with recreational facilities.
- 5.11.0 The total area of any deck shall not exceed 37 m<sup>2</sup> (400 ft<sup>2</sup>) and may be attached and/or detached from a *Dwelling, Single detached*. The maximum height of a deck (not including railings) shall not exceed the height of the *Dwelling, Single detached* Main Floor elevation.
- 5.12.0 Notwithstanding 5.11.0, an additional deck incidental to a Loft Area of a *Dwelling, Single detached* may be permitted, provided it does not exceed 3.7 m<sup>2</sup> (40 ft<sup>2</sup>). The maximum height of this deck (not including railings) shall not exceed the maximum height of the *Dwelling, Single detached* Loft Area Floor elevation.
  - a) excepting UNIT 148, Plan 1111762, which may retain the two existing upper decks; each approximately 40.00 sq. ft. in area.
- 5.13.0 In all cases, a deck may be covered, but shall not be enclosed, and shall not encroach into any required yard setback.
- 5.14.0 *Accessory Buildings* shall not be attached to any *Dwelling, Single detached*, and construction of carports, breezeways, lean-tos, and/or any other similar structure between a *Dwelling, Single detached* and an *Accessory Building* shall not be permitted.

**6.0.0 DEFINITIONS - ALL USES NOT OTHERWISE HEREIN DESCRIBED HAVE THE SAME MEANING TO THE USES DEFINED IN THE LAND USE BYLAW C-4841-97.**

- 6.1.0 “*Boat Dock*” - means a structure, attached to and forming part of the mainland, for the temporary mooring of water craft and does not include overnight moorage;
- 6.2.0 “*Boat Launch*” - means a ramp that extends from the mainland into a water body, the purpose of which is to facilitate the placement and removal of water craft;
- 6.3.0 “*Caretaker’s Residence*” - means a *Dwelling, Single detached* which may be used as a permanent residence by a caretaker who provides year-round security and a professional office to facilitate site management activities related to the premises;
- 6.4.0 “*Communal Washroom & Shower Facilities*” - means a private facility which is commonly owned or reserved for residents within the development that includes communal washroom and shower facilities;
- 6.5.0 “*Community Sign*” - means a sign displaying the name of the community;
- 6.6.0 “*Construction Management Plan*” - means a program that details site management of all construction activity that may include, but is not limited to, the management of construction debris and dust, stormwater, site erosion, sedimentation control, noise control, traffic control and groundwater monitoring;
- 6.7.0 “*Local Convenience Store*” - means an establishment supplying groceries and other daily household necessities to the residents of the development;
- 6.8.0 “*Private Open Space*” - means improvement of land specifically designed or reserved for residents of the development for active or passive recreational use and includes all commonly-owned natural and man-made landscaping, parking areas, playing fields, maintenance facilities, garbage storage, recycling facilities and other related structures;
- 6.9.0 “*Recreation & Learning Center*” - means a private facility which is commonly owned or reserved for residents within the development that may include meeting rooms, parking facilities, a swimming pool with related change rooms & shower facilities, patios, laundry facilities and a local convenience store for community, social, educational and recreational purposes;
- 6.10.0 “*Recreation Vehicle*” - means a motor home, travel trailer, truck camper, or camping trailer, with or without motive power, designed for human habitation for recreational occupancy;
- 6.11.0 “*Recreational Occupancy*” – means human habitation that occurs primarily between April 1 and October 31 of the calendar year, and only on random and discontinuous occasions outside of these dates, subsequent to a deliberate mix of public and private regulatory mechanisms that restrict the availability of basic utilities, amenities and services and restrict the maximum area of residential building footprints & ancillary structures;
- 6.11.0 “*Qualified Landscaping Professional*” - means a professional landscape architect licensed to practice within the Province of Alberta who is a member in good standing with the Alberta Association of Landscape Architects (AALA);
- 6.12.0 “*Sales Centre/Professional Office*” - means a portion of the *Caretaker’s Residence* to be used for activities related to the initial marketing and sale of *Dwellings, Single detached* within the development and for ongoing site management activities related to the premises once the site has been built-out;

- 6.13.0 *"Substantially Completed"* - means Construction Completion Certificates have been issued by the Municipality;
- 6.14.0 *"Utility Infrastructure"* - means public and/or privately-owned communal water treatment & distribution systems, communal wastewater systems, natural gas, electricity, cable and telephone transmission lines (and related facilities), solid waste collection and recycling, and general maintenance facilities related to on-site development.

## **7.0.0 IMPLEMENTATION**

- 7.1.0 This bylaw comes into effect upon the date of its third and final reading.

**Division: 9**  
**File: 10013010/002/001 2006-RV-183**

First reading passed in open Council, assembled in the City of Calgary, in the Province of Alberta, on Tuesday, November 27, 2007, on a motion by Councillor McLean.

Second reading passed in open Council, assembled in the City of Calgary, in the Province of Alberta, on Tuesday, January 15, 2007, on a motion by Councillor McLean.

Third reading passed in open Council, assembled in the City of Calgary, in the Province of Alberta, on \_\_\_\_\_, on a motion by Councillor \_\_\_\_\_.

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REEVE OR DEPUTY REEVE

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MUNICIPAL SECRETARY



# COUNCIL REPORT

## Redesignation Item: Business

Electoral Division: 6

File: PL20210161 / 03323013

Date:	April 23, 2024		
Presenter:	Dinal Manawadu, Planner 1		
Department:	Planning		
Approved by:	<input checked="" type="checkbox"/> Executive Director / Director	and/or	<input checked="" type="checkbox"/> Chief Administrative Officer

## REPORT SUMMARY

The purpose of this report is to assess redesignation of Block 1, Plan 731129 within NW-23-23-28-W04M from Agricultural, Small Parcel District (A-SML p8.1) to Business, Live-Work District (B-LWK) to accommodate a future business use.

The subject parcel is located outside of an area structure plan; as such, the application was evaluated pursuant to the policies and regulations of the Calgary Metropolitan Regional Growth Plan (Growth Plan), the Municipal Development Plan (County Plan), and the *Land Use Bylaw*. The proposed development was found to be consistent with Section 14.0 (Business Development) of the County Plan as the subject parcel is limited in scope and scale. Council approved Bylaw C-8451-2023 to provide a list of specific parcels allowed to apply for redesignation to the B-LWK. The subject parcel was included as a parcel that can be considered for redesignation to B-LWK. In consideration of Council's Bylaw C-8451-2023, Administration recognizes that the area may likely transition towards light industrial and commercial uses in the future.

If Council determines that the application does not align with the overall purpose and intent of the Business, Live Work District (B-LWK), Administration has provided an alternative direction under the Alternate Direction section.

## ADMINISTRATION'S RECOMMENDATION

THAT Bylaw C-8526-2024 be given first reading.

THAT Bylaw C-8526-2024 be given second reading.

THAT Bylaw C-8526-2024 be considered for third reading.

THAT Bylaw C-8526-2024 be given third and final reading.



## Redesignation Item: Business

### BACKGROUND

#### Location (Attachment A)

Located at the south-east junction of Range Road 282 and Highway 560, approximately 1.61 kilometres (1.00 mile) south of the city of Chestermere and approximately 3.23 kilometres (2.03 miles) east of the city of Calgary.



#### Site History (Attachment B)

The subject quarter section was subdivided creating blocks 1-8 between August 1972 to July 1973. Block 8 was later subdivided into 5 residential lots and were registered between January 1991 to October 1994. Block 4 was further subdivided into two lots in September 2005.

Multiple redesignations have occurred throughout 2020 and 2021 to change the land use of neighbouring parcels to Business, Live Work District (B-LWK).

Since March 2003, the parcel had temporary development permits for a mobile home for farm help with the latest approval in May 2021 granting the approval without the need to renew the permit further.

Council approved Bylaw C-8451-2023 to provide a list of specific parcels allowed to apply for redesignation to the B-LWK District. The subject parcel was included as a parcel that can be considered for the B-LWK designation with the amending bylaw.

#### Intermunicipal and Agency Circulation (Attachment C)

The application was circulated to all necessary internal and external agencies. The subject parcel is not located within an area guided by an Intermunicipal Development Plan or intermunicipal requirements.

Alberta Transportation and Economic Corridors has no concerns with the redesignation of the subject parcel; however, have indicated any future development will need to be reviewed prior to approval as the land will be impacted by future highway upgrades, as indicated in the 2005 Alberta Transportation Functional Planning and access Study.

#### Landowner Circulation (Attachment D)

The application was circulated to 28 adjacent landowners in accordance with the *Municipal Government Act* and County Policy C-327 (Circulation and Notification Standards); two letters in opposition and no letters in support were received.

## Redesignation Item: Business

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### ANALYSIS

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#### Policy Review (Attachment E)

The application was reviewed against Section 3.1 (Blueprint for Growth) of the Growth Plan, Section 14.0 (Business Development) of the County Plan, and the *Land Use Bylaw*.

The application is consistent with the Growth Plan Policy 3.1.7.1, as a home-based business development does not have any locational requirements.

The application is generally consistent with Section 14 (Business Development) of the County Plan. The proposal may be considered to be limited in size as the conceptual site plan shows that approximately 49% of the site is intended for a business use and is not anticipated to have adverse impacts on existing residential, business, or agricultural uses, which aligns with Policy 14.22. As the land use redesignation proposal is intended to facilitate the expansion of an existing home-based business, it is consistent with Policy 14.18.

The application is consistent with the Business, Live Work District (B-LWK) regulations in the *Land Use Bylaw*. The conceptual site plan demonstrates that the proposed business area will meet the minimum setback and minimum landscape buffer requirements to mitigate potential adverse impacts of the business use on adjacent parcels. Additionally, Section 394 of the *Land Use Bylaw* provides an opportunity for the subject land and surrounding parcels to redesignate to B-LWK.

### COMMUNICATIONS / ENGAGEMENT

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

### IMPLICATIONS

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#### Transportation

Alberta Transportation and Economic Corridors have indicated that the subject lands will be affected by future highway upgrades, which have been indicated in the 2005 Alberta Transportational Functional Planning and access Study that was supported by the City of Calgary Glenmore Trail East Study.

#### Incremental Business Development

Section 394 of the *Land Use Bylaw* provides an opportunity for the subject land and surrounding parcels to redesignate to B-LWK. It is anticipated that the area will transition towards light industrial and commercial uses in the future. The surrounding area has not been comprehensively planned to consider the potential cumulative impacts of business development since there is no area structure plan or conceptual scheme in place.

#### Existing additional dwelling

The property currently has an existing Development Permit for a mobile home for farm help. If Council supports the application for redesignation, the mobile home for farm help should be removed.

#### Financial

No financial implications identified at this time.

### STRATEGIC ALIGNMENT

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

## Redesignation Item: Business

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### ALTERNATE DIRECTION

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THAT application PL20210142 be referred back to Administration until such time as the Applicant has prepared a Conceptual Scheme application package and proceeded through the necessary process prior to a public hearing, to the satisfaction of Administration.

### ATTACHMENTS

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Attachment A: Map Set  
Attachment B: Application Information  
Attachment C: Application Referral Responses  
Attachment D: Public Submissions  
Attachment E: Policy Review  
Attachment F: Draft Bylaw C-8526-2024



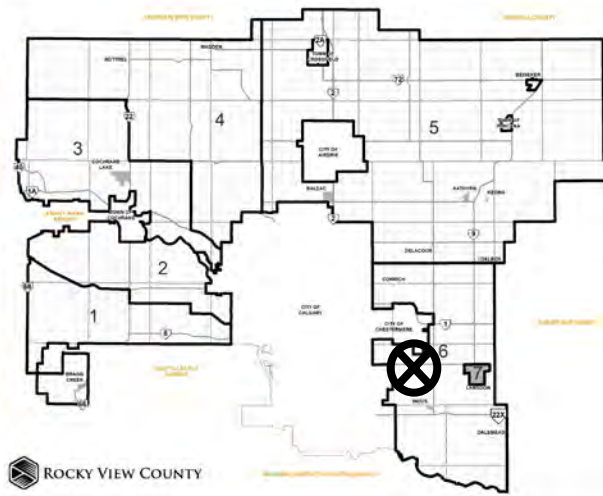


ROCKY VIEW COUNTY

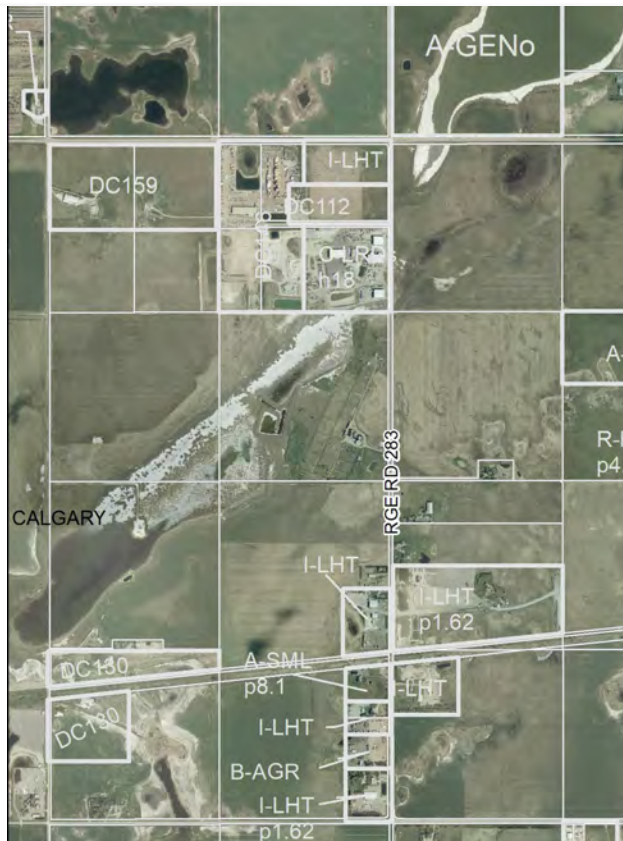
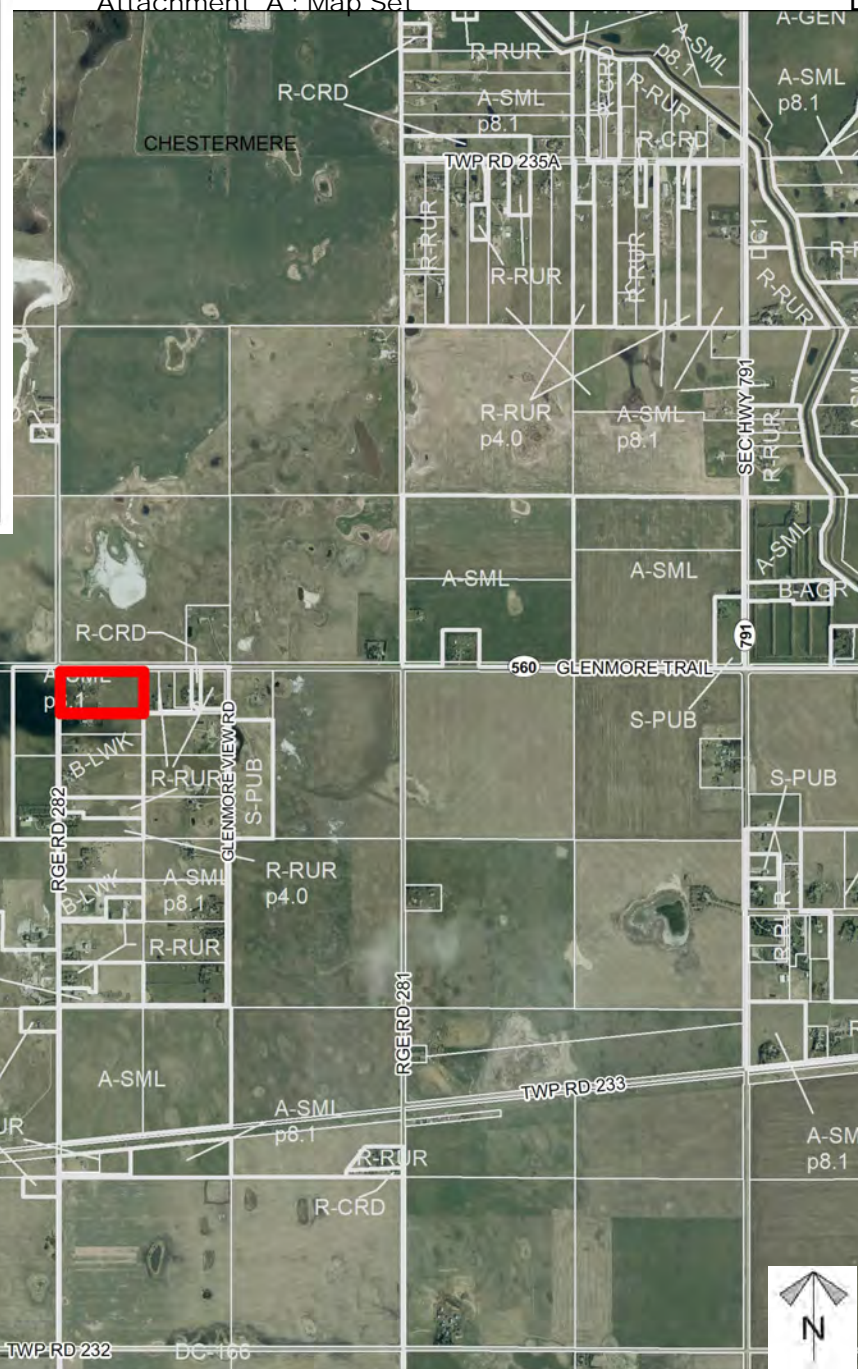
## Location & Context

### Redesignation Proposal

To redesignate the subject lands from Agricultural, Small Parcel District (A-SML p8.1) to Business, Live-Work District (B-LWK) to accommodate future business uses on the lands



ROCKY VIEW COUNTY



Division: 6  
 Roll: 03323013  
 File: PL20210161  
 Printed: Mar 18, 2024  
 Legal: Block:1 Plan:7311129  
 with 44-2024-754M



## Development Proposal

### Redesignation Proposal

To redesignate the subject lands from Agricultural, Small Parcel District (A-SML p8.1) to Business, Live-Work District (B-LWK) to accommodate future business uses on the lands

A-SML p8.1 → B-LWK  
±7.82 ha  
(±19.33 ac)

RGE RD 282

560 GLENMORE TRAIL

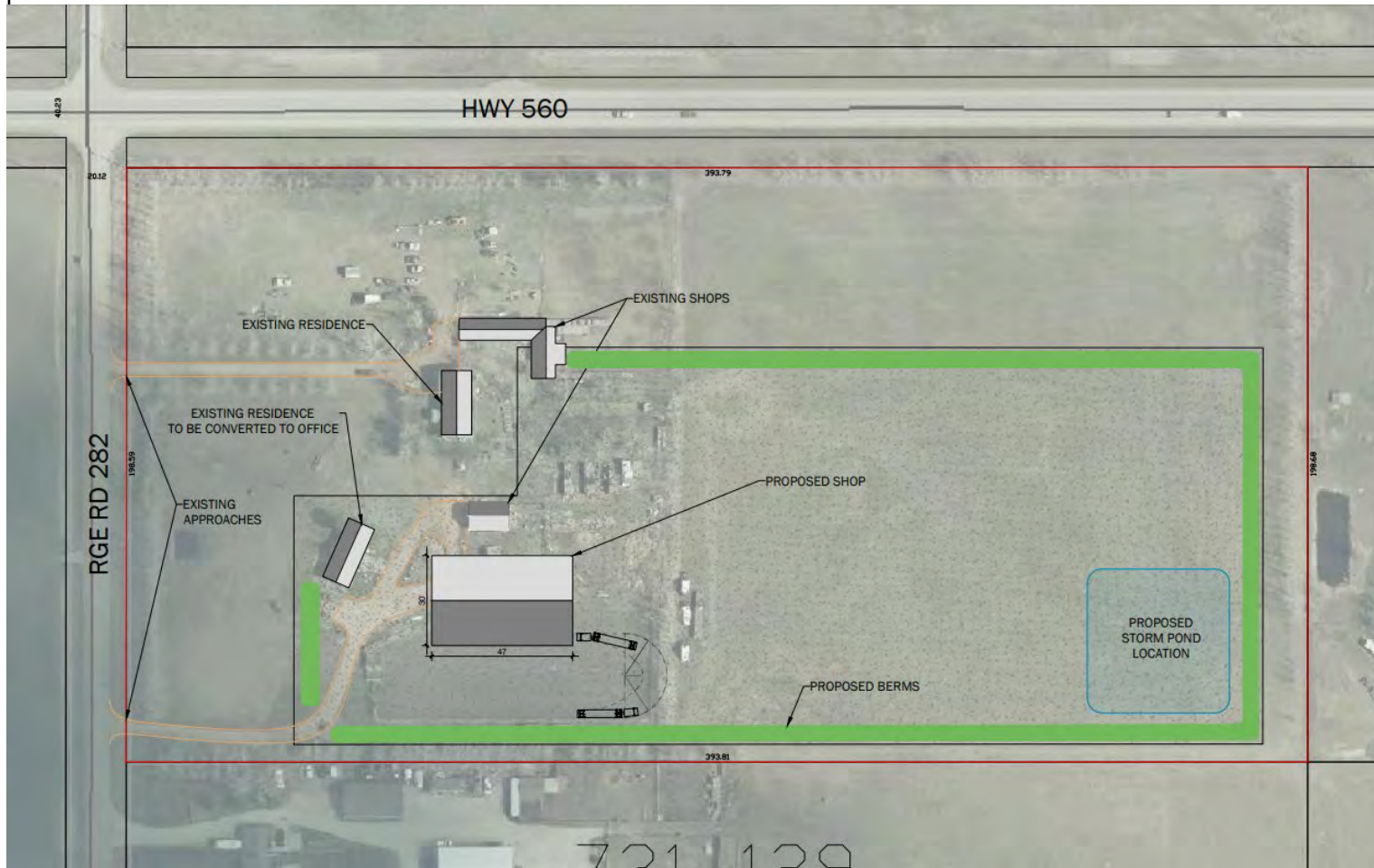
Division: 6  
Roll: 03323013  
File: PL20210161  
Printed: Mar 18, 2024  
Legal: Block: 1 Plan: 7311129  
with PLW 452024754M



## Development Proposal

### Redesignation Proposal

To redesignate the subject lands from Agricultural, Small Parcel District (A-SML p8.1) to Business, Live-Work District (B-LWK) to accommodate future business uses on the lands



Division: 6  
 Roll: 03323013  
 File: PL20210161  
 Printed: Mar 18, 2024  
 Legal: Block:1 Plan:7311129  
 with PLW 46-2024-754M  
 Page 46 of 47





## Environmental

### Redesignation Proposal

To redesignate the subject lands from Agricultural, Small Parcel District (A-SML p8.1) to Business, Live-Work District (B-LWK) to accommodate future business uses on the lands



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

Division: 6  
 Roll: 03323013  
 File: PL20210161  
 Printed: Mar 18, 2024  
 Legal: Block: 1 Plan: 7311129  
 with Plan: 47-20-24754M



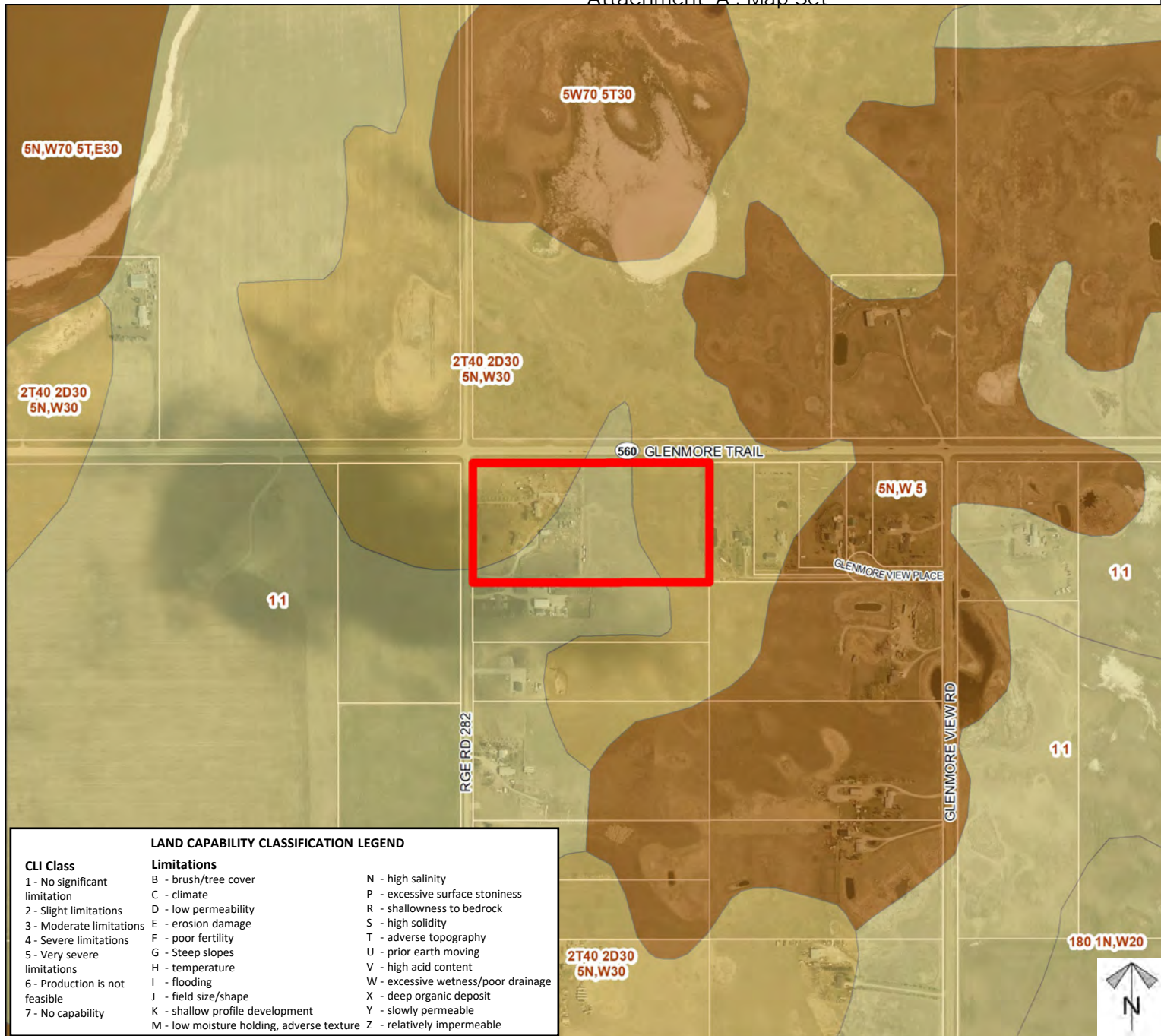




## Soil Classifications

### Redesignation Proposal

To redesignate the subject lands from Agricultural, Small Parcel District (A-SML p8.1) to Business, Live-Work District (B-LWK) to accommodate future business uses on the lands



#### LAND CAPABILITY CLASSIFICATION LEGEND

##### CLI Class

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

##### Limitations

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

Division: 6

Roll: 03323013

File: PL20210161

Printed: Mar 18, 2024

Legal: Block: 1 Plan: 7311129

with PL 48-20F-4754M



ROCKY VIEW COUNTY

## Landowner Circulation Area

### Redesignation Proposal

To redesignate the subject lands from Agricultural, Small Parcel District (A-SML p8.1) to Business, Live-Work District (B-LWK) to accommodate future business uses on the lands

### Legend

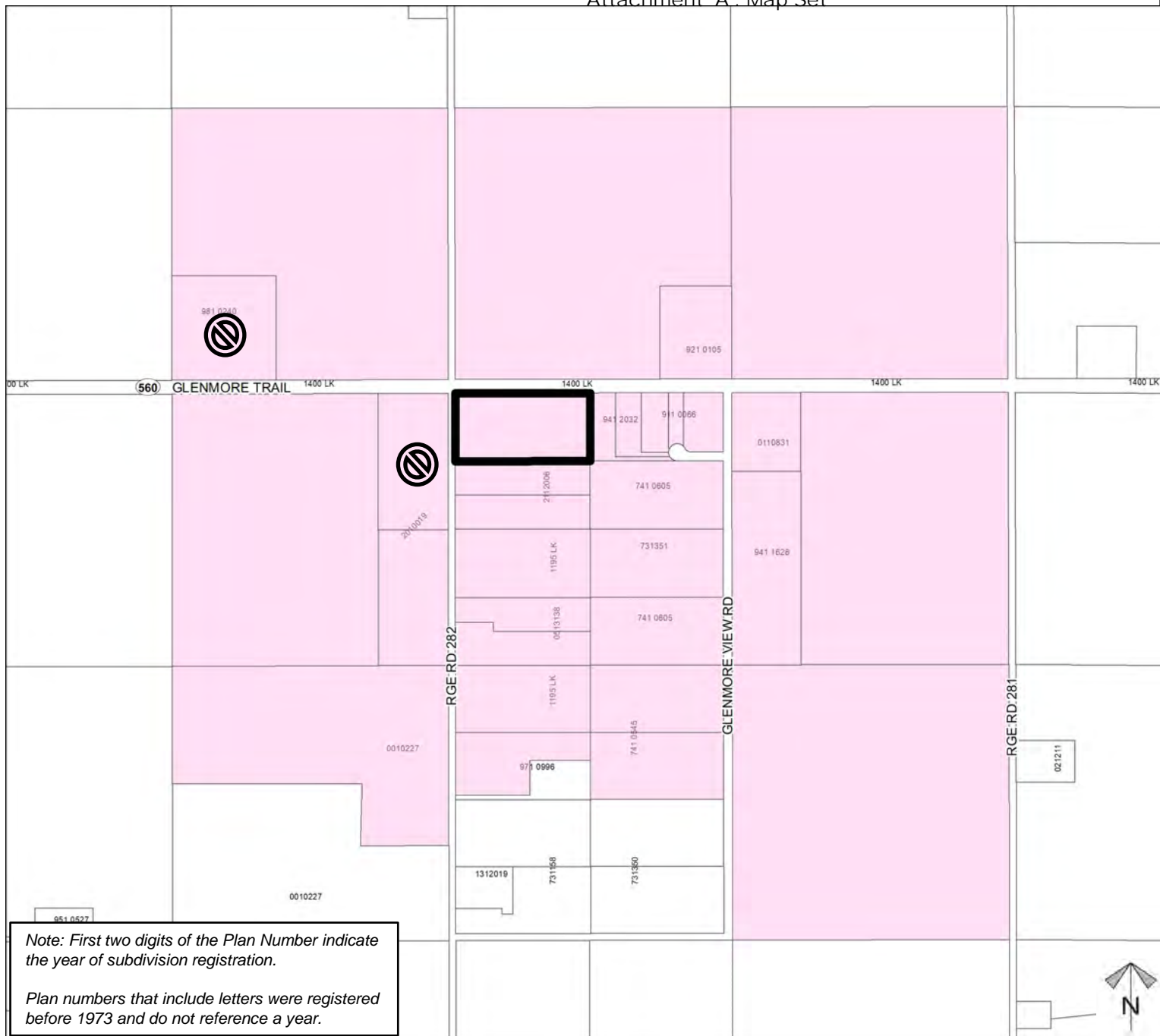
Support



Not Support



Division: 6  
 Roll: 03323013  
 File: PL20210161  
 Printed: Mar 18, 2024  
 Legal: Block:1 Plan:7311129  
 with PL 49-20F-4-75  
 Page 49 of 475



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

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

**ATTACHMENT B: APPLICATION INFORMATION**

<b>APPLICANT / OWNERS:</b> Terradigm Development Consultants Inc. (Michael Ulmer) / Pardeep Singh Bhullar, Harjit & Raghvir Bhullar, Harjinder Kaur Bhullar	<b>DATE APPLICATION RECEIVED:</b> October 7, 2021
<b>GROSS AREA:</b> ± 7.82 hectares (± 19.33 acres)	<b>LEGAL DESCRIPTION:</b> Block 1, Plan 7311129, NW-23-23-28-W04M
<b>Pre-Application Meeting Held:</b> <input checked="" type="checkbox"/>	<b>Meeting Date:</b> 2024-03-18
<b>SOILS (C.L.I. from A.R.C.):</b> None to slight limitations to cereal crop production.	
<b>HISTORY:</b> No relevant history.	
<b>TECHNICAL REPORTS SUBMITTED:</b> <ul style="list-style-type: none"> <li>No technical reports provided.</li> </ul>	

## ATTACHMENT C: APPLICATION REFERRAL RESPONSES

AGENCY	COMMENTS
<b><i>Province of Alberta</i></b>	
Alberta Transportation	<p>Alberta Transportation acknowledges receipt of the redesignation referral. After review, the department provides the following comments.</p> <p>Alberta Transportation does not recommend, or support redesignation at this location as the land will be impacted by future highway upgrades, as indicated in the 2005 Alberta Transportation Functional Planning and access Study, supported by the City of Calgary Glenmore Trail East Study.</p> <p>Timing for upgrades is 10+ years but is ultimately subject to provincial priority and funding availability.</p>
<b><i>Internal Departments</i></b>	
Capital and Engineering Services	<p><b>General:</b></p> <ul style="list-style-type: none"> <li>The review of this file is based upon the application submitted. These conditions/recommendations may be subject to change to ensure best practices.</li> </ul> <p><b>Geotechnical:</b></p> <ul style="list-style-type: none"> <li>Engineering does not have any concerns at this time.</li> </ul> <p><b>Transportation:</b></p> <ul style="list-style-type: none"> <li>Depending on the nature of future development, the Applicant/Owner may be required to provide a Transportation Impact Assessment conducted and stamped by a professional engineer at the time of future DP or subdivision that assesses the traffic generated by the site and provides recommendations on any improvements should improvements be triggered.</li> <li>As per the County Plan, business development outside of a business area should have direct and safe access to a paved County Road or Provincial Highway. As a condition of future DP or subdivision, the applicant may be required to upgrade Range Road 282 to a Paved Road standard from Highway 560 to new site access for the proposed parcel.</li> <li>Access to the parcel is currently provided by a paved approach off Range Road 282. As a condition of future DP or subdivision, the applicant will be required to contact Road Operations to determine if the current approach satisfies County Standards. If any upgrades are required, the applicant will be responsible to complete the work.</li> <li>As a condition of future DP or subdivision, the applicant may be required to pay the TOL in accordance with the TOL bylaw at the time.</li> </ul> <p><b>Sanitary/Waste Water:</b></p> <ul style="list-style-type: none"> <li>The Live Work District intent is that the applicant can utilize onsite services; should the proposal move forward, the applicant will need to demonstrate the adequacy of the onsite services for the proposed development.</li> </ul>

AGENCY	COMMENTS
	<p><b>Water Supply and Waterworks:</b></p> <ul style="list-style-type: none"> <li>• The Live Work District intent is that the applicant can utilize on-site services; should the proposal move forward, the applicant will need to demonstrate the adequacy of the onsite services for the proposed development.</li> <li>• As a condition of future DP or subdivision, if a groundwater well is being used for commercial purposes, the applicant is required to obtain a commercial water license from AEP.</li> </ul> <p><b>Storm Water Management:</b></p> <ul style="list-style-type: none"> <li>• As a condition of future DP or subdivision, the applicant shall be required to prepare a site-specific stormwater management plan to incorporate the new development proposed on the subject lands that meets the requirements of the County Servicing Standard. The applicant will also be responsible to construct improvements as necessary in accordance with the approved site-specific stormwater management plan.</li> <li>• As a condition of future DP or subdivision, the applicant is required to provide a sediment and erosion control plan, prepared by a qualified professional, addressing ESC measures to be implemented during construction in accordance with the requirements of the County's Servicing Standards.</li> </ul> <p><b>Environmental</b></p> <ul style="list-style-type: none"> <li>• The applicant provided Desktop Biophysical Assessment, prepared by Basin Environmental Ltd., dated January 2024. The Desktop Biophysical Assessment reviews and provides mitigation measures for impacts to the soils, wetlands, vegetations, wildlife and historical resources.</li> <li>• As a permanent condition, the applicant will be required to follow the recommendations of Desktop Biophysical Assessment and align with all the relevant municipal, provincial and federal legislation, regulations and policies.</li> </ul> <p>Agriculture &amp; Environment Services</p> <p>If approved, the application of the Agricultural Boundary Design Guidelines will be beneficial in buffering the business from the agricultural land surrounding it. The guidelines would help mitigate areas of concern including: trespass, litter, pets, noise, providing a visual barrier and concern over fertilizers, dust &amp; normal agricultural practices.</p>

Circulation Period: November 24, 2021, to December 15, 2021.



**From:** [Legislative Officers](#)  
**To:** [Linda Meyer](#)  
**Cc:** [Legislative Officers](#); [Division 6, Sunny Samra](#); [Dinal Manawadu](#)  
**Subject:** RE: Bylaw C-8526-2024 application - PL20210161  
**Date:** Tuesday, April 2, 2024 8:51:59 AM

---

Hello,

Thank you for your comments on the proposed bylaw. They will be included in the agenda for Council's consideration.

Regarding your questions about land designations, I have Cc'd my colleague, Dinal, in this email reply so that he may provide you with a detailed response as a subject matter expert.

Thank you,

### **LEGISLATIVE OFFICERS**

Legislative Services

### **ROCKY VIEW COUNTY**

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

Phone: 403-230-1401

[legislativeofficers@rockyview.ca](mailto:legislativeofficers@rockyview.ca) | [www.rockyview.ca](http://www.rockyview.ca)

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

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**From:** Linda Meyer [REDACTED] >  
**Sent:** Monday, April 1, 2024 10:12 PM  
**To:** Legislative Services <[LegislativeServices@rockyview.ca](mailto:LegislativeServices@rockyview.ca)>; Division 6, Sunny Samra <[ssamra@rockyview.ca](mailto:ssamra@rockyview.ca)>  
**Subject:** Fwd: Bylaw C-8526-2024 application

The email address for Dinal Manawadu appears to be unused or incorrect

On the March 22, 2024 letter it has

[danawadu@rockyview.ca](mailto:danawadu@rockyview.ca)

But this email address doesn't go through

To Rocky View Legislative Services:

I have received a letter of notification that my neighbour across the road has applied to redesignate his land from agriculture A-SML to Business Live Work. B-LWK.

My land designation is: NE 22-23-28W4

I am wondering why business live work is now allowed on the east side of this Range Road 282 when in 2022 my application PL20210188 was refused based on the apparent stopping of using the B-LWK designation.

From my understanding the purpose of B-LWK was still for primary residence and 50% usage for the business. On that property's "second residence" which is no longer farm help, and no subdivision has been done, there have been times when over 12 semi trucks have been parked there.

Not only this property on the east side of Range Road 282 but all along the east side of Range road 282 the properties are being used for light industrial.

What is the number of large semi trucks allowed in a light industrial B-LWK designation? What are the hours the businesses are allowed to operate? How many commercial flood lights can they shine into their storage yards and our bedrooms?

Of note, this road has become very busy, noisy, full of potholes and in summer very dusty. Traffic now goes 24 hours a day. Many of the drivers are not local and drive faster than the speed limit on this road.

I realize that my property is now in the proposed Prairie Gateway Economic Area but I would like Rocky View to consider us that have lived here for over 35 years and that our options have been deleted and yet we have to put up with our new neighbours getting to develop and change our area.

I would like to see what the permitted rules are for B-LWK. How much and what are these light industrial "residences" allowed

And

what are my options for development outside of agriculture now since you refuse to give B-LWK on the west side of Range Road 282?

Linda Meyer

233143 Range Road 282  
Rocky View County, AB  
T1X0H2



Sent from my iPhone

**From:** [Legislative Officers](#)  
**To:** [Peter Wiebe](#)  
**Cc:** [Dinal Manawadu](#); [Legislative Officers](#)  
**Subject:** RE: Subject: Bylaw C-8526-2024-PL20210161 (03323013)  
**Date:** Friday, April 5, 2024 8:54:22 AM

---

Hello,

We have received your letter and thank you for your comments on the proposed bylaw. They will be included in the agenda for Council's consideration.

Thank you,

## **LEGISLATIVE OFFICERS**

Legislative Services

### **ROCKY VIEW COUNTY**

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

Phone: 403-230-1401

[legislativeofficers@rockyview.ca](mailto:legislativeofficers@rockyview.ca) | [www.rockyview.ca](http://www.rockyview.ca)

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

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**From:** Peter Wiebe <[REDACTED]>  
**Sent:** Friday, April 5, 2024 8:45 AM  
**To:** Legislative Services <[LegislativeServices@rockyview.ca](mailto:LegislativeServices@rockyview.ca)>  
**Subject:** Fwd: Subject: Bylaw C-8526-2024-PL20210161 (03323013)

Please acknowledge receipt of this letter please.

Subject: Subject: Bylaw C-8526-2024-PL20210161 (03323013)

In regards to the following application correspondence we received from Rockyview County related to the Live / Work designation that was scheduled to be revisited due to present requirements being too broad without requiring actually living on site as we have seen on RR282 in the past.

**What is the future Business use to be carried on at this property? (Porta Potty?)**

We have no issue with property owners conducting business where they live although it must be specifically detailed and area residents being fully informed as to the type of business being applied for.

This application in its current form is far too vague and as such we cannot support the application,

Concerns also arise with the volume of commercial traffic attempting to enter and exit Glenmore trail from RR282 and RR283

Sincerely  
Wiebe Family

**ATTACHMENT E: POLICY REVIEW**

<b>Definitions</b>		
Consistent	Generally Consistent	Inconsistent
Clearly meets the relevant requirements and intent of the policy.	Meets the overall intent of the policy and any areas of inconsistency are not critical to the delivery of appropriate development.	Clear misalignment with the relevant requirements of the policy that may create planning, technical or other challenges.

<b>Calgary Metropolitan Region Growth Plan</b>	
<b>Blueprint for Growth – Locational Criteria for Placetypes</b>	
3.1.7.1	Municipalities shall comply with the following locational criteria when designating areas for Placetypes: (a) Employment Areas should only be located in Preferred Growth Areas, except the following, which have no locational criteria: i) resource extraction and energy development; ii) Agriculture-related business including Processors, Producers, and other Agri-business and related accessory uses; and iii) home-based business.
Consistent	The subject land is not located within a Preferred Growth Area. As the proposal is related to a home based business, the Growth Plan has no locational criteria for the proposed development.

<b>Municipal Development Plan (County Plan)</b>	
<b>Financial Sustainability – Development</b>	
6.1	<i>Direct new development to areas of existing infrastructure.</i>
Generally Consistent	There is an existing well and septic system on the site. The parcel has direct access to a public gravel road. At the future Development Permit stage, the applicant will need to demonstrate the adequacy of onsite services for the proposed development. The applicant will be required to submit a site specific storm water management plan and if applicable, complete any local improvements required by the site specific storm water management plan.
<b>Financial Sustainability – Operating</b>	
6.8	<i>Direct the majority of new commercial and industrial businesses to locate in the business areas identified on Map 1.</i>
Inconsistent	The proposed development is not within a business area identified on Map 1. The “Other Business Development” policies within Section 14 (Business Development) provide flexibility for considering small scale business development outside of an identified business area if the proposal can justify their need and location. The applicant’s rationale for the proposal is to allow for potential expansion of an existing home based business under a more appropriate land use district.
<b>Environment – Water</b>	
7.4	<i>Protect ground water and ensure use does not exceed carrying capacity by:</i> a. <i>supporting long term ground water research and monitoring programs;</i> b. <i>mitigating the potential adverse impacts of development on groundwater recharge areas;</i>



	<p><i>c. adhering to provincial ground water testing requirements, as part of the development approval process; and</i></p> <p><i>d. encouraging and facilitating the capping of abandoned water wells to protect against ground water leakage and cross contamination.</i></p>
Generally Consistent	At the future Development Permit stage, the applicant will need to demonstrate the adequacy of onsite services for the proposed development. As an advisory condition to future Development Permit, if a groundwater well is being used for commercial purposes, the applicant is required to obtain a commercial water license from AEP.
<b>Environment – Stormwater and Wastewater</b>	
7.6	<i>Require environmentally sustainable wastewater disposal practices to protect watersheds and surface/ground water quality. Wastewater treatment systems should not exceed the land's carrying capacity.</i>
Generally Consistent	At the future Development Permit stage, the applicant will need to demonstrate the capability of onsite services for the proposed development.
7.7	<i>Effectively treat stormwater to protect surface water, riparian areas, and wetlands.</i>
Generally Consistent	At the future Development Permit stage, the applicant will be required to submit a site specific storm water management plan and if applicable, complete any local improvements required by the site specific storm water management plan. At the future Development Permit stage, the applicant will be responsible for obtaining the required approvals from AEP should any disturbance to wetlands be proposed.
7.9	<i>Stormwater treatment should avoid the use of natural wetlands.</i>
Generally Consistent	At the future Development Permit stage, the applicant will be responsible for obtaining the required approvals from AEP should any disturbance to wetlands be proposed.
7.10	<i>Support the use of constructed stormwater wetlands for treatment and storage of surface runoff.</i>
Generally Consistent	At the future Development Permit stage, the applicant will be required to submit a site specific storm water management plan and if applicable, complete any local improvements required by the site specific storm water management plan.
<b>Environment – Land and Environmental Stewardship</b>	
7.12	<i>Encourage the efficient use of rural land and infrastructure by directing residential, commercial, and industrial development to the defined growth areas and by encouraging infill development within those areas.</i>
Inconsistent	The proposed business development is not within a defined growth area.
7.13	<i>Support the conservation and effective management of riparian areas and wetlands in accordance with County Policy.</i>
Generally Consistent	At the future Development Permit stage, the applicant will be responsible for obtaining the required approvals from AEP should any disturbance to wetlands be proposed.
7.16	<i>Development shall be planned, designed, and constructed to protect alluvial aquifers.</i>
Generally Consistent	At the future Development Permit stage, the applicant will need to demonstrate the adequacy of onsite services for the proposed development. If a groundwater well is being used for commercial purposes, the applicant is required to obtain a commercial water license from AEP. At the future Development Permit stage, the applicant will be required to submit a site specific storm water management plan and if applicable, complete any local improvements required by the site specific storm water management plan.

<b>Environment – Construction Practices</b>	
7.24	<i>Require best management construction practices to reduce wind and water erosion of soils and to suppress dust dispersion.</i>
Generally Consistent	As a condition of a future Development Permit, the applicant is required to provide a sediment and erosion control plan addressing ESC measures to be implemented.
<b>Agriculture – Minimize Land Use Conflict</b>	
8.25	<i>Discourage intrusive and/or incompatible land use in the agricultural area.</i>
Generally Consistent	The subject land shares its southern property line with an agricultural parcel designated A-SML p8.1 along Glenmore View Road. The conceptual site plan shows a berm and chain link fence around the proposed business area which will serve as a buffer between the proposed business use and the adjacent parcel.
8.26	<i>Applicants proposing new residential, institutional, commercial, and industrial land uses shall design and implement measures to minimize their adverse impacts on existing agriculture operations, based on the County's 'agriculture boundary design guidelines.'</i>
Generally Consistent	The conceptual site plan shows a berm and chain link fence around the proposed business area which would mitigate potential negative impacts of the business use on the southern adjacent agricultural parcel.
<b>Business Development – General Business</b>	
14.1	<i>Provide a range of locations and development forms in the county to accommodate the growth and diversification of the county's business sectors.</i>
Generally Consistent	The proposal relates to the proposed home based business.
14.2	<i>Direct business development to locate in identified business areas as identified on Map 1.</i>
Inconsistent	The proposed development is not within a business area identified on Map 1. The "Other Business Development" policies within Section 14 (Business Development) provide flexibility for considering small scale business development outside of an identified business area if the proposal can justify their need and location. The application did not provide a rationale that justifies why the proposed development cannot be located in a business area. The applicant's rationale for the proposal is to allow for potential expansion of an existing home based business under a more appropriate land use district.
14.3	<i>Encourage the infilling or intensification of existing business areas and hamlet main streets in order to complement other businesses, maximize the use of existing infrastructure, minimize land use conflicts with agriculture uses, and minimize the amount of traffic being drawn into rural areas.</i>
Inconsistent	The proposed development is not within an existing business area or hamlet main street.
14.4	<i>A business area shall have an adopted area structure plan in place prior to development, with the exception of lands in business areas that already have the appropriate land use designation allowing business development.</i>
Inconsistent	The subject land is not within a business area identified on Map 1 and is outside of an approved area structure plan (ASP).
14.6	<i>Business development shall address the:</i> <i>a. County's Commercial, Office, and Industrial Design Guidelines; and</i> <i>b. development review criteria identified in section 29.</i>
Generally Consistent	The conceptual site plan shows that the proposed business area will be located at the rear of the parcel and will be surrounded by a chain link fence and a berm. The

	proposal is consistent with the technical requirements and supporting information required for the redesignation application. Additional technical requirements will be addressed at the future Development Permit stage.
<b>Business Development – Home Based Business</b>	
14.18	<i>Home based business is encouraged and supported when it is in accordance with any applicable area structure plan, subordinate plan, and the Land Use Bylaw.</i>
Generally Consistent	The landowner has been operating a Home-Based Business (Type II) for an excavation company with a Development Permit since 2011. The applicant indicated that the purpose of the application is to allow for potential expansion of the existing home based business under a more appropriate land use district.
<b>Business Development – Other Business Development</b>	
14.19	<i>Applications to redesignate land for business uses adjacent to, or in the vicinity of, the boundaries of an identified business area shall not be supported.</i>
Generally Consistent	The proposed development is not in the vicinity of a business area identified on Map 1, however, it is located approximately 500m southeast of the Janet Area Structure Plan. In accordance with the <i>Land Use Bylaw</i> Section 394 (c), the landowner may apply to redesignate the subject parcel to the Business, Live Work District (B-LWK).
14.21	<i>Applications to redesignate land for business uses outside of a business area shall provide a rationale that justifies why the proposed development cannot be located in a business area (e.g. requirement for unique infrastructure at the proposed location).</i>
Inconsistent	The proposed development is not within a business area identified on Map 1. The “Other Business Development” policies within Section 14 (Business Development) provide flexibility for considering small scale business development outside of an identified business area if the proposal can justify their need and location. The application did not provide a rationale that justifies why the proposed development cannot be located in a business area. The applicant’s rationale for the proposal is to allow for potential expansion of an existing home based business under a more appropriate land use district.
14.22	<i>Proposals for business development outside of a business area should:</i> <i>a. be limited in size, scale, intensity, and scope;</i> <i>b. have direct and safe access to a paved County road or Provincial highway;</i> <i>c. provide a traffic impact and intersection assessment; and</i> <i>d. minimize adverse impacts on existing residential, business, or agricultural uses.</i>
Generally Consistent	The proposal does not appear to be limited in size as the conceptual site plan shows that approximately 49% of the site would be used for business operations. The subject land has direct access to a gravel County road and based on the estimated increase in traffic of 2-3 trucks per day from the proposed development provided by the applicant, Capital and Engineering Services does not have any transportation requirements at this time. The conceptual site plan shows a berm around the proposed business area to provide a buffer from adjacent residential, business, and agricultural uses.
<b>Business Development – Economic Development</b>	
14.24	<i>Support business development, in accordance with the policies of the County Plan.</i>
Consistent	The proposal supports the continued and future business operations of an existing home based business.
<b>Utility Services – General</b>	
17.1	<i>New development shall, in accordance with master plans:</i> <i>a. make use of, extend, and enhance existing utility infrastructure where feasible;</i>

	<p><i>b. provide water, wastewater, and shallow utility services; and</i></p> <p><i>c. provide stormwater systems where necessary.</i></p>
Generally Consistent	There is an existing well and septic system on the site. At the future Development Permit stage, the applicant will need to demonstrate the adequacy of onsite services for the proposed development. The applicant will also be required to submit a site specific storm water management plan and complete any local improvements required by the site specific storm water management plan, if applicable.
17.2	<i>Allow a variety of water, wastewater, and stormwater treatment systems, in accordance with provincial/federal regulations and County Policy.</i>
Generally Consistent	There is an existing well and septic system on the site. At the future Development Permit stage, the applicant will need to demonstrate the adequacy of onsite services for the proposed development. The applicant will also be required to submit a site specific storm water management plan and complete any local improvements required by the site specific storm water management plan, if applicable. As an advisory condition to future Development Permit, if a groundwater well is being used for commercial purposes, the applicant is required to obtain a commercial water license from AEP.
<b>Utility Services – Water Supply</b>	
17.6	<i>Water well performance and deliverability testing shall be required of all development relying on ground water, in accordance with the requirements of the Water Act.</i>
Generally Consistent	At the future Development Permit stage, the applicant will need to demonstrate the adequacy of onsite services for the proposed development. As an advisory condition to future Development Permit, if a groundwater well is being used for commercial purposes, the applicant is required to obtain a commercial water license from AEP.
<b>Utility Services – Wastewater Management</b>	
17.10	<p><i>New business development shall provide wastewater treatment, in accordance with County Policy, by:</i></p> <p><i>a. connecting to, or constructing, regional or decentralized wastewater services; or</i></p> <p><i>b. using pump out tanks in non-serviced areas.</i></p>
Generally Consistent	At the future Development Permit stage, the applicant will need to demonstrate the adequacy of onsite services for the proposed development.
17.11	<p><i>Wastewater treatment systems shall not exceed the land's carrying capacity; in developing such systems, consideration shall be given to the following requirements:</i></p> <p><i>a. Development proponents shall assess the land's carrying capacity to determine system requirements in accordance with County Policy. The type of private on-site wastewater treatment system will be dependent on lot density, lot size, and soil capability.</i></p> <p><i>b. Construction and connection to a regional or decentralized wastewater treatment system shall be required when the density of development exceeds thresholds identified in County Policy.</i></p>
Generally Consistent	At the future Development Permit stage, the applicant will need to demonstrate the adequacy of onsite services for the proposed development.
17.12	<i>The ownership, operation, and maintenance of private on-site wastewater treatment systems, or wastewater holding tanks shall be the responsibility of the landowner.</i>
Generally Consistent	The landowner is solely responsible for private on-site wastewater treatment systems.

<b>Utility Services – Stormwater</b>	
17.16	<i>Stormwater ponds required for stormwater storage and treatment shall be provided as per the Servicing Standards.</i>
Generally Consistent	At the future Development Permit stage, the applicant will be required to submit a site specific storm water management plan and complete any local improvements required by the site specific storm water management plan, if applicable.

<b>Land Use Bylaw C-8000-2020</b>	
<b>B-LWK Business, Live Work District</b>	
394	<p><i>PURPOSE: The purpose and intent of this district is to provide for a combination of residential and light industrial or commercial activity on a single parcel, with residential as the primary use. The parcel shall be located in the Central East Rocky View Region in locations where adjacent development is industrial or commercial in nature.</i></p> <p>a) <i>Redesignation of parcels to this District shall not be approved upon amending Bylaw C-8451-2023 coming into full force and effect.</i></p> <p>b) <i>Parcels along Sunshine Road including Lot:2 Block:3 Plan:0210259, Lot:16 Block:4 Plan:0512679, Lot:3 Block:4 Plan:0412583, Lot:7 Block:4 Plan:0412583, Lot:8 Block:4 Plan:0412583, Lot:9 Block:4 Plan:0412583, Lot:10 Block:4 Plan:0412583, Lot:11 Block:4 Plan:0412583, Lot:12 Block:4 Plan:0412583, Lot:13 Block:4 Plan:0412583, Lot:14 Block:4 Plan:0412583, within NW-08-25-28-W04M and Parcels along the East Side of Range Rd 282 and South of Glenmore including Block:1 Plan:731129, Lot:1 Block:4 Plan:0513138, Lot:2 Block:4 Plan:0513138 within NW-23-23-28-W04M and Block:9 Plan:1195 LK, Lot:1 Plan:9710996, Lot:2 Plan:9710996, Block:11 Plan:731158, Lot:1 Block:12 Plan:1312019, Block:12 Plan:731158 within SW-23-23-28-W04M shall be allowed to redesignate to this District upon amending Bylaw C-8451-2023 coming into full force and effect.</i></p> <p>c) <i>Lot:5 Plan:9412032; NW-23-23-28-W04M; Lot:4 Plan:9412032; NW-23-23-28-W04M; Lot:3 Plan:9412032; NW-23-23-28-W04M; Lot:2 Plan:9110066; NW-23-23-28-W04M; Lot:1 Plan:9110066; NW-23-23-28-W04M; Block 13, Plan 731350; SW-23-23-28-W04M; Block 14, Plan 731350; SW-23-23-28-W04M; Block 15, Plan 7410545; SW-23-23-28-W04M; Block 16, Plan 7410545; SW-23-23-28-W04M; Block 5, Plan 7410605; NW-23-23-28-W04M; Block 6, Plan 731351; NW-23-23-28-W04M; Block 7, Plan 7410605; NW-23-23-28-W04M shall be allowed to apply to redesignate to this District upon amending Bylaw C-8451-2023 coming into full force and effect.</i></p> <p>d) <i>All parcels having this land use designation on the date of adoption of Bylaw C-8451-2023 remain in full force and effect; however, this land use district is no longer available for any redesignation applications subsequent to that date.</i></p>
Consistent	In accordance with Section 394 (c), the subject land is eligible to apply to redesignate to the Business, Live Work District (B-LWK).
398	<p><i>MAXIMUM PARCEL COVERAGE:</i></p> <p>a) <i>50% for industrial and commercial uses</i></p>
Generally Consistent	The conceptual site plan shows that approximately 49.97% of the site would be used for business operations. At the future Development Permit stage, the exact parcel coverage is to be confirmed.
401	<i>USE REQUIREMENTS:</i>

	<ul style="list-style-type: none"> <li>a) <i>Prior to the approval of any commercial or industrial use, a dwelling unit must be established on the parcel</i></li> <li>b) <i>Commercial and industrial uses shall be located to the rear of the dwelling unit</i></li> <li>c) <i>Commercial and industrial uses shall directly involve one or more residents of the parcel involved in the business or operation</i></li> <li>d) <i>Hours of operation of commercial and industrial uses occurring outside of an enclosed building shall be limited to between 8:00 a.m. and 7:00 p.m.</i></li> <li>e) <i>Any outside storage shall be completely screened from adjacent lands to the satisfaction of the Development Authority</i></li> <li>f) <i>Any outside storage shall meet the minimum setback requirements for buildings</i> <ul style="list-style-type: none"> <li>i. <i>Any outside storage associated with a commercial or industrial use shall meet the building setback requirements for commercial and industrial buildings</i></li> </ul> </li> <li>g) <i>Commercial and industrial uses shall not generate noise, smoke, steam, odour, dust, fumes, exhaust, vibration, heat, glare or refuse matter considered offensive or excessive by the Development Authority. At all times, the privacy of the adjacent residential dwellings shall be preserved and the business shall not, in the opinion of the Development Authority, unduly offend or otherwise interfere with neighbouring or adjacent residents</i></li> <li>h) <i>Agriculture (Intensive) shall only be permitted on parcels greater than 6.0 ha (14.83 ac) with a surface supply of water</i></li> <li>i) <i>Kennel shall only be permitted on parcels greater than 5.0 ha (12.36 ac)</i></li> <li>j) <i>Riding Arena shall only be permitted on parcels greater than 1.6 ha (3.95 ac)</i></li> </ul>
Generally Consistent	There is an existing dwelling unit on the parcel and the proposed business use is to be located at the rear of the dwelling unit. A berm and chain link fence are proposed around the outside storage area. The outside storage area complies with the minimum setback requirements for buildings. Additional information about the business operations is to be confirmed at the future Development Permit stage.
402	<p><b>COMMERCIAL/INDUSTRIAL USE REQUIREMENTS:</b></p> <ul style="list-style-type: none"> <li>a) <i>Commercial and Industrial buildings/structures shall have the following minimum setbacks:</i> <ul style="list-style-type: none"> <li>i. <i>100.0 m (328.08 ft.) from any dwelling on adjacent parcels, or</i></li> <li>ii. <i>50.0 m (164.04 ft.) from a parcel designated as residential land use</i></li> </ul> </li> <li>b) <i>The design, character, and appearance of all buildings shall be appropriate to and compatible with the surrounding area and shall be constructed of durable materials designed to maintain the initial quality throughout the life of the project</i></li> <li>c) <i>Building façade widths that exceed 30.0 m (98.43 ft.) shall incorporate wall plane projections or recesses of at least 3% of the width of the façade that extend at least 20% of the width</i></li> <li>d) <i>Parking and outside storage related to commercial and industrial uses shall not be permitted in a minimum setback area</i></li> </ul>
Generally Consistent	The subject parcel is adjacent to parcels that are designated B-LWK, R-RUR, and A-SML p8.1. The business area adheres to the minimum setback requirements from any dwelling on adjacent parcels and from a parcel designated as residential use. A shop is proposed within the proposed business area and the design, character, appearance, building façade width, and other details are to be confirmed at the future Development Permit stage. Parking and outside storage associated with the business are not proposed within the minimum setback area on the conceptual site plan.
403	<b>MINIMUM LANDSCAPE BUFFER:</b>



	<p>a) <i>A 10 m (32.81 ft.) landscape buffer is required when adjacent to a Residential District, or an Agricultural District with a parcel is less than 10 ha (24.71 ac)</i></p> <p>b) <i>The landscape buffer shall be located on private land to mitigate potential off-site negative visual impacts associated with non-residential land uses to nearby residential developments</i></p> <p>c) <i>Development within a landscape buffer is restricted to: i. Landscaping, berms, landscaped stormwater ponds, natural wetlands, trails, and linear parks, and ii. Surface parking where it is screened from view from public rights-of-way by berms and/or landscaping</i></p>
Generally Consistent	<p>The conceptual site plan shows a berm surrounding the proposed business area. Additional information about the landscape buffer is to be confirmed at the future Development Permit stage.</p>



# BYLAW C-8526-2024

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

The Council of Rocky View County enacts as follows:

## Title

- 1 This bylaw may be cited as *Bylaw C-8526-2024*.

## Definitions

- 2 Words in this Bylaw have the same meaning as those set out in the *Land Use Bylaw* and *Municipal Government Act* except for the definitions provided below:
- (1) **“Council”** means the duly elected Council of Rocky View County;
  - (2) **“Land Use Bylaw”** means Rocky View County Bylaw C-8000-2020, being the *Land Use Bylaw*, as amended or replaced from time to time;
  - (3) **“Municipal Government Act”** means the *Municipal Government Act*, RSA 2000, c M-26, as amended or replaced from time to time; and
  - (4) **“Rocky View County”** means Rocky View County as a municipal corporation and the geographical area within its jurisdictional boundaries, as the context requires.

## Effect

- 3 THAT Schedule B, Land Use Maps, of Bylaw C-8000-2020 be amended by redesignating Block 1, Plan 7311129, NW-23-23-28-W04M from Agriculture, Small Parcel District (A-SML p8.1) to Business, Live-Work District (B-LWK) as shown on the attached Schedule ‘A’ forming part of this Bylaw.

## Effective Date

- 4 Bylaw C-8526-2024 is passed and comes into full force and effect when it receives third reading and is signed in accordance with the *Municipal Government Act*.



READ A FIRST TIME this \_\_\_\_\_ day of \_\_\_\_\_, 2024

READ A SECOND TIME this \_\_\_\_\_ day of \_\_\_\_\_, 2024

UNANIMOUS PERMISSION FOR THIRD READING this \_\_\_\_\_ day of \_\_\_\_\_, 2024

READ A THIRD AND FINAL TIME this \_\_\_\_\_ day of \_\_\_\_\_, 2024

\_\_\_\_\_  
Reeve

\_\_\_\_\_  
Chief Administrative Officer

\_\_\_\_\_  
Date Bylaw Signed



## Schedule 'A'

Bylaw  
C-8526-2024Amendment**FROM**

Agricultural, Small  
Parcel District  
(A-SML p8.1)

**TO**

Business Live Work  
District (B-LWK)



560 GLENMORE TRAIL

RGE RD 282

A-SML p8.1 to B-LWK  
 $\pm 7.82$  ha  
( $\pm 19.33$  ac)





Direct Control Amendment Item: Industrial

Electoral Division: 5		File: PL20240027 / 06411006	
Date:	April 23, 2024		
Presenter:	Oksana Newmen, Senior Planner		
Department:	Planning		
Approved by:	<input checked="" type="checkbox"/> Executive Director / Director	and/or	<input checked="" type="checkbox"/> Chief Administrative Officer

REPORT SUMMARY

The purpose of this report is to assess a site-specific amendment to Direct Control Bylaw C-6031-2005 (DC-99), to increase the principal building height from 12 metres (39.4 feet) to 16 metres (52.5 feet) on Lot 1, Block 1, Plan 0614759 within NW-11-26-29-W04M to facilitate development of a warehousing and truck distribution business.

The application was evaluated pursuant to the policies and regulations of the Municipal Development Plan (County Plan), the Balzac East Area Structure Plan (ASP), the Wagon Wheel Industrial Park Conceptual Scheme (CS), and Direct Control District 99 (DC-99). The application was found to align with the intent and policy direction set out within these documents.

ADMINISTRATION’S RECOMMENDATION

- THAT Bylaw C-8523-2024 be given first reading.
- THAT Bylaw C-8523-2024 be given second reading.
- THAT Bylaw C-8523-2024 be considered for third reading.
- THAT Bylaw C-8523-2024 be given third and final reading.

## Direct Control Amendment Item: Industrial

### BACKGROUND

#### Location (Attachment A)

Located within the Balzac East ASP, on the south side of Highway 566, and approximately 0.41 kilometres (0.25 miles) east of Range Road 292.



#### Site History (Attachment B)

The parcel was redesignated to DC 99 on March 8, 2005, with the purpose and intent to provide for the development of the Balzac East ASP Special Development Area #4 lands for commercial and light industrial uses.

The subject parcel and associated municipal reserve lot were registered at Land Titles on December 21, 2006. Land in support of future road widening for Highway 566 was also provided, as well as the road plan for creation of what is now Westland Drive. The first lands removed from the quarter section were the 40 acres of Parcel A, located at the southeast corner of Range Road 292 and Highway 566, in 1966.

On December 5, 2023, Council approved several amendments to the necessary policy documents (Balzac East ASP, Wagon Wheel CS, and DC-99) to allow outdoor storage, truck trailer use outside of the minimum building setbacks, increase maximum site coverage, requirements for road construction, and to require a landscaping plan to facilitate development of a warehousing and truck distribution business. The applicants also requested a relaxation to the building height requirement to 20 metres (65.6 feet) as part of the amendments, which was not approved. The applicants have therefore revised their building to a reduced height of 16 metres (52.5 feet), citing consistency with buildings in the area. A letter of justification for the request is provided as Attachment G.

The subject lands are currently vacant, and the municipal reserve parcel adjacent to and north of the site is also undeveloped.

#### Intermunicipal and Agency Circulation (Attachment C)

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

This application is not within an area guided by intermunicipal policy or requirements.

## Direct Control Amendment Item: Industrial

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Alberta Transportation and Economic Corridors has provided generalized comments, but no concerns on the proposed application, exempting the requirement of a permit pursuant to Section 25 of the Highways Development and Protection Regulation.

### **Landowner Circulation** (Attachment D)

The application was circulated to 171 adjacent landowners in accordance with the *Municipal Government Act* and County Policy C-327 (Circulation and Notification Standards); no letters were received.

## **ANALYSIS**

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### **Policy Review** (Attachment E)

The site is located within Cells A and C of Special Development Area #4 of the Balzac East ASP. Cell A is located immediately adjacent to Highway 566, and allows commercial, retail, and other uses that may be compatible with the adjacent residential uses. Landscaped buffers are mandatory, sensitive signage and lighting, and no outdoor storage is allowed. Development height must be compatible with the residential scale of development north of Highway 566. Cell C is the “heart” of the commercial/industrial business area, and includes requirements for berming, buffering and a landscape plan along range roads. Overall, the intent of the Balzac East ASP provides for the level of intensity to increase to the southeast of the area.

The site is also located within Cells A (Transition) and C of the Wagon Wheel Industrial Park CS. Uses in Cell A mirror those of the Balzac East ASP, as “those developments where activities and uses are primarily carried on within an enclosed building and no significant nuisance factor is created or apparent outside an enclosed building”, with Cell C uses being those of higher intensity.

The application was reviewed pursuant to the County Plan, Balzac East ASP, Wagon Wheel Industrial Park CS, and DC-99, and was found to align.

The application was found to be consistent with the policies of Section 6 (Financial Sustainability), Section 12 (Parks, Open Space, Pathways and Trails), Section 14 (Business Development), and Section 16 (Transportation) of the County Plan. As the proposed use is located within the Balzac Regional Business Centre, it is consistent with locating and permitting business development, and is in keeping with the nature of the development in the area.

The application is consistent with Special Development Area #4 (SDA#4) of the Balzac East ASP and with Section 1.5.2 (Approved Policies), Section 3.0 (Land Use and Subdivision), and Section 5.0 (Parks and Pathways).

The application would amend section 3.0 (Development Regulations) of DC 99 to allow for increased principal building height. The amendments are in keeping with the development activity in the area, and with sufficient landscaping and development controls, the transition area should not unduly affect future residential uses to the north of Highway 566. As Council previously approved the amendments regarding Section 2.0 (Land Use) and Section 3.15.0 (Special Development Regulations), the proposed development is consistent.

## **COMMUNICATIONS / ENGAGEMENT**

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

## **IMPLICATIONS**

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### **Financial**

No financial implications identified at this time.



## Direct Control Amendment Item: Industrial

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### STRATEGIC ALIGNMENT

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

### ALTERNATE DIRECTION

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

### ATTACHMENTS

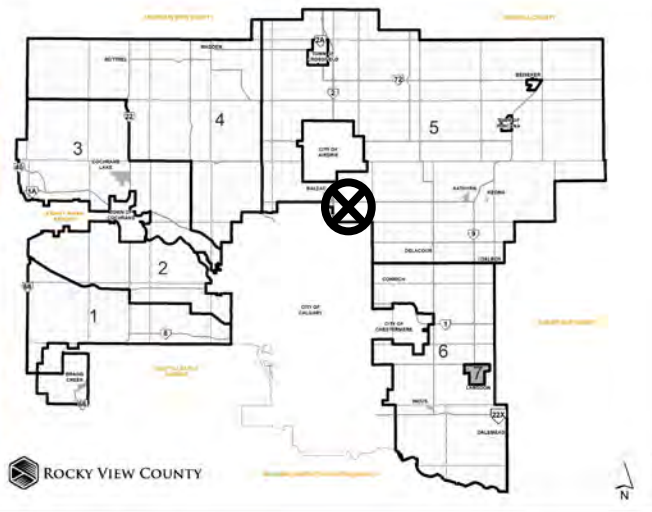
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Attachment A: Map Set  
Attachment B: Application Information  
Attachment C: Application Referral Responses  
Attachment D: Public Submissions [None Received]  
Attachment E: Policy Review  
Attachment F: Draft Bylaw C-8523-2024  
Attachment G: Applicant Justification Letter

## Location & Context

### Redesignation Proposal

To allow a site-specific amendment to Direct Control District 99 (DC99) for increase the maximum building height from 12.00 metres (39.4 feet) to 16.00 metres (52.5 feet).



Division: 5  
 Roll: 06411006  
 File: PL20240027  
 Printed: Feb 2, 2024  
 Legal: A portion of NW-11-26  
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## Development Proposal

### Redesignation Proposal

To allow a site-specific amendment to Direct Control District 99 (DC99) for increase the maximum building height from 12.00 metres (39.4 feet) to 16.00 metres (52.5 feet).

DC99 → DC99 (amended)

WESTLAND DR



Division: 5

Roll: 06411006

File: PL20240027

Printed: Feb 2, 2024

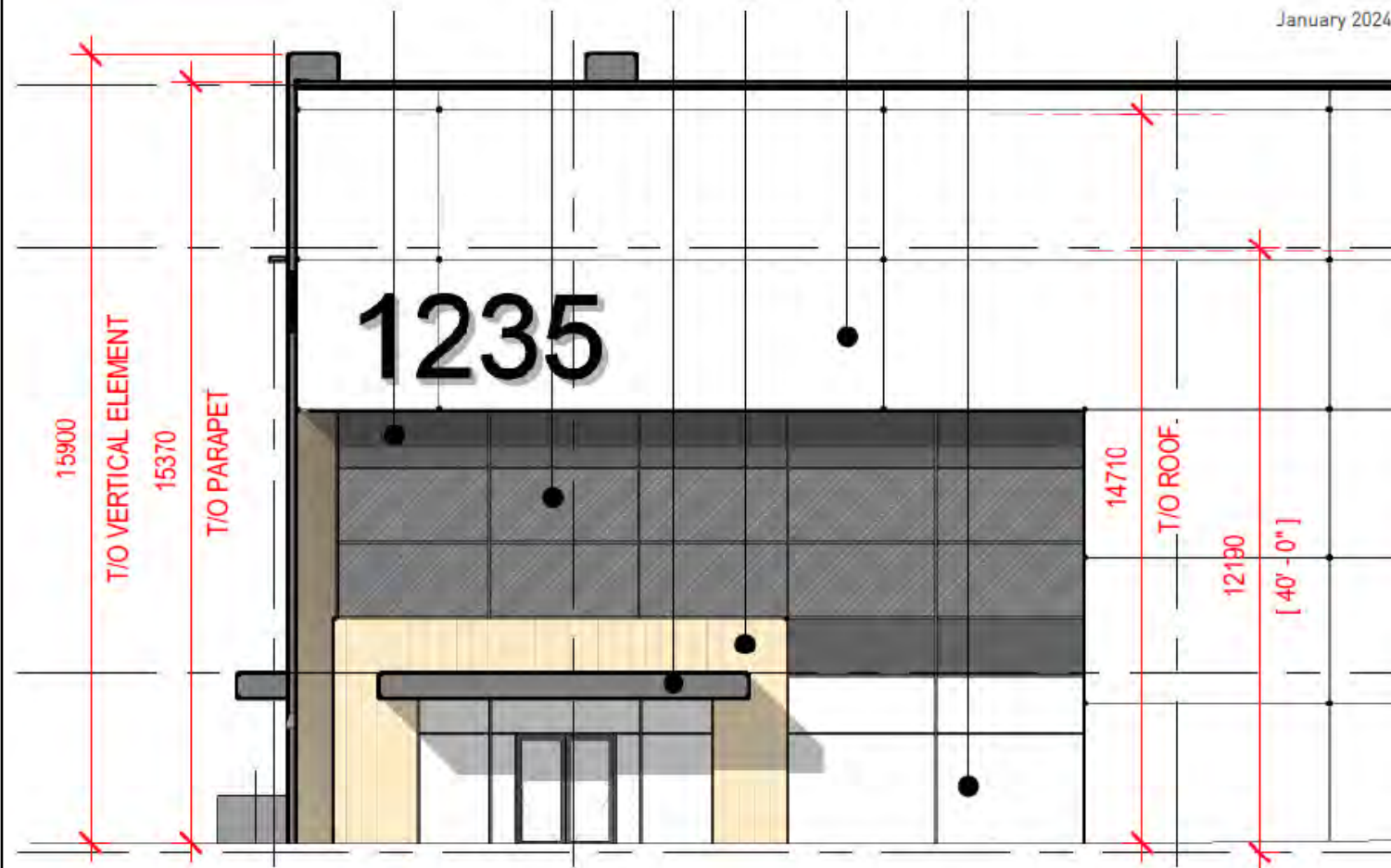
Legal: A portion of NW-11-

26474 of 475

## Development Proposal

### Redesignation Proposal

To allow a site-specific amendment to Direct Control District 99 (DC99) for increase the maximum building height from 12.00 metres (39.4 feet) to 16.00 metres (52.5 feet).



January 2024



# Triovest

## Proposed Maximum Building Height

Lot 1, Block 1, Plan 061 4759



Division: 5  
 Roll: 06411006  
 File: PL20240027  
 Printed: Feb 2, 2024  
 Legal: A portion of NW-11-26  
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## Environmental

### Redesignation Proposal

To allow a site-specific amendment to Direct Control District 99 (DC99) for increase the maximum building height from 12.00 metres (39.4 feet) to 16.00 metres (52.5 feet).



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

Division: 5  
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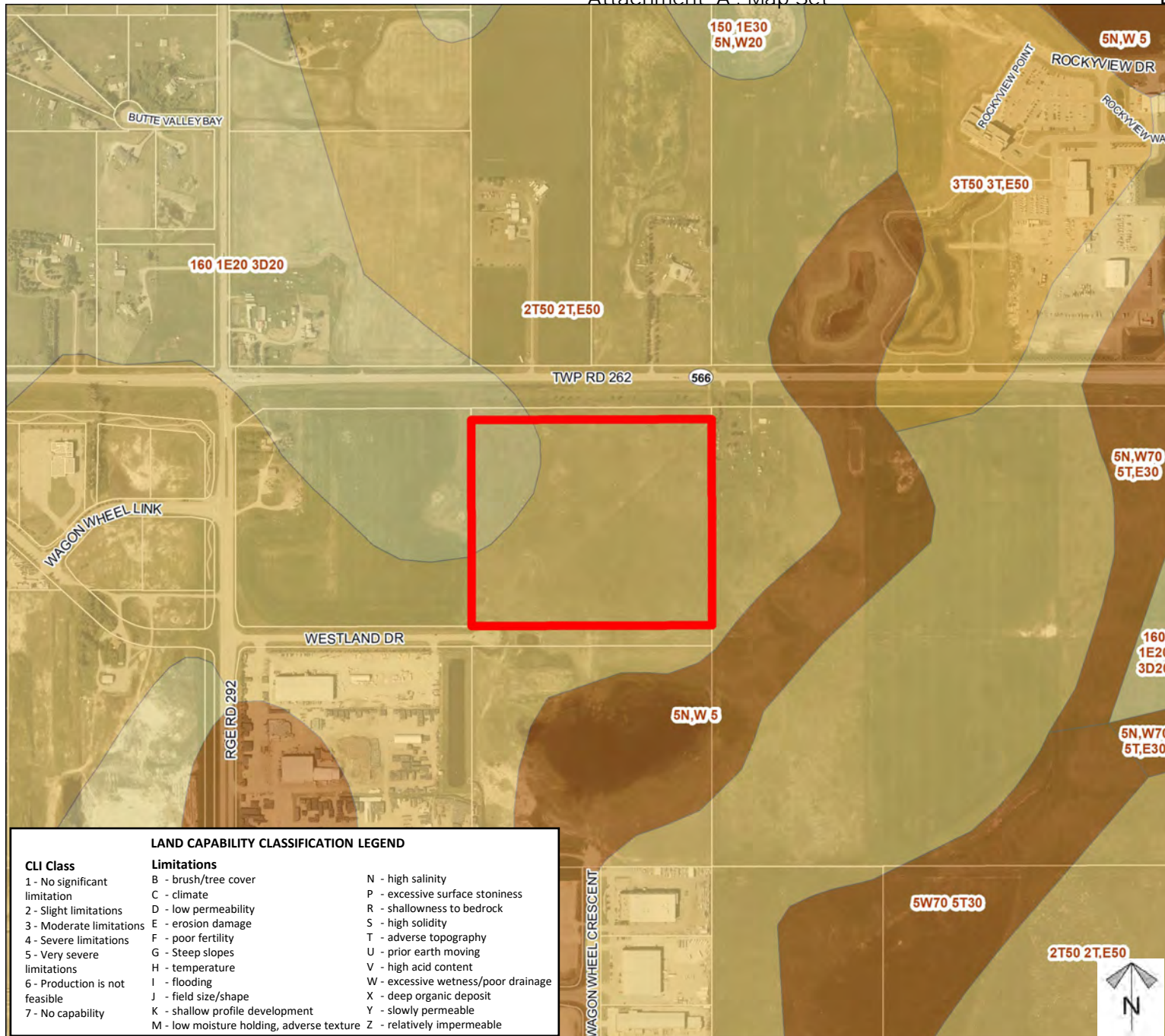




## Soil Classifications

### Redesignation Proposal

To allow a site-specific amendment to Direct Control District 99 (DC99) for increase the maximum building height from 12.00 metres (39.4 feet) to 16.00 metres (52.5 feet).



#### LAND CAPABILITY CLASSIFICATION LEGEND

##### CLI Class

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

##### Limitations

- B - brush/tree cover
- C - climate
- D - low permeability
- E - erosion damage
- F - poor fertility
- G - Steep slopes
- H - temperature
- I - flooding
- J - field size/shape
- K - shallow profile development
- M - low moisture holding, adverse texture

- N - high salinity
- P - excessive surface stoniness
- R - shallowness to bedrock
- S - high solidity
- T - adverse topography
- U - prior earth moving
- V - high acid content
- W - excessive wetness/poor drainage
- X - deep organic deposit
- Y - slowly permeable
- Z - relatively impermeable

Division: 5

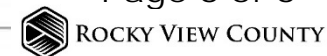
Roll: 06411006

File: PL20240027

Printed: Feb 2, 2024

Legal: A portion of NW-11-26447 of 475

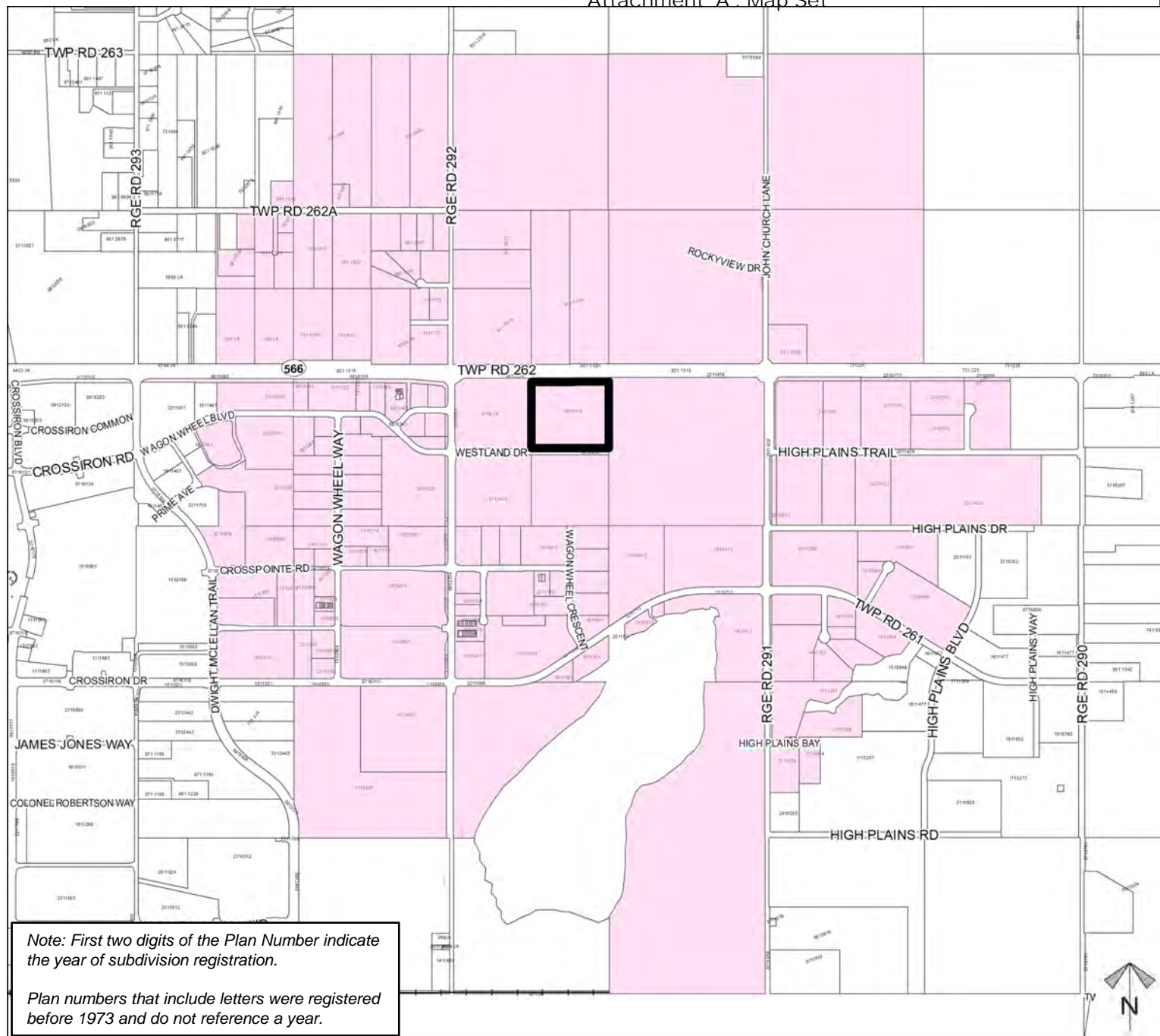




## Landowner Circulation Area

### Redesignation Proposal

To allow a site-specific amendment to Direct Control District 99 (DC99) for increase the maximum building height from 12.00 metres (39.4 feet) to 16.00 metres (52.5 feet).



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

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

### Legend

Support



Not Support



Division: 5  
Roll: 06411006  
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**ATTACHMENT B: APPLICATION INFORMATION**

<b>APPLICANT/OWNERS:</b> B&A Studios (Ken Venner) / Transcorp Holdings Inc.	<b>DATE APPLICATION RECEIVED:</b> January 30, 2024
<b>GROSS AREA:</b> ± 13.7 hectares (± 33.85 acres)	<b>LEGAL DESCRIPTION:</b> Lot 1, Block 1, Plan 0614759 within NW-11-26-29-W4M
<b>Pre-Application Meeting Held:</b> <input checked="" type="checkbox"/>	<b>Meeting Date:</b> December 6, 2022
<b>SOILS (C.L.I. from A.R.C.):</b> The majority of the site is 2T50 2T,E50, where it has slight limitations due to adverse topography and erosion damage. The northwestern corner of the site is 160 1E20 3D20, where it has no significant limitations due to erosion damage, and moderate limitations due to low permeability.	
<b>HISTORY:</b> <b>December 5, 2023:</b> Council approved several amendments to the necessary policy documents (BEASP, Wagon Wheel CS, DC99) to allow outdoor storage, truck trailer use, increase maximum site coverage, requirements for road construction, and require a landscaping plan to facilitate development of a warehousing and truck distribution business. <b>December 21, 2006:</b> The subject parcel and associated municipal reserve lot were registered at Land Titles. <b>March 8, 2005:</b> The parcel was redesignated to DC 99.	
<b>TECHNICAL REPORTS SUBMITTED:</b> <ul style="list-style-type: none"> <li>• Triovest Westlands Storm Park, Magna Engineering Services Inc., dated October 10, 2023.</li> </ul>	

## ATTACHMENT C: APPLICATION REFERRAL RESPONSES

AGENCY	COMMENTS
<b><i>School Authority</i></b>	
Rocky View Schools	No response received
Calgary Catholic School District	No objection.
Public Francophone Education	No response received
Catholic Francophone Education	No response received
<b><i>Province of Alberta</i></b>	
Alberta Transportation	<p>Alberta Transportation and Economic Corridors offers the following comments and observations with respect to the proposed land use amendment (s):</p> <ol style="list-style-type: none"> <li>1. Pursuant to Section 618.3(1) of the Municipal Government Act (MGA), the department expects that the municipality will comply with any applicable items related to provincial highways in an ALSA plan if applicable</li> <li>2. Pursuant to 618.4(1) of the Municipal Government Act, the department expects that the Municipality will mitigate the impacts of traffic generated by developments approved on the local road connections to the highway system, in accordance with Policy 7 of the Provincial Land Use Policies.</li> <li>3. The proposed development is exempted from the requirement of a permit pursuant to Section 25 of the Highways Development and Protection Regulation. This exemption is subject to the provisions of Sections 11-23 and Sections 55-59 of the Highways Development and Protection Act (Chapter H-8.5, RSA, 2004) and amendments thereto, and Sections 8-15, Sections 24-25, and Sections 35-36 of the Highways Development and Protection Regulation (Alberta Regulation 326/2009) and amendments thereto.</li> <li>4. This exemption, and associated terms and conditions, apply to the development referenced herein at the location shown, and any new or additional development activity must obtain approval from Alberta Transportation.</li> <li>5. Alberta Transportation accepts no responsibility for the noise or other impacts of highway traffic upon any development or occupants thereof. Noise impacts and the need for attenuation should be thoroughly assessed. The applicant is advised that provisions for noise attenuation and/or visual screening are the sole responsibility of the landowner.</li> <li>6. The proposed development shall be set back as shown on the submitted site plan. In no case shall a relaxation of the setback shown be permitted without prior approval of Alberta Transportation.</li> <li>7. No direct highway access or additional highway access is approved or considered approved by issuance of this exemption.</li> </ol>

AGENCY	COMMENTS
	<p>8. The landowner shall indemnify and hold harmless the Minister and his employees and agents from any and all claims, demands, actions and costs whatsoever that may arise, directly or indirectly, from anything done or omitted to be done in the construction, maintenance, operation, or alteration of the work described.</p> <p>9. The landowner (or a designated representative) is responsible for obtaining any other necessary municipal, provincial, or federal approvals.</p> <p>10. Any peripheral lighting (yard lights/area lighting) that may be considered a distraction to the motoring public or deemed to create a traffic hazard will not be permitted.</p>
Alberta Culture and Community Spirit (Historical Resources)	No response received
Energy Resources Conservation Board	No response received
Alberta Health Services	No concerns.
<b>Public Utility</b>	
ATCO Gas	No objection.
ATCO Pipelines	No objections.
AltaLink Management	No response received
FortisAlberta	No concerns.
TELUS Communications	No concerns.
TransAlta Utilities Ltd.	No response received
<b>Other External Agencies</b>	
EnCana Corporation	No response received
CNOOC	<p>Further to an inquiry made by Ken Venner (B&amp;A Studios) on behalf of TPP Industrial Balzac Holdings (hereinafter referred to as the "Applicant"), CNOOC Petroleum North America ULC ("CNOOC") wishes to advise we have no assets in the NW/4 of section 11-026-29W4M, but the following assets are located near the lands in question.</p> <p>SW/4 11-026-29W4M</p> <ol style="list-style-type: none"> <li>1. Right-of-Way Plan 502JK (S18711) – contains 4 abandoned lines (one glycol, one sour natural gas and two fuel gas).</li> </ol>

## AGENCY

## COMMENTS

## AbaData Pipeline Report

LICENSE / LINE #	PROV	COMPANY NAME	LICENSE DATE	FROM LOCATION	TO LOCATION	LGTH (m)	STS	SUB	H2S (mol /mol)	OD (mm)	WT (mm)	MAT	TYPE	GRD	MOP Spd	JNT
3113 - 47	AB	CNOOC PETROLEUM NORTH AMERICA ULC		8-10-26-29W4 BE	9-11-26-29W4 BE	1.52	A	GL	0	60.3	3.91	S	5L	B	0	W
3115 - 54	AB	CNOOC PETROLEUM NORTH AMERICA ULC		8-10-26-29W4 BE	9-2-26-29W4 BE	2.72	A	SG	19	219.1	5.56	S	5LX	X42	0	W
7748 - 6	AB	CNOOC PETROLEUM NORTH AMERICA ULC	Oct 16, 1997	9-2-26-29W4 BE	8-10-26-29W4 BE	2.61	A	FG	0	60.3	3.91	S	5L	B	0	W
7855 - 34	AB	CNOOC PETROLEUM NORTH AMERICA ULC	Aug 4, 2005	9-2-26-29W4 BE	8-10-26-29W4 BE	2.73	A	FG	0	60.3	3.91	S	5L	B	0	W

The Pipeline Right-of-Ways are registered and available through Alberta Land Titles.

Subject to the terms and conditions set forth below, CNOOC has no objections or concerns with respect to the Application.

1. Setback for pipelines abandoned in place is the width of the registered right-of-way. No permanent structures can be placed within the right-of-way, including but not limited to, trees and heavy vehicles.
2. Our review was based on the above locations (the "Facilities");
3. Any development will be in accordance with, and satisfy all regulatory setbacks applicable to the Facilities; and
4. CNOOC assumes no responsibility for any damage, loss or liability related to operations conducted in or in proximity to the Facilities. In the event of such damage, loss or liability, the party responsible for same shall be liable for and indemnify and hold CNOOC and its officers, directors, employees, agents and representatives harmless against all losses, costs, damages, expenses and legal fees which any such parties may suffer, sustain, pay or incur directly or indirectly arising from or in connection with such operations; and in addition, indemnify CNOOC and its officers, directors, employees, agents and representatives from and against all actions, proceedings, claims and demands, losses, costs, damages, expenses and legal fees whatsoever which may be brought against or suffered by any such parties or which any such parties may sustain, pay or incur, directly or indirectly arising from, or in connection with such operations. This liability and indemnity shall apply without limit and without regard to cause or causes, including, without limitation, negligence, whether sole, concurrent, gross, active, passive, primary or secondary, or the willful act or omission of CNOOC or its officers, directors, employees, contractors, agents and representatives or any other persons or otherwise.

**Internal Departments**

Recreation, Parks,  
and Community  
Support

As municipal Reserves were previously dedicated, Recreation has no comment at this time.

GIS Services

No response received

Building Services

No response received

Fire Services &  
Emergency  
Management

With increased height there are speciality training rescue requirements which we do not have within Rocky View County Fire Service.

AGENCY	COMMENTS
Capital and Engineering Services	<p>For exterior fire operations we have limited capabilities for access to roof and applying ground master streams.</p> <p>As well 2.8.2.4 in fire code talks to high buildings and smoke control devices or other emergency devices be installed and able to be operated in the event of a smoke filled building.</p> <p><b>General:</b></p> <p>No concerns or comments. The change for building height has no impact on the engineering work for the development.</p>
Agriculture & Environment Services	No response received

Circulation Period: February 21, 2024, to March 22, 2024.



**ATTACHMENT E: POLICY REVIEW**

<b>Definitions</b>		
Consistent	Generally Consistent	Inconsistent
Clearly meets the relevant requirements and intent of the policy.	Meets the overall intent of the policy and any areas of inconsistency are not critical to the delivery of appropriate development.	Clear misalignment with the relevant requirements of the policy that may create planning, technical or other challenges.

<b>Regional Growth Plan</b>	
<b>Land Use Regulations</b>	
2.4.2	<i>Employment Trends</i> <i>There are driver industries that are expected to lead employment growth through the years, detailed below with timelines of when their growth will play a key role in the Region's economy.</i>  <i>Immediate (1-2 years): transportation &amp; logistics, value added agriculture, construction projects</i>
Consistent	The proposed use, outdoor storage, truck trailer, reflects anticipated near-term employment trends.
Figure 5	<i>Approved and Planned Land</i>
Consistent	The proposed use, outdoor storage, truck trailer, is shown in the planned industrial area.

<b>Municipal Development Plan (County Plan)</b>	
<b>Financial Sustainability – Operating</b>	
6.8	<i>Direct the majority of new commercial and industrial businesses to locate in the business areas identified on Map 1.</i>
Consistent	The business is located within the Balzac Regional Business Centre area as shown in Map 1.
<b>Parks, Open Space, Pathways, and Trails – Partnering on Parks Development, Connectivity, and Maintenance</b>	
12.3	<i>Promote and provide for the connectivity of pathways and trails to hamlets, small towns, and adjacent municipalities in a manner consistent with the Parks and Open Space Master Plan and Local Recreation Master Plans.</i>
Consistent	Municipal reserves have been provided, allowing the regional pathway along Highway 566 to continue.
<b>Parks, Open Space, Pathways, and Trails – Parks and Community Interface</b>	
12.17	<i>Development adjacent to, or affecting, parks, open space, pathways, and trails should include a comprehensive approach to:</i> <i>a. shared and mutually supportive facilities and/or amenities;</i> <i>b. access;</i> <i>c. stormwater management;</i> <i>d. preserving views into and within the park, where appropriate;</i> <i>e. vegetation and invasive species management; and</i> <i>f. wildlife management.</i>
Consistent	The proposed development will be required to appropriately install and maintain the 2m regional pathway on the MR lands that extend along the south side of Highway

	566. Viewscales and transition will be addressed through Balzac East ASP development requirements, as well as the Wagon Wheel Conceptual Scheme.
<b>Business Development – General Business</b>	
14.2	<i>Direct business development to locate in identified business areas as identified on Map 1.</i>
Consistent	The business is located within the Balzac Regional Business Centre area as shown in Map 1.
14.4	<i>A business area shall have an adopted area structure plan in place prior to development, with the exception of lands in business areas that already have the appropriate land use designation allowing business development.</i>
Consistent	The area is supported by the Balzac East Area Structure Plan.
14.6	<i>Business development shall address the:</i> <i>a. County's Commercial, Office, and Industrial Design Guidelines; and</i> <i>b. development review criteria identified in section 29.</i>
Consistent	The development will be subject to the requirements as part of the Development Permit process.
<b>Business Development – Regional Business Centres</b>	
14.8	<i>Direct new commercial and industrial development to existing, identified regional business centres and ensure development complies with existing area structure plans.</i>
Consistent	Balzac East is a designated Regional Business Centre. The application complies with the ASP.
<b>Transportation – Supporting Communities</b>	
16.10	<i>Support and encourage alternative forms of transportation in hamlets and regional business centres. Opportunities should provide for:</i> <i>a. Pathways, trails, and sidewalk connections;</i> <i>b. Cyclists; and</i> <i>c. Public/private transportation.</i>
Consistent	Regional pathway MR has been set aside and will be developed.
16.12	<i>Support the long-term development of the conceptual regional pathway and trail plan as identified in the Parks and Open Space Master Plan.</i>
Consistent	Regional pathway MR has been set aside and will be developed.

<b>Direct Control District 99 (DC99)</b>	
<b>Land Use Regulations</b>	
2.3.0	<i>Cell A – List of Uses</i>
Consistent	The proposed use, outdoor storage, truck trailer, is a listed use within Cell A subject to setbacks. Note: The amendment is site-specific, and would only apply to the subject lands.
2.5.0	<i>Cell C – List of Uses</i>
Consistent	The proposed use, outdoor storage, truck trailer, is a listed use within Cell A subject to setbacks. Note: The amendment is site-specific, and would only apply to the subject lands.
<b>3.12.0 Maximum Building Height</b>	
3.12.0	Cell A Principal Building: 12 metres (39.4 ft) Accessory Building: 8.00 metres
Consistent	The proposed building will be 16 metres tall. However, the purpose of the application is to amend the height in order to allow the building to meet requirements. Note: The amendment is site-specific, and would only apply to the subject lands.

3.15.0 Special Development Regulations	
3.15.0	A Landscaping Plan, prepared by a qualified person, shall be submitted to demonstrate the Outdoor Storage, Truck Trailer use within Lot 1, Block 1, Plan 061 4759 in NW-11-26-29-W4M is appropriately screened from Highway 566 to the satisfaction of the Development Authority.
Consistent	The applicants are proposing the requirement of a landscaping plan subject to Development Authority approval to insure outdoor storage sufficiently screened from Highway 566. Note: The amendment is site-specific, and would only apply to the subject lands.

Balzac East Area Structure Plan	
Special Development Area #4 (SDA#4)	
4.7.4 (j)	<i>Cell A – Located immediately adjacent to Highway 566, north of the modified service road. This cell will allow commercial, retail and other uses that may be compatible with the adjacent residential uses. There will be setbacks from the modified service road, all Highway 566 future road widening will be taken on the south side and within this Cell. Landscaped buffers will be mandatory here, sensitive signage and lighting will be mandatory, rear yards and side yards, where visible, will be treated like a front yard and require landscaping, a lighting plan will be mandatory, and no outdoor storage will be allowed within the area of any required yard setback. Development heights, landscaping, frontages, and parking will be compatible with the residential scale of development north of Highway 566.</i>
Consistent	The applicants have proposed outdoor storage, truck trailer. The proposal is consistent.
4.7.4 (m)	<i>In addition to the standard requirements of the Balzac East Area Structure Plan for the contents of a conceptual scheme, any conceptual scheme in <b>SDA#4</b> must include:</i> <ul style="list-style-type: none"> <li><i>• A plan to allow the development to proceed in a phased and logical manner;</i></li> <li><i>• A plan that identifies the market drivers and the economic development potential for the area;</i></li> <li><i>• A plan to minimize negative impact to surrounding areas;</i></li> <li><i>• Demonstration of full build out density and lot sizes;</i></li> <li><i>• A graduated density, where the intensity of the type of use intensifies as it gets further from existing residential development;</i></li> <li><i>• An access plan that demonstrates appropriate access, including service roads if necessary, off of Highway 566;</i></li> <li><i>• A traffic impact study prepared by a qualified professional licensed to practice in the Province of Alberta;</i></li> <li><i>• A landscape plan that enhances the aesthetics of the area and provides buffering and screening between uses that may be considered to be incompatible and utilizes native and indigenous plant materials;</i></li> <li><i>• A lighting plan that concentrates the security lighting on the buildings and away from the residential area;</i></li> <li><i>• A signage plan that demonstrates tasteful and well situated signs;</i></li> <li><i>• Architectural guidelines that ensures that the side of the structure visible (either front, rear or side) from Highway 566 or either Range Road 292 or Range Road 293 are attractive, there is no outside storage within any required yard setback, and any fencing is well constructed and easily maintained;</i></li> <li><i>• Internal road standards that meet or exceed the MD Standards;</i></li> <li><i>• Setbacks that reflect the adjacent uses;</i></li> </ul>

	<ul style="list-style-type: none"> <li>• A storm water management plan must be prepared that incorporates innovative concepts including wet pond features, roof top catchment, irrigation or fire protection sources and other engineering solutions;</li> <li>• Emissions from any Type III use including air, water, noise, solid waste or litter, will be mitigated and minimized;</li> <li>• Demonstration that the orientation of the structures is sensitive to the visual access by road and neighbours;</li> <li>• Roof top treatments that enclose mechanical and electrical equipment, make use of roof top gardens and/or provide a pitched roof;</li> <li>• A fencing plan that demonstrates the visual screening and the long term maintenance plan for the fence;</li> <li>• The Municipality must notify Nexen of all applications within the <b>SDA#4</b> and ensure all approvals reflect acknowledgement by Nexen of the impacts on their emergency response plan; and demonstration that all environmental features considered to be significant or valuable, will be protected or conserved.</li> </ul>
Consistent	The conceptual scheme includes these requirements.
4.7.4 (g)	<p><i>Applications for redesignations, subdivisions and/or development in SDA#4 should include the following, to the satisfaction of the Municipality:</i></p> <ul style="list-style-type: none"> <li><i>i. Rationale for business development outside designated Business Areas and out of the overall sequencing of development, and identification of potential impacts on adjacent uses, access, servicing and phasing.</i></li> <li><i>ii. Applications for business uses adjacent to the existing residential area within and adjacent to SDA#4 shall demonstrate how the proposal can be considered compatible with these residential uses, including screening and buffering measures as necessary.</i></li> </ul>
Consistent	Addressed through preparation of the Wagon Wheel Conceptual Scheme, Section 1.6, "Rationale for Proceeding with Development".
4.7.4 (h)	<i>Any new redesignation, subdivision and/or development, shall be subject of an approved conceptual scheme.</i>
Consistent	The proposed development is located within the Wagon Wheel Conceptual Scheme.
4.7.4 (k)	<i>The overall concept for this area is for a commercial/light industrial area that provides community amenities and breaks up the massing of structures with linear green spaces that are landscaped and maintained.</i>
Consistent	Warehousing with associated truck trailer parking is consistent with the concept of commercial/light industrial, and with provision of the landscaping and regional pathway in the MR lands, and additionally on the property, the proposed future use will be consistent.

### Wagon Wheel Industrial Conceptual Scheme

#### Approved Policies

1.5.2	<p><i>The BEASP's Figure 2: Conceptual Vision, describes the amended land use policy for Special Development Area #4, including the Wagon Wheel Conceptual Scheme lands as "Agricultural until transition to business/industrial in a series of orderly, planned, properly serviced, and market-driven stages. Within Special Development Area #4, the "Cell A" and "Cell C" sub-area policies affect the Wagon Wheel Conceptual Scheme Area (see Figure 2). The relevant policies are quoted below.</i></p> <p><i>4.7.4 (j) (i) Cell A</i></p> <p><i>Located immediately adjacent to Highway 566, north of the modified service road. This cell will allow commercial retail and other uses that may be compatible with the adjacent residential uses. There will be setbacks from the modified service road, all Highway 566 future road widening will be taken on the south side and within this Cell.</i></p>
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	<i>Landscaped buffers will be mandatory here, sensitive signage and lighting will be mandatory, rear yards and side yards, where visible, will be treated like a front yard and require landscaping, a lighting plan will be mandatory and no outdoor storage will be allowed to occur within the area of any required yard setback. Development heights, landscaping, frontages and parking will be compatible with the residential scale of development north of Highway 566.</i>
Consistent	The applicants have proposed outdoor storage, truck trailer. The future proposed use will include architectural controls, landscaping, and the additional pathway MR to address visual impact.
<b>3.0 Land Use and Subdivision</b>	
3.2	Land Use
	The Land Use and Transportation Concept for the Wagon Wheel Industrial Park is illustrated in Figure 6. This figure shows how the land use cells described under the BEASP and Direct Control Bylaw C-6031-2005 affect the subject lands. Figure 6 illustrates the location of the "Transition Land Use" area. These lands will be subject to the SDA #4, "Cell A" land use policies of the BEASP and Direct Control Bylaw C-6031-2005. Outdoor storage within required yard setbacks will not be permitted in this area. Highway widening and additional development setbacks will be provided in this area by incorporating a public linear park, increased building setbacks, on-site landscaping requirements, and architectural guidelines to ensure development provides an attractive interface with Highway #566 and the residential areas north of the highway. Appropriate business, industrial and commercial land uses in the "Transition Land Use" area will include: "those developments where activities and uses are primarily carried on within an enclosed building and no significant nuisance factor is created or apparent outside an enclosed building." [Rocky View Land Use Bylaw – General Industry Type I].
Consistent	The Applicants have proposed outdoor storage, truck trailer. The future proposed use will include be architectural controls, landscaping, and the additional pathway MR to address visual impact.
Policy 3.2.2	Land use and development in the Highway #566 "Transition Land Use" area shall be compatible with residential development on the north side of the highway.
Consistent	The transition land use area pertains to those properties adjacent to Highway 566. They are defined as Cell A, which notes that "Development heights, landscaping, frontages, and parking will be compatible with the residential scale of development north of Highway 566." The applicants have requested an increase the building height from 12m to 16m (DC99 regulation) as part of the future warehouse and trucking development. The applicant's preliminary concept states that the two proposed warehouses will orient their loading docks and associated heavy truck traffic activities towards a central 'court', which will be appropriately screened from Highway 566 frontage. They also indicated that building facades, passenger parking lots, and landscaped areas facing Highway 566 will be designed in accordance with Business Use Performance Standards and Development Guidelines detailed in the Balzac East ASP and the Wagon Wheel Conceptual Scheme. Views of the truck court from Highway 566 and parcels to the north will be obscured by the orientation of the two warehouse buildings in addition to a landscaped screening wall which will be constructed between each building. As well, no Outdoor Storage, Truck Trailer uses will occur in any of the required front, side, and/or rear yard setback areas. The final configuration and any requirements would be determined at development permit stage. With the assumption that the development will satisfy these requirements, the policy may be found compliant.
Policy 3.2.4	Development standards and architectural guidelines described in this plan and in the Balzac East Area Structure Plan shall be adopted to ensure that all development on

	properties adjacent to Highway #566 and Range Road 292 will present an appropriate visual interface with these public roadways.
Consistent	As discussed above, several architectural and design considerations are proposed to the future development to present an appropriate visual interface with public roadways.
Policy 3.2.5	<i>Land uses within the Conceptual Scheme Area shall be governed by a Direct Control District that will establish landscaping, architectural control, and other means to ensure that development is compatible with existing and planned land uses adjacent to any specific development site.</i>
Consistent	DC 99 establishes various development requirements, though the applicant is seeking to make a site-specific amendment to increase the building heights to DC99.
<b>5.0 Public Parks and Pathways</b>	
Policy 5.1.4	<i>A 2.0 metre paved regional pathway will be constructed by the developer within the Highway 566 linear park and the Range Road 292 linear park</i>
Consistent	The MR has been provided, and the applicant has agreed to the future landscaping and pathway requirements as part of the development. This policy is therefore compliant.
Policy 5.2.1	<i>Municipal Reserve will be provided in full pursuant to the provisions of the Municipal Government Act.</i>
Consistent	There is a deferred reserve caveat on title for 0.77 hectares which will require disposition through either cash-in-lieu or additional lands provided.





# BYLAW C-8523-2024

A bylaw of Rocky View County, in the Province of Alberta, to amend Rocky View County Bylaw C-6031-2005, being Direct Control District 99.

The Council of Rocky View County enacts as follows:

## Title

- 1 This bylaw may be cited as *Bylaw C-8523-2024*.

## Definitions

- 2 Words in this Bylaw have the same meaning as those set out in the *Land Use Bylaw* and *Municipal Government Act* except for the definitions provided below:
- (1) “**Council**” means the duly elected Council of Rocky View County;
  - (2) “**Land Use Bylaw**” means Rocky View County Bylaw C-8000-2020, being the *Land Use Bylaw*, as amended or replaced from time to time;
  - (3) “**Municipal Government Act**” means the *Municipal Government Act*, RSA 2000, c M-26, as amended or replaced from time to time; and
  - (4) “**Rocky View County**” means Rocky View County as a municipal corporation and the geographical area within its jurisdictional boundaries, as the context requires.

## Effect

- 3 THAT Bylaw C-6031-2005, known as “DC-99”, be amended in accordance with the amendments as shown on the attached Schedule ‘A’ forming part of this Bylaw.

## Effective Date

- 4 *Bylaw C-8523-2024* is passed and comes into full force and effect when it receives third reading and is signed in accordance with the *Municipal Government Act*.



ROCKY VIEW COUNTY

READ A FIRST TIME this \_\_\_\_\_ day of \_\_\_\_\_, 2024

READ A SECOND TIME this \_\_\_\_\_ day of \_\_\_\_\_, 2024

UNANIMOUS PERMISSION FOR THIRD READING this \_\_\_\_\_ day of \_\_\_\_\_, 2024

READ A THIRD AND FINAL TIME this \_\_\_\_\_ day of \_\_\_\_\_, 2024

\_\_\_\_\_  
Reeve\_\_\_\_\_  
Chief Administrative Officer\_\_\_\_\_  
Date Bylaw Signed



ROCKY VIEW COUNTY

**SCHEDULE 'A'**  
**FORMING PART OF BYLAW C-8523-2024**

Add Section 3.12.1 (b) to Section 3.12.0 Maximum Building Height:

- b) Notwithstanding Section 3.12.1, the Maximum Building Height for General Industry Type I uses within Lot 1, Block 1, Plan 061 4759 in NW-11-26-29-W4M is 16 m (52.49 ft.).

April 15, 2024

Rocky View County

**Attn: Oksana Newmen, Senior Planner**

**Re: PL2024-0027 – Land Use Amendment**

Dear Oksana,

Further to the data provided in our land use amendment package (PL2024-0027), Triovest wishes to provide the following rationale as to our request for an increase in max building height in Cell A:

1. The maximum height of the buildings in our application will be under 16m. We have never proposed a max building height of 20m for the buildings,
2. More than 2/3rds of the site is part of Cell C, which permits up to 20m in height. We believe that a warehouse that is stepped in height will not be appealing to tenants, nor will it have the same architectural quality as what we are proposing.
3. There are several examples of developments that have a higher max building height that are in the same area. Notably, High Plains, Rosemont Business Park and Alta Vista CS all allow up to 20m max building height. Several buildings in the Balzac area have already been constructed to the same height that is being proposed
4. A large portion of the buildings will be shielded from view by the existing berm, and the future landscaped MR. The natural grading of the site is such that the buildings will not feel overpowering when viewed from the North
5. Market demand from most tenants is for 40' clear height inside the warehouse, which is driving the max building height.

While we appreciate the intent of the Wagon Wheel Conceptual scheme, it was completed at a time when standard building heights were much lower. In order to stay competitive and attract tenants, who in turn pay taxes and drive economic growth in the area, Triovest is respectfully asking for support in this amendment. We greatly appreciate the support from Planning staff, and Rocky View Council in this matter.

If you would like to discuss this matter, please contact me directly at [amacdonald@triovest.com](mailto:amacdonald@triovest.com).

Thank you for your time and consideration.

Sincerely,

Aaron Macdonald  
Director, Development

Cc.  
Ken Venner, Associate, B&A Studios



# COUNCIL REPORT

## Local Plan and Direct Control Item: Institutional

Electoral Division: 5

File: PL20200068/PL20190177 / 06507009

Date:	April 23, 2024		
Presenter:	Oksana Newmen, Senior Planner		
Department:	Planning		
Approved by:	<input checked="" type="checkbox"/> Executive Director / Director	and/or	<input checked="" type="checkbox"/> Chief Administrative Officer

### REPORT SUMMARY

The purpose of this report is to assess two applications that would facilitate religious assembly and community uses on Lot 4, Plan 9010345 within SW-07-26-01-W05M:

- PL20200068 – To adopt the ‘Al-Makkah Community Hub’ Master Site Development Plan (MSDP), which provides a policy and operational framework for religious assembly and community uses.
- PL20190177 – To redesignate the subject lands from Residential, Rural district (R-RUR) to Direct Control district (DC) to facilitate religious assembly and community uses.

The subject parcel is located outside of an area structure plan; as such, the application was evaluated pursuant to the policies and regulations of the Rocky View County / City of Calgary Intermunicipal Development Plan (IDP), the Municipal Development Plan (County Plan), and the *Land Use Bylaw*.

The application was found to be inconsistent with Section 11.0 (Institutional and Community Land Use) of the County Plan, which encourages institutional uses to be located in hamlets, country residential communities, and business centres. Additionally, insufficient rationale was provided to support development at the proposed location, to demonstrate a benefit to the broader public, and to address compatibility and integration with the existing residential area. Finally, the submitted MSDP does not include all information required by Section 29 (Technical Requirements and Submissions) for MSDP documents.

With respect to consistency with the *Land Use Bylaw*, the application complies with the rationale for use of a DC district but is missing detail in the development of the Direct Control District and relevant requirements; therefore, the proposed Direct Control District was found not to be compliant.

### ADMINISTRATION'S RECOMMENDATION

THAT application PL20200068 be refused.

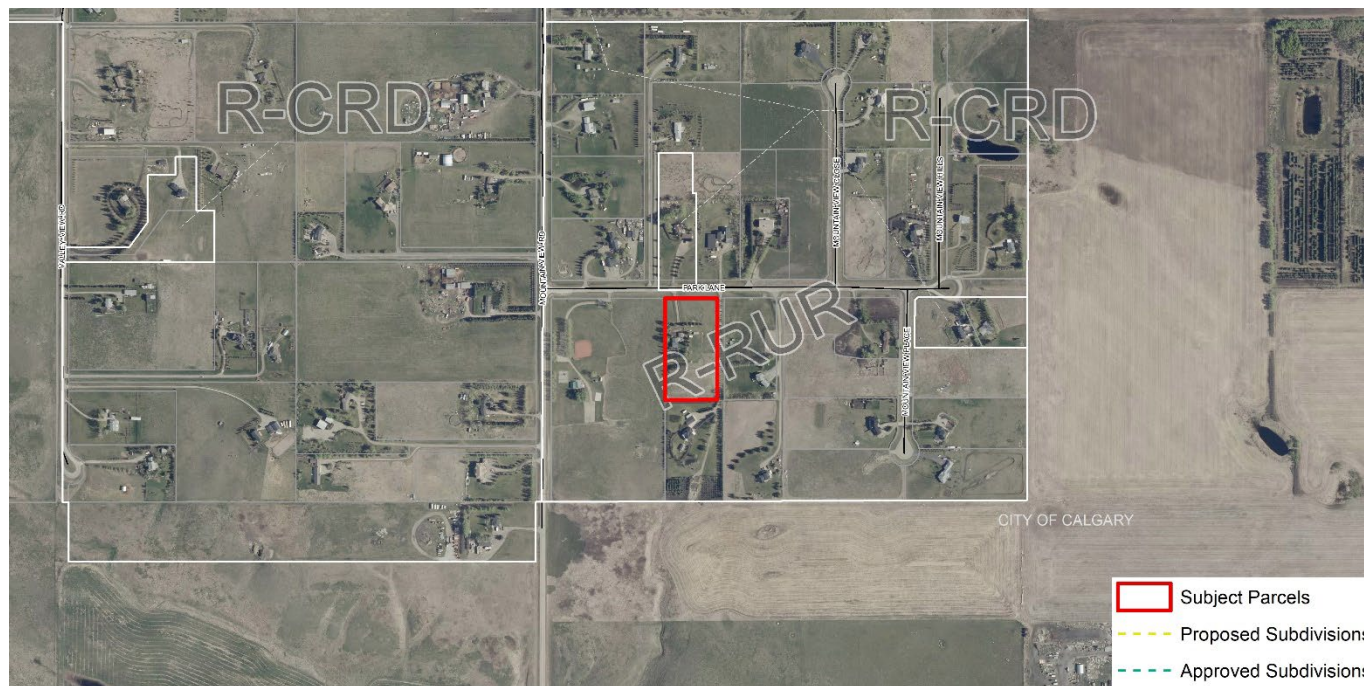
THAT application PL20190177 be refused.

## Local Plan and Direct Control Item: Institutional

### BACKGROUND

#### Location (Attachment A)

Located approximately 0.50 miles (0.81 kilometres) north of the city of Calgary, located 0.75 miles (1.25 kilometres) south of Highway 566, and 0.13 miles (0.21 kilometres) east of Mountain View Road.



#### Site Context (Attachment B)

The subdivision creating the subject parcel as part of a four-lot subdivision was registered at land titles on February 21, 1990.

The subject parcel currently contains a single-family dwelling built in 1973, a detached garage building built in 1975, and a two-storey accessory building built in 2020. The 1,612 square foot accessory building was subsequently renovated without a permit, then was brought into compliance. This structure, which includes four toilets (water closets) and four vanities, has not been included in the application, MSDP, or any supporting documentation.

On November 23, 2010, Council refused an application (2007-RV-490) to redesignate the parcel from residential to Public Service District for development of a religious assembly.

The Applicants applied for redesignation to a Direct Control District in December 2019, and for the MSDP in June 2020, with multiple revisions until June 2023.

#### Intermunicipal and Agency Circulation (Attachment C)

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

This application was circulated to The City of Calgary in accordance with the Rocky View County / City of Calgary Intermunicipal Development Plan. The City responded with no concerns regarding the application so long as the proposed direct control district would have a size restriction of the current parcel size to prevent future subdivision.

Alberta Transportation and Economic Corridors was circulated on the applications but has not provided comments.



## Local Plan and Direct Control Item: Institutional

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### Landowner Circulation (Attachment D)

The application was circulated on June 26, 2020, to 72 recipients, and on March 16, 2022, to 63 adjacent landowners in accordance with the *Municipal Government Act* and County Policy C-327 (Circulation and Notification Standards); in total, 39 letters in support (29 of which were either outside of the circulation area or the location could not be determined), and 27 letters in opposition were received.

Three parcels had both opposition and support, as the lands were sold in the intervening period from application to public hearing. Additionally, multiple letters from individual parcels were received. Of three parcels in opposition, two letters were received from each; and of six names/addresses in support, two letters were received from each.

## ANALYSIS

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### MSDP Overview

The MSDP proposes a place of worship and a community centre/hub. It states that the existing building and parking area will serve 25 to 30 people. The community hub's goal is "for families to come together to have healthy discussion and engage youth in healthy activities", interfaith dialogue, and provide guidance to new entrepreneurs, residents, and youth new to the country. The MSDP does not include any reference to the use of the existing accessory building, nor does it meet the requirements of the County Plan.

### DC Overview

The DC District proposes a religious assembly and community/youth hub, based on the Special, Public Services District (S-PUB) of the Land Use Bylaw C-8000-2020 (LUB). The DC includes listed uses of religious assembly, occupancy, dwelling unit accessory to the principal use, community centre, and community hub. There are no definitions for a community centre or community hub in either the LUB or the DC, and no additional development regulations. The proposed DC District does not align with other previously approved DC Districts or established land use districts within the LUB.

### Policy Review (Attachment E)

The application was reviewed pursuant to Section 5.0 (Municipal Planning Considerations), Section 8.0 (Growth Corridors/Areas and Annexation), and Section 15.0 (Plan Implementation) of the IDP and was found to be compliant.

The application was principally reviewed pursuant to Section 11.0 (Institutional and Community Land Use) of the County Plan. The application was found to be inconsistent with Policies 11.1 and 11.2, which encourage institutional uses to be located in hamlets, country residential communities, and business centres. For proposals outside of these preferred areas, Policy 11.3 provides potential support for locating outside of these areas, subject to demonstrating a valid rationale for the location, identifying benefit to the broader public, and compatibility and integration with the existing residential area. The Applicant has not satisfied the criteria set out within Policy 11.3; therefore, the application is inconsistent with Policy 11.3 and the wider intent of Section 11.0 of the County Plan.

Section 29 and Policy 11.5 of the County Plan set out the technical and operational items that must be addressed through submission of an MSDP for institutional uses including providing details on facility hours, specific uses, and parking requirements. The Applicant has only partially met these requirements with some deficiencies and gaps noted to be present, such as providing information regarding the compatibility of the use with adjacent land uses, and detail regarding the development scale and size.

Finally, the application was reviewed pursuant to Sections 297 and 302 of the *Land Use Bylaw* regarding Direct Control District applications. The application complies with the rationale of the use of a DC district, but due to the lack of detail in the development of the Direct Control, was found to be non-compliant.

## Local Plan and Direct Control Item: Institutional

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### COMMUNICATIONS / ENGAGEMENT

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

### IMPLICATIONS

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#### Financial

No financial implications identified at this time.

### STRATEGIC ALIGNMENT

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

### ALTERNATE DIRECTION

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Should Council wish to support the application they may wish to consider referring the application back to Administration to provide the necessary updates to the MSDP and proposed Direct Control District in order to align with the County Plan and Land Use Bylaw C-8000-2020.

THAT Council refer applications PL20190177 and PL20200068 back to Administration until such time as the Applicants provide the necessary amendments to the proposed Direct Control District and MSDP to align with the County Plan and Land Use Bylaw C-8000-2020, to the satisfaction of County Administration.

### ATTACHMENTS

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Attachment A: Map Set  
Attachment B: Application Information  
Attachment C: Application Referral Responses  
Attachment D: Public Submissions  
Attachment E: Policy Review  
Attachment F: Draft Bylaw C-8455-2023 (Direct Control District)  
Attachment G: Draft Master Site Development Plan

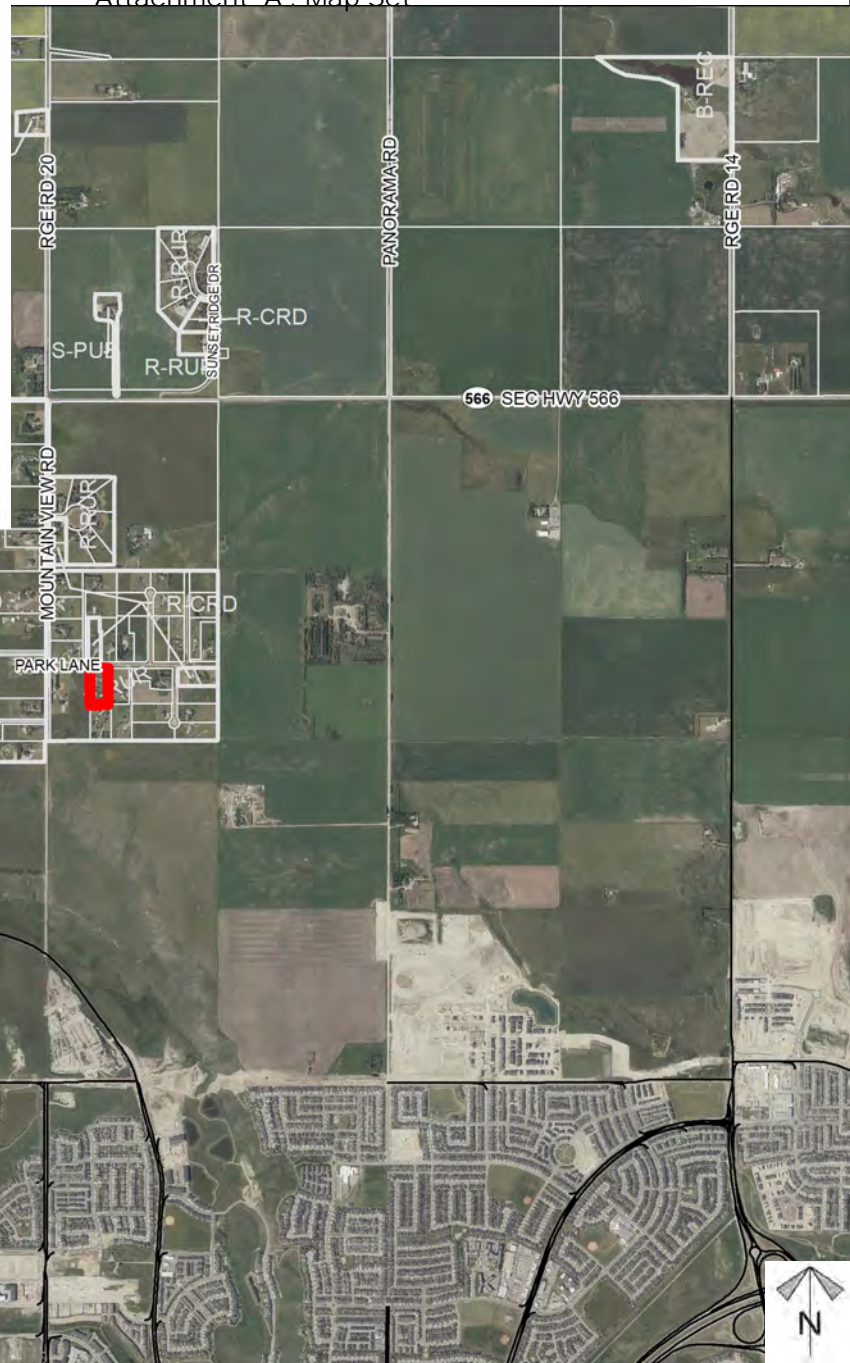
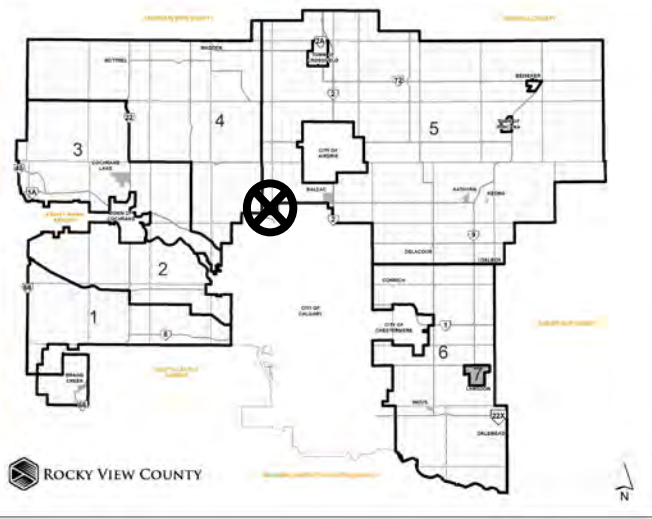


## Location & Context

### Redesignation and MSDP Proposal

To redesignate the subject lands from Residential, Rural District (R-RUR) to Direct Control District (DC) to facilitate future religious assembly and community uses.

Division: 5  
Roll: 06507009  
File: PL20200068  
Printed: Sept 21, 2023  
Legal: A portion of SW-7-26-1-  
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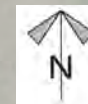
## Development Proposal

### Redesignation and MSDP Proposal

To redesignate the subject lands from Residential, Rural District (R-RUR) to Direct Control District (DC) to facilitate future religious assembly and community uses.

PARK LANE

R-RUR → DC

*Division: 5**Roll: 06507009**File: PL20200068**Printed: Sept 21, 2023**Legal: A portion of SW-7-26-**1-1-2023*  
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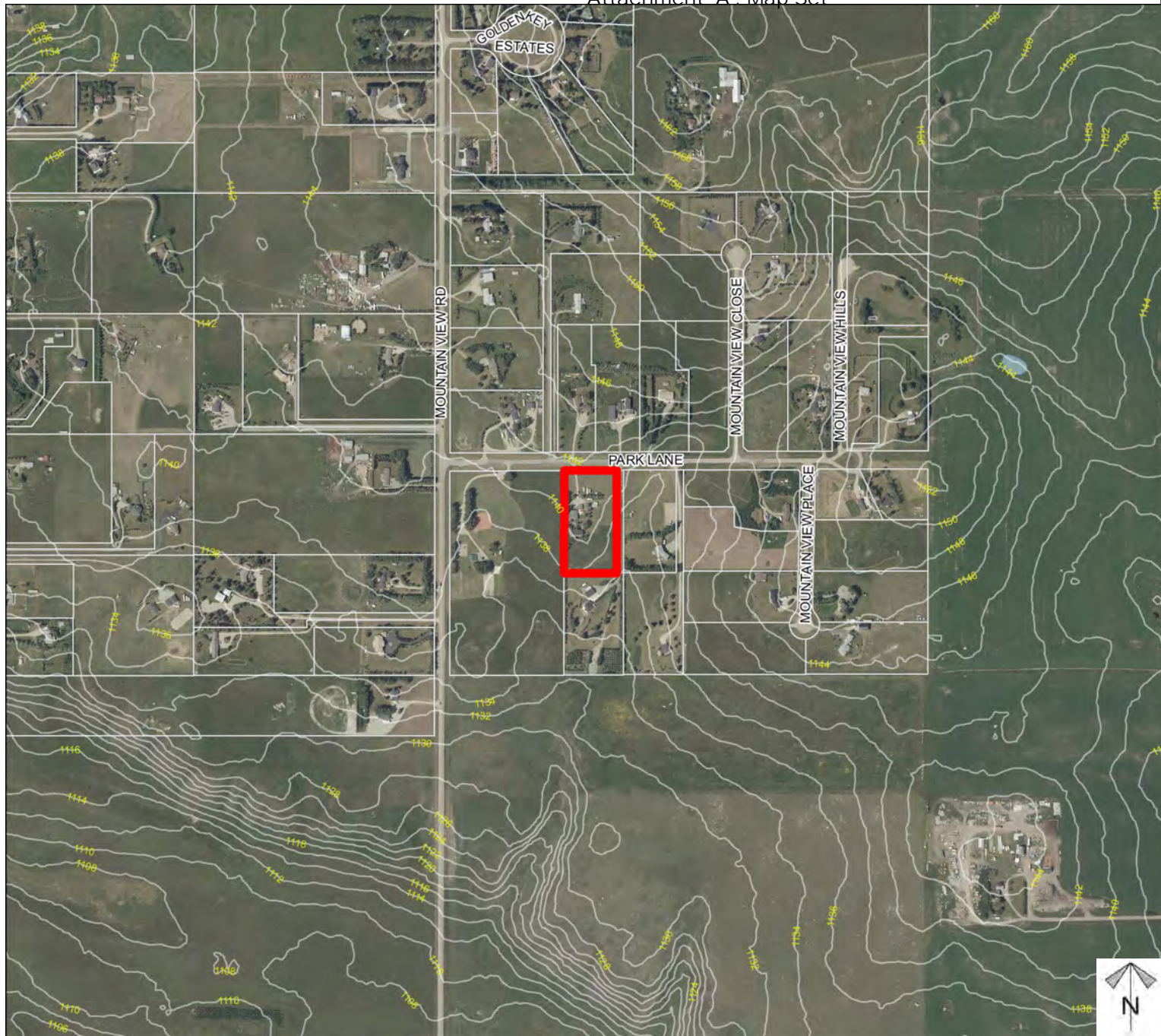


ROCKY VIEW COUNTY

## Environmental

### Redesignation and MSDP Proposal

To redesignate the subject lands from Residential, Rural District (R-RUR) to Direct Control District (DC) to facilitate future religious assembly and community uses.



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

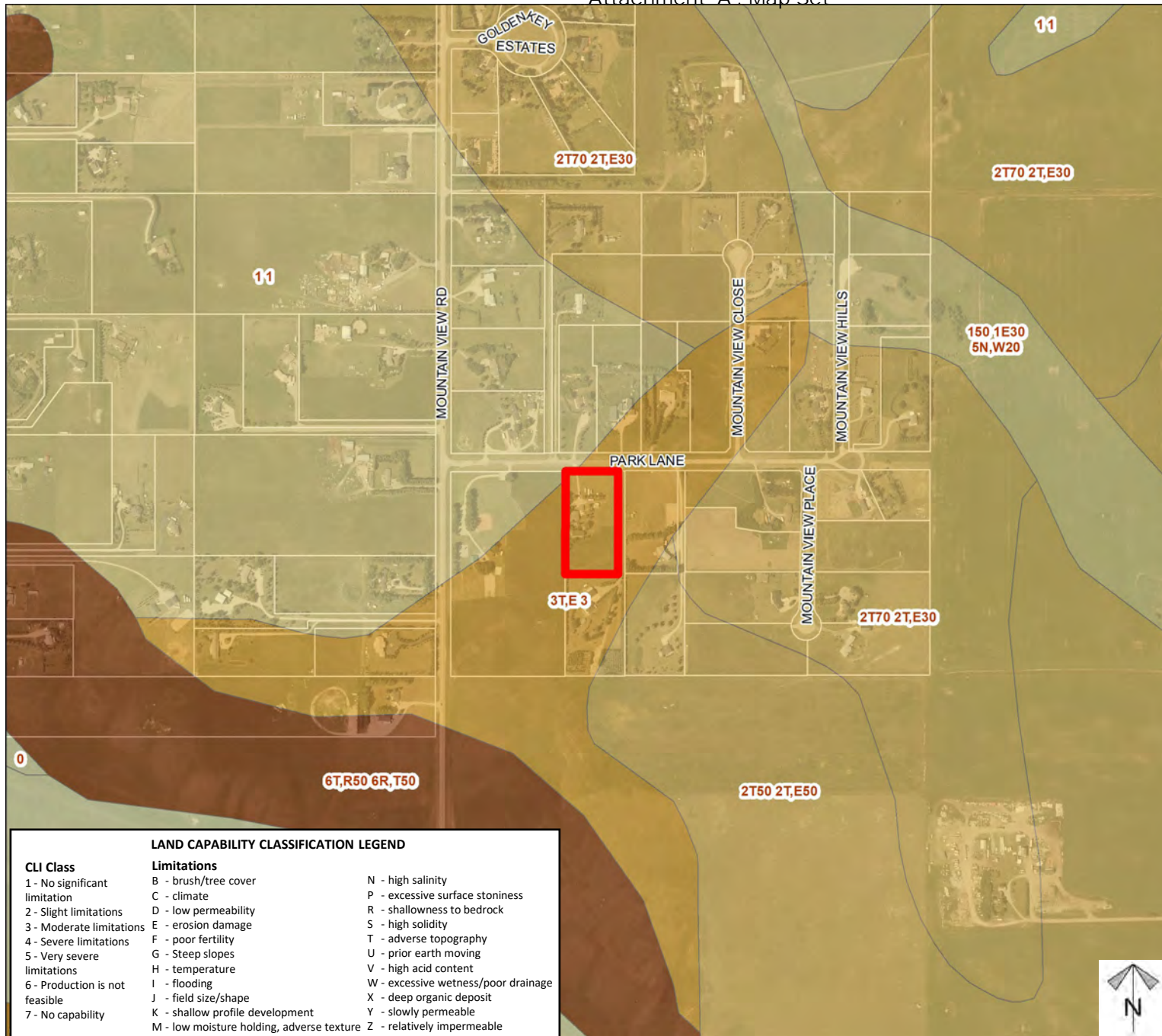
Division: 5  
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## Soil Classifications

### Redesignation and MSDP Proposal

To redesignate the subject lands from Residential, Rural District (R-RUR) to Direct Control District (DC) to facilitate future religious assembly and community uses.







ROCKY VIEW COUNTY

## Landowner Circulation Area

### Redesignation and MSDP Proposal

To redesignate the subject lands from Residential, Rural District (R-RUR) to Direct Control District (DC) to facilitate future religious assembly and community uses.

#### Legend

Support



Not Support



Prior owner oppose

Current owner support



29 - Support (land owner outside of circulation area or location unknown)



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

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



Division: 5  
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**ATTACHMENT B: APPLICATION INFORMATION**

<b>APPLICANT/OWNERS:</b> Manu Chugh Architect Ltd. (Manu Chugh) / Al-Madinah Calgary Islamic Assembly (Ahmad Shah)	<b>DATE APPLICATION RECEIVED:</b> Redesignation: December 10, 2019 (incomplete); revised January 11, 2022 MSDP: June 16, 2020; final revision June 30, 2023
<b>GROSS AREA:</b> ± 1.49 hectares (± 3.68 acres)	<b>LEGAL DESCRIPTION:</b> Plan 9010345, Lot 4 within SW-07-26-01-W5M
<b>Pre-Application Meeting Held:</b> ☒	<b>Meeting Date:</b> July 27, 2017
<b>SOILS (C.L.I. from A.R.C.):</b> <b>3T,E 3</b> - Moderate limitations due to adverse topography and erosion damage.	
<b>HISTORY:</b> <b>November 23, 2010:</b> Council refused an application (2007-RV-490) to redesignate the parcel from residential to Public Service District for development of a religious assembly. <b>February 21, 1990:</b> Subdivision creating the subject parcel as part of a four-lot subdivision registered at land titles.	
<b>TECHNICAL REPORTS SUBMITTED:</b> <ul style="list-style-type: none"> <li>• Traffic Review Report, Sheffer Andrews Ltd., December 2020</li> <li>• Water and Sanitary Servicing Memo, Sheffer Andrews Ltd., February 2020</li> </ul>	

## ATTACHMENT C: APPLICATION REFERRAL RESPONSES

AGENCY	COMMENTS
<b><i>School Authority</i></b>	
Rocky View Schools	No response received.
Calgary Catholic School District	No response received.
Public Francophone Education	No response received.
Catholic Francophone Education	No response received.
<b><i>Province of Alberta</i></b>	
Alberta Transportation	No response received.
Alberta Culture and Community Spirit (Historical Resources)	No response received.
Energy Resources Conservation Board	No response received.
Alberta Health Services	No response received.
<b><i>Public Utility</i></b>	
ATCO Gas	No response received.
ATCO Pipelines	No objections.
AltaLink Management	No response received.
FortisAlberta	No concerns.
TELUS Communications	No objections.
TransAlta Utilities Ltd.	No response received.

AGENCY	COMMENTS
<b><i>Adjacent Municipality</i></b>	
The City of Calgary	<p>The City of Calgary Administration has no concern with this application if the following request is considered.</p> <p>The subject parcel is located within an identified City of Calgary Residential Growth Area as per "Map 4: Growth Corridors/Areas" of the Rocky View/Calgary IDP. This map identifies, with the intent to provide a level of protection, each municipality's future growth aspirations; Calgary's via the future growth corridors and Rocky View County's via the directional red arrows. As such, we request a minimum parcel size restriction of <math>\pm 1.49</math> hectares (<math>\pm 3.68</math> acres) in the Direct Control guidelines to prevent subdivision of this parcel that is located within the Calgary future urban growth corridor.</p>
<b><i>Other External Agencies</i></b>	
EnCana Corporation	No response received.
<b><i>Internal Departments</i></b>	
Recreation, Parks, and Community Support	As municipal reserves are not required until subdivision stage, Recreation & Parks & Community Services has no comment at this time.
GIS Services	No response received.
Building Services	No response received.
Fire Services & Emergency Management	No comments.
Capital and Engineering Services	<p><b>General:</b></p> <ul style="list-style-type: none"> <li>The review of this file is based upon the application submitted. These conditions/recommendations may be subject to change to ensure best practices and procedures</li> <li>The applicant has indicated the immediate use of the existing house for the purpose of a "Community Centre/hub" following the approval of the change of land use. Engineering suggests that the applicant contact Building Services to understand the requirements for a change of occupancy use from the residential building to an Assembly occupancy.</li> </ul> <p><b>Geotechnical:</b></p> <ul style="list-style-type: none"> <li>The existing site topography consists of a gentle slope from north to south of the property not exceeding slopes of 15%</li> <li>Engineering has no requirements at this time.</li> </ul> <p><b>Transportation:</b></p> <ul style="list-style-type: none"> <li>Prior to issuance of future development permit, the applicant will be required to provide payment of the Transportation Offsite Levy in accordance with Bylaw C-8007-2020, as amended, for the total gross acreage of the lands proposed to be developed as per the approved Bylaw.</li> </ul>

AGENCY	COMMENTS
Agriculture & Environment Services	<ul style="list-style-type: none"> <li>• The applicant provided a Traffic Review Report, dated February 2020 prepared by Scheffer Andrew Ltd. As per the report the site's largest gathering is expected to be Friday's from 1 pm to 3 pm which would be attended by 25-30 people with smaller gatherings on weekdays from 12 pm to 3 pm and 5pm to 7pm. The report concluded that there will be minimal impact on the operation of the adjacent roadways/network and therefore no road improvements will be required.</li> <li>• As per the Traffic Review Report, the subject site has direct access onto Park Lane with a 3.7 m wide gravel approach. Prior to issuance of future development permit, the applicant shall upgrade the gravel approach to a single paved approach standards in accordance with County's servicing standards.</li> <li>• Engineering has no requirements at this time.</li> </ul>
	<b>Sanitary/Waste Water:</b>
	<ul style="list-style-type: none"> <li>• As per the applicant, the subject parcel is serviced by an existing holding tank.</li> <li>• Sanitary service is to remain as existing for the proposed development by means of a holding tank which will be maintained by the site owner, as such.</li> <li>• Engineering has no requirements at this time.</li> </ul>
	<b>Water Supply and Waterworks:</b>
	<ul style="list-style-type: none"> <li>• The subject parcel is serviced by an existing well.</li> <li>• As per the applicant, the proposed development will be serviced by an existing groundwater well. It should be noted that the existing groundwater well is intended for domestic use for the property, any other uses will require approval from Alberta Environment.</li> <li>• Prior to issuance of future DP, the applicant is required to address all fire suppression requirements for the proposed development in accordance with the requirements of the Alberta Building Code, County Servicing Standards and Fire Hydrant Bylaw C-7152-2012.</li> <li>• Engineering has no requirements at this time.</li> </ul>
<b>Storm Water Management:</b>	<ul style="list-style-type: none"> <li>• As per the application, the existing site topography indicates a general north to south flow for stormwater runoff.</li> <li>• At the time of future development permit application, the applicant will be required to provide a site specific stormwater management plan in accordance with County's servicing standards to address the drainage for the construction of the parking lot as proposed.</li> <li>• Engineering has no requirements at this time</li> </ul>
<b>Environmental:</b>	<ul style="list-style-type: none"> <li>• There are no environmental constraints have been identified.</li> <li>• Engineering has no requirements at this time</li> </ul>
	No response received.

Circulation Period: March 16, 2022, to April 15, 2022.

**From:** [Don Leepan](#)  
**To:** [Ravi Siddhartha](#)  
**Subject:** [EXTERNAL] - Against the idea of rezoning or passing a permit  
**Date:** April 2, 2022 5:24:16 PM

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

Planning Department of Rocky View County,  
Ravi Siddhartha,  
Greg Boehlke.

This is a response to the letter I received pertaining to the Application  
#PL20190177/20200068. The file # 06507009 . Division 5.

Dear Sirs,

I am a landowner in the vicinity of abovesaid property and am totally against the idea of having an institute of this nature residing within stone's throw of my property. For one, this will definitely offset the ambience of what it is intended for; as i wish the serenity of country living to remain intact. To have an increase in traffic flow on such a simple road would result in higher costs and not forgetting the fact of increased noise and air pollution.

I personally feel to have an assembly in our neighbourhood is totally incongruent. i will be needing to enjoy the peace and quiet of my property in the near future.

Yours Truly

Don Lee-Pan

2nd April 2022



**From:** [Chi Wong](#)  
**To:** [Ravi Siddhartha](#)  
**Subject:** [EXTERNAL] - Application to build religious assembly in neighborhood  
**Date:** March 21, 2022 8:46:56 AM

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Hi Ravi,

I recently received a letter from Rockyview county informing me of an application from the owner Al-Madinah Calgary Islamic Assembly to build a religious assembly/community center in our neighborhood. Application number PL20190177.

I would like to leave my comments with you that I am against such a building in our neighborhood. Our neighborhood is a residential area and I don't think it should be mixed with a commercial building that can disrupt the quiet that most residents move out to an acreage to acquire. Secondly, the religious assembly is for a specific faith which I also feel is wrong for the neighborhood. Even though they state in their application that it is for all faiths, I highly doubt people outside of their intended faith would ever attend. Thirdly, there is already a high volume of traffic that goes up Mountain view road for people to access 566 highway and beyond. Adding a community center will only make that worse and that people are actually parking in the area and using the small park that is meant for the neighborhood specifically.

I am sure most people who currently reside in the neighborhood would not like their property value to decrease because of any new development. Changing the area designation to non-residential may do that.

Thanks  
Chi Wong  
261032 Valley View Road

**From:** [Satwinder Deol](#)  
**To:** [Ravi Siddhartha](#)  
**Subject:** [EXTERNAL] - FILE # 06507009 Application# PL20190177/20200068  
**Date:** March 19, 2022 1:10:54 AM

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Hi Ravi,

FILE # 06507009  
Application# PL20190177/20200068  
Division: 5

My Comments as I feel as a home owner.

We have our property for Residential use. We want our neighborhood to be used for residential use not for public use. It is very quite area to live. We are not agreed it to be noisy with public coming & going. This area should be used for residential use only or living preposes. Not for public gathering please.

Thanks

Satwinder Deol

**From:** [pete@maxiummechanical.ca](mailto:pete@maxiummechanical.ca)  
**To:** [Ravi Siddhartha](#)  
**Subject:** [EXTERNAL] - File 06507009  
**Date:** March 28, 2022 2:52:23 PM

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Hi Ravi,

I am responding regarding file number 06507009.

I am strongly opposed to this application for a number of reasons:

The proposal mentions that this facility will be a positive for our community and in particular its youth. However in their plan they make no mention of how much of their membership live in our community and how many will be traveling from other communities? I suspect that their entire membership is from outside our community so I do not see how this will help our community.

The amount of stated anticipated attendees is fairly small and it would not take very many families to reach those numbers. All religious groups at their core have an expansionist mission to attract other members to their organization. While that is not a bad thing, it will most likely mean that the amount of attendees will soon swell past the original amount indicated. What will happen at that point? If they are granted a redesignation now using small numbers then when their numbers increase past that point it will be that much easier to simply increase the capacity and the community will have very little recourse. I also have reason to believe that their application is disingenuous. They only mention the house in their application. They do not mention the post frame structure erected on site last year. The former renter of that property who was renting the house during the time of the construction of that building is a friend of mine and he informed me that when the new post frame structure was erected they also roughed in multiple bathrooms under the concrete slab, which I believe was also not properly permitted. Its my understanding that this rough in is already tied into the existing septic system, again without proper permits. This leads me to believe that they are already planning for larger gatherings than they are indicating and the lack of proper permits for work completed indicates that they are not shy to bend the rules. To be blunt, I believe they do not intend to use the house for the gatherings but rather they intend to use the new post frame structure as their gathering place.

I disagree with their assessment that the existing area is 25 homes which amounts to 250 trips per day. I do not average 10 trips per day from my house, probably not even on my busiest day. I don't think most of the neighbors do either. I believe that the existing traffic figures are inflated and the resulting traffic from the center is depressed. When they first started to use this property for gatherings before applying for the redesignation on the first attempt a number of years ago (somewhere around 2012 I think), the parking area would be parked full, the long driveway would have vehicles parked all along it and there would be about another 20 vehicles parked along the side of the road on Park Lane. I would estimate the number of vehicles present at times to be somewhere between 40-50 vehicles. Therefore I do not believe that they will have less than 18

vehicles parked on the property at one time as they have already shown that previous gatherings have had more than that.

On top of that, this is one of 2 applications for a religious assembly on our street at the moment. If one is granted, then the precedent has been set and the other will most likely succeed as well. This will fundamentally change our community from a quiet residential area on a small dead end road to a busy street with a lot of traffic and it will completely change the feel of the community. I am strongly opposed to the redesignation for any use other than residential and am opposing both redesignations. There are already areas in Rockyview that are much better suited to this type of facility that would not require rezoning such as the Crossiron area.

Peter Hamm  
Maxium Mechanical Ltd  
Phone 403-202-1504  
Fax 403-202-1579

**From:** [REDACTED]  
**To:** [Ravi Siddhartha](#)  
**Subject:** [EXTERNAL] - File No. 06507009, Application Number: PL20190177/202000068  
**Date:** March 31, 2022 10:02:58 AM  
**Importance:** High

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

Good Morning:

I am in receipt of your letter dated March 16, 2022 regarding the above mentioned application.

I reside at 8 Mountain View Close.

I am very opposed to this application. We have been living in this area for 19 years and it is deemed residential not for purposes of any type of public services district to accommodate a religious assembly. This does not fit into the residential area of our community and would create more traffic, noise and congestion which poses many other issues with safety being at the forefront. I am very concerned about this even being considered as an option.

Please keep me informed once you hear back from other residents and I would like to be updated on the outcome of this situation.

Thank you. I can be contacted anytime via email or phone at [REDACTED]

Sincerely,

Debbie Wan



**From:** [BEN BERGEN](#)  
**To:** [Ravi Siddhartha](#)  
**Subject:** [EXTERNAL] - Land Redesignation 15205 Park Lane  
**Date:** March 21, 2022 10:23:21 PM

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Hi Ravi, this is Ben Bergen. I live at 19 Mountain View Place. We are in opposition of the group redesignating the resident to a church or gathering place of any sorts. For the same reason as before. We don't want more traffic than we have already. Having strange people always around a quite neighborhood scares our kids from walking and biking around. We moved here for the peace and quite. Not hustle and bustle. Not to mention what it does to our land and roads. I'd like to be notified when there is a public hearing to oppose this. If they'd like a commercial space or place, there are plenty of places to go do that already. Thanks

From: [Renee Nowak](#)  
 To: [Ravi Siddhartha](#)  
 Cc: [Ravi Siddhartha](#)  
 Subject: [EXTERNAL] - Re designation letter File 06507009 Application PL20190177/20200068  
 Date: March 31, 2022 3:27:04 PM  
 Attachments: [opposition letter.png](#)

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

ATTN: Planning Dept of Rockyview County  
 Ravi Siddhartha  
 Greg Boehlke

March 30, 2022

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

Attention: Andrea Bryden

Re: Re-designation Application No. PL20190177/20200068  
[File 06507009](#)

We are providing this letter as OPPOSITION to the re-designation of the property in the above application from Residential Two District to Public Services District to allow the development of a religious assembly. Our residence is across Park Lane this will have a direct impact on us.

An application was made in 2010 for this property for the re-designation and was not approved at that time. There has been no change in the land use in this area since then and this re-designation is still not in keeping with this community.

The proposed re-designation is not in keeping with the overall development of our area. There is a multitude of issues that will arise from this type of development. Some of these points are reasons for our opposition.

**SAFETY OF OUR CHILDREN** - On numerous occasions we noted non-residential visitors coming and going from said residence not complying with the 30 km playground zone. This directly impacts the safety of our children, our road on days of assembly became unsafe for our children to ride their bikes or walk to our mailbox and playground.

**INCREASED TRAFFIC** - Park Lane is not designed to handle this amount of traffic - contrary to the traffic report - when this residence was used without approval by the Si-Madinah Calgary Islamic Assembly for religious meetings in 2010, the traffic on our road was overwhelming, not to mention the overflow of parking that spilled onto Park Lane. Subsequently this has increased noise level. Our road already sees an abundance of road maintenance increased traffic would only make matters worse.

**COMMUNITY NEEDS** - The proposed re-designation does not fit into the nature of the community it is not keeping with the overall development of our area. Our community is comprised of single family dwellings on acreages, we moved out here to raise our family in tranquility and nature. From earlier attempts we believe this would not be a small operation, the disruption would be immense. Information shows the people using this facility are not part of the Rocky View area or country. There is no identified social need from within our residents.

The types of structures that may be placed on the property are not in keeping with country residential homes. A parking lot (pavement or gravel) built directly across from our home would be an eyesore. We believe that this type of development would have a direct negative impact on property values in the area, especially our home, which is in closest proximity to the development.

**LACK OF BASIC NEEDS** - Basic services to support over 30 people at one residence on a continuous basis (water, sewage, etc.) have not been identified and should not be put in place in this type of rural setting. This Assembly is better suited an area (city) that has the infrastructure and proper services already implemented.

**TAXES** - As this is to be used for religious purposes, how will this impact the taxes that are currently being contributed to the Rocky View County? Will this be a tax exempt facility? Again, the people who will be using the facility are not from the Rocky View area so no tax or other monetary contribution is being made to the overall area infrastructures.

All of the above will have a significant negative impact on the country living conditions that we currently have.

We overwhelmingly OPPOSE this re-designation.

We will be attending the hearing and will be providing a presentation in opposition to this application.

Thank you for your time, sincerely

Renee & Ryan Nowak  
 15214 Park Lane  
 Calgary, AB T3P 1A6

Rocky View County -Attn Planning Department

262075 Rocky View Point

Rocky View County, T4A 0X2

Attn: Ravi Siddhartha and Greg Boehlke

File Number: 06507009

Application Number: PL20190177 / 20200068

Division: 5

Al-Makkah Community Hub, Al-Madinah Calgary Islamic Assembly

April 5, 2022

It is with utter dismay and extreme disappointment that we have to be addressing this nearly exact same Development Proposal/Redesignation Proposal in less than 2 years. Nothing in the submitted 48-page document has particularly changed (except for perhaps some further discrepancies), nor has our strong opposition to this endeavor. The previous concerns of the residents here still ring true, with no adequate solutions in place. We all remain concerned about things like traffic and safety, noise, sewage management, and the fact there are multiple religious enterprises attempting the same thing in a rural residential neighbourhood.

However, something that has changed in the last 2 years is the addition of a new building on the property, called “the shed”. The County approved a Major Construction Project in 2020 (PRBD2020335) for a Garage/Carport/Accessory Structure, for 300 sq/m with an estimated cost of \$80,000. According to their public information online, this structure cost \$140,00, is fully developed inside, has multiple windows and doors, lights, appears to have at least 4 toilets and sink faucets installed inside, as well as a large overhead door that faces east (Charles Butler Memorial Park). The structure is set approximately 10 feet from the fence, making the overhead door not particularly accessible for vehicles. One can only imagine what its purpose will be with a public park next door. There are multiple statements online about this structure, stating things like “daily prayers to happen immediately once the land zoning (city approval for a mosque) is complete.” “We have begun construction for the shed where the future mosque will be, in order to hold prayers as quick as possible.” “Currently Al-Makkah Islamic Centre is facilitating a development project for a shed on the land it purchased for the NW mosque.”

This “shed” is a massive, 2 story building that is green on the exterior. It is substantially larger and towers over the 1100sq foot bungalow on the property (which is white on the exterior). According to Rocky View County’s Land Use Bylaws, “An Accessory Building on a parcel in a Residential District shall be similar to, and compliment, the Principle Building in exterior material, colour and appearance.” It clearly does not meet these requirements. What we also find interesting, is in reading The Al-Makkah Community Hub Proposal from September 21,2021; it clearly states in point 4 – “Property Description – this property contains 3.68 acres of land and a single-family home on it with 1100 square feet of living

area. No additional buildings are planned on this property.” Seems an odd statement when the construction of this accessory building was already well under way.

Throughout the 48-page proposal, multiple different numbers of occupancy are found. This ranges from 10-12 people as per page 12 (November 30, 2020), 25-30 people as per page 3 Traffic Review Report, and 40-60 people as per page 3 of the recent proposal. Obviously, these discrepancies only create further traffic, parking and noise concerns. Frankly 60 people at this site will absolutely create substantial traffic. Even if they all carpool at approximately 2 people per vehicle as per the document, that is still 30 vehicles for 18 parking spots. Where will they park, on the street? They certainly won't be parking in their new garage! Everyone coming and going at the same time will back up Park Lane. We would not be able to even get out of our driveway if this happened. Also, with the added toilets and faucets in the accessory building, now more than doubles what is in the primary dwelling that was observed by Scheffer Andrew Ltd and clearly increases the concern of sewage and septic management at the site when this appears to be above regular residential usage.

The location for this proposal seems inappropriate. In any city, town or rural area where there is a place of religious assembly or a community center, it is almost always located on a major thoroughfare. Whether it is a boulevard or drive, main street or center street. They are usually 2-4 lanes wide and are divided roadways. It seems absurd that ANY place of religious assembly or a community center would be found off of a 2-lane undivided road like Mountain View Rd, then turn into a residential cul de sac lined with private homes, with no exit, through a play ground zone on a 7-meter-wide road. Residents have also already expressed concerns about increased traffic and traffic speeds on Park Lane, which has only worsened with the Buddhist Meditation Center. A more appropriate location for these types of enterprises would be in the Balzac Development area as there is already proper infrastructure in place and multiple major highways to access the area from Calgary, Airdrie and all surrounding areas they wish to serve.

There are multiple reasons the residents of Park Lane and Mountain View Rd have chosen to live here and raise families or enjoy their retirement. For us, part of that was living in a peaceful cul de sac that encourages residential traffic only. We benefit from the added privacy and being in a quiet area, away from the hustle and bustle of Calgary. We have increased security in knowing our neighbours, knowing who is coming and going from the area and see decreased levels of crime. Our children can safely play and ride bikes and access the park without the worry of traffic a main road sees, and has added safety of less strangers in the area. The residents here don't want to lose this peace, we want it to remain a rural residential area. That is why we all chose to live here in the first place and make this place our home.

Just because you give something a different name, it does not change what it is. In this case, calling something a Community Hub when the end goal is clearly a mosque based on their own words and actions.

As we have previously expressed, The Green Dome Mosque and School in NE Calgary which is run by the same organization, started out as a small rural bungalow on a small acreage and was labelled a “community hub” with “40 students” originally. It is now in the process of becoming a 103,100 sq ft structure, 65 feet high, and accommodate 600 people in the prayer hall alone. This project shares the same architect on this proposal for the property on Park Lane. One can only assume the goal is to develop this land in a similar fashion over time.

In addressing our concerns, it is stated that our concerns and objections may be based on the “fear of the unknown”. This implies that the residents who objected to this proposal previously, have an irrational sense of fear of people or situations that are strange or foreign or beyond our comfort zones. Rest assured, this is not the case. To put it simply, we do not want anything other than this area to remain a rural residential area. No places of religious assembly, or community centers or commercial development.

In conclusion, the proposed redesignation and development proposal to adopt a master plan to guide future development at this site would not enrich or enhance our neighborhood or community. It does not align with the rural values and lifestyle we have all chosen to live here for. It is not compatible with the existing neighborhood, nor is there infrastructure for future development currently in place or proper access or egress to the aforementioned property.

Regards,

A Dove and M Thomson



Planning Department of Rocky View County,

Ravi Siddhartha,

Greg Boehlke.

This is a response to the letter I received pertaining to the Application #PL20190177/20200068. The file # 06507009 . Division 5.

After reading Joe Genovy's letter written on March 26<sup>th</sup> my wife and I both agree with all the points of concern that he covered.

- shed?? A shed does not have 4 bathrooms.
- We are worried if one religious building is allowed then what is to stop the others ones from also being built?
- Mountain View Road is not designed for anything more than local traffic, there are no sidewalks, no shoulder on the road
- Rezoning from residential to commercial, how can this be allowed?

We feel very strongly that any changes to the zoning will have a detrimental affect to the area by creating a huge increase in traffic (and as a result, road maintenance costs). We agree that if this applicant wants a religious building on or near his property he should find a large piece of land, off a main road, not in a residential area and be the first one. Then as new lots are sold, it gives people the choice if they want to live close to a religious establishment or not?

I also want to know how many times do we, as residents, have to keep saying no to a rezoning? Do they just keep trying until someone does not write a letter and then it can go through? Do we have to keep fighting and fighting to keep our little area residential?

We purchased a property on Golden Key Estates 7 years ago because we love the quiet, slow-paced life in this area, and we feel that would be eroded by changes such as the re-zoning, and the increased traffic. We have spent a lot of time and money to improve our property to be our forever home in the quiet little community we have grown to love.

Please keep our little neighborhood community, just that.

Thank you.

Darwin and Stephanie Gabel

#14 Golden Key Estates.

April 4, 2022

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

Attention: Ravi Siddhartha

Re: Redesignation Application No. PL20190177/20200068  
File 06507009

We are providing this letter as opposition to the redesignation of the property in the above application from Residential, Rural District (R-RUR) to Direct Control District (DC) with Special, Public Service District (S-PUB) to allow the development of a religious assembly/community center. Our residence is directly adjacent to the east of the application property and this would have a direct impact on us.

An application was made in 2010 for this property for the redesignation in order to construct a temple and was not approved at that time. An application was made in 2020 to redesignate to Public Services District to allow the development of a religious assembly which did not proceed forward. There has been no change in the land use in this area since then and this redesignation is still not in keeping with this area.

It appears that the applicant is trying to continually use different development proposals in order to get the property redesignated to meet their objective of having a religious building at this property.

In 2020/21, a "maintenance building" that is 25 ft x 64 ft 6 inches and has 2 floors in it was erected on the property. The applicant stated that the purpose of the building was to store chairs and tables for meetings that are to be held in the current residence. The maximum number of people they indicate will be in attendance at the property is 25-30. Why does it take a 3200 sq ft building to store 25-30 chairs and 6-8 tables? Also, the building has been equipped with water and sewer facilities that were not shown on the building permit. When I inquired about this with the county of Rocky View they said they would look into it but I have not had a response.

Why has the applicant not included any information or discussion regarding this building in their application? This building is also not shown on the photo of the property attached to the notice of redesignation.

The applicant is also saying this would be a community hub. None of the area residents that I have spoken to want a community hub at this location, nor were we asked about it.

The applicant has said that the facility will be used for counselling troubled youth. What does this mean? Will they be bringing people to the facility that are in trouble with the law? If so – what safe guards will be put in place for area residents – do we need to increase our level of security?

The proposed redesignation is not in keeping with the overall development of our area. Currently, the entire area is comprised of single family dwellings on acreages and the proposed redesignation does not fit into the land use and community that we live in.

We are opposed to any redesignation that is not residential in nature, not just this particular application.

There is currently a redesignation application by the Sri Lankan Buddhist Society Calgary for 15150 Park Lane for the same use – religious assembly. If this redesignation is approved – how will that application not be approved? This will add additional traffic and disturbance to the area – all for people from Calgary – not from the County of Rocky View. Having these type of facilities in a residential development is unacceptable.

There are a significant number of issues that will arise from this type of development:

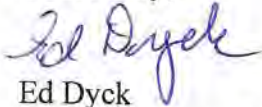
- increased traffic on a road system that is not designed to handle this amount of traffic – contrary to the traffic report. When this residence was used by the Al-Madinah Calgary Islamic Assembly for religious meetings in 2010 without County approval, there was minimal car pooling so the number of vehicles on the road would be much more than what is in the proposal
- The traffic report says – Section 1.1 says 25-30 people Fridays 1 -3 pm and smaller gatherings on weekdays – 4-5 people. The application says there will be 40-60 people Fridays and 30-35 people during the week – this is significantly more than what the traffic report says
- increased traffic that will result in safety issues and increased noise in the area
- in general - increased traffic in our area by people who do not reside here or in the County
- does not fit into the nature of the community
- there is no identified social need and we have spoke with the majority of our neighbours who have stated they are also strongly opposed to this redesignation
- basic services for the type of development to support over 30 people at one residence on a continuous basis – water, sewage, etc. have not been identified and should not be put in place in this type of rural setting
- the type of structures that may be placed on the property are not in keeping with the country residential homes that are currently here. The applicant has previously applied to build a temple at this site and there is no reason to believe this is not their end objective.
- a parking lot – pavement or gravel directly next to our home
- we believe that this type of development would have a negative impact on property values in the area. Especially those properties close to the development
- from the information that we have, the people using this facility are not part of the Rocky View area or community
- as this is to be used for religious purposes, how will this impact the taxes that are currently being contributed to the Rocky View County – will this be a tax exempt facility? Again – the people who will be using the facility are not from the Rocky View area so no tax or other monetary contribution is being made to the overall area infrastructures, etc.

All of the above would have a significant negative impact on the country living conditions that we currently have and on the reason why we have chosen to live at our current property.

In any meetings, or correspondence we (ourselves and our neighbours) have had with the applicant – we have been very clear that we are opposed to this type of development and land use at this location. We have pointed out that there are other areas within the county -eg East Balzac that would be suitable for this type of development – but they seem to be unreceptive to these suggestions.

As such, we are very opposed to this type of development in the area. We will be attending the hearing and will be providing a presentation in opposition to this application.

Yours truly,



Ed Dyck  
15199 Park Lane NW  
Calgary, AB  
T3P 1A6



Patricia Dyck



Date: March 31, 2021Rocky View County  
262075 Rocky View Point  
Rocky View County, AB  
T4A 0X2

Attention: Ravi Siddhartha

Re: Redesignation Application No. PI20190177/20200068  
File 06507009

We are providing this letter as opposition to the redesignation of the property in the above application from Residential , Rural District (R-RUR) to Direct Control District (DC) with Special , Public Service District (S-PUB) to allow the development of a religious assembly/community center. Our residence is near this property and this change would have a direct impact on us.

The proposed redesignation is not in keeping with the overall development of our area. Currently, the entire area is entirely comprised of single family dwellings on acreages and the proposed redesignation does not fit into the land use and community that we live in.

There are a significant number of issues that will arise from this type of development:

- increased traffic on a road system that is not designed to handle this amount of traffic
- increased use on the water and septic system on the property
- increased traffic that will result in safety issues and increased noise in the area
- in general – a facility in our area that will be used by people who do not reside here
- does not fit into the nature of the community
- there is no identified social need and we have spoken to many of our neighbours who are also strongly opposed to this development
- the type of structures that may be placed on the property are not in keeping with the country residential homes that are currently here
- if this redesignation is approved – how will the redesignation application by the Sri Lankan Buddhist Society Calgary for 15150 Park Lane not be approved – adding additional traffic and disturbance to the area.

All of the above will have a significant negative impact on the country living conditions that we currently have and why we have chosen to live at our current property.

As such, we are very opposed to this type of development in the area.

Yours truly,

Name: Hugh E. ParsonsAddress: 15230 Park Lane  
Calgary Alberta  
T3P-1A6

Date: 03/31/22Rocky View County  
262075 Rocky View Point  
Rocky View County, AB  
T4A 0X2

Attention: Ravi Siddhartha

Re: Redesignation Application No. PI20190177/20200068  
File 06507009

We are providing this letter as opposition to the redesignation of the property in the above application from Residential , Rural District (R-RUR) to Direct Control District (DC) with Special , Public Service District (S-PUB) to allow the development of a religious assembly/community center. Our residence is near this property and this change would have a direct impact on us.

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All of the above will have a significant negative impact on the country living conditions that we currently have and why we have chosen to live at our current property.

As such, we are very opposed to this type of development in the area.

Yours truly,

Name: DENNIS ELLIS

A handwritten signature in black ink, appearing to be "Dennis Ellis", written over a horizontal line.

Address: 20 MOUNTAIN VIEW CLOSE  
MD OF ROCKY VIEW 44, AB  
T3P 1A6



Date: MARCH 29, 2022Rocky View County  
262075 Rocky View Point  
Rocky View County, AB  
T4A 0X2

Attention: Ravi Siddhartha

Re: Redesignation Application No. PI20190177/20200068  
File 06507009

We are providing this letter as opposition to the redesignation of the property in the above application from Residential , Rural District (R-RUR) to Direct Control District (DC) with Special , Public Service District (S-PUB) to allow the development of a religious assembly/community center. Our residence is near this property and this change would have a direct impact on us.

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- there is no identified social need and we have spoken to many of our neighbours who are also strongly opposed to this development
- the type of structures that may be placed on the property are not in keeping with the country residential homes that are currently here
- if this redesignation is approved – how will the redesignation application by the Sri Lankan Buddhist Society Calgary for 15150 Park Lane not be approved – adding additional traffic and disturbance to the area.

All of the above will have a significant negative impact on the country living conditions that we currently have and why we have chosen to live at our current property.

As such, we are very opposed to this type of development in the area.

Yours truly,

Name: A. D. MariaAddress: 15204 PARK LANE NW,  
CALGARY

Date: MARCH 29, 2022Rocky View County  
262075 Rocky View Point  
Rocky View County, AB  
T4A 0X2

Attention: Ravi Siddhartha

Re: Redesignation Application No. P120190177/20200068  
File 06507009

We are providing this letter as opposition to the redesignation of the property in the above application from Residential , Rural District (R-RUR) to Direct Control District (DC) with Special , Public Service District (S-PUB) to allow the development of a religious assembly/community center. Our residence is near this property and this change would have a direct impact on us.

The proposed redesignation is not in keeping with the overall development of our area. Currently, the entire area is entirely comprised of single family dwellings on acreages and the proposed redesignation does not fit into the land use and community that we live in.

There are a significant number of issues that will arise from this type of development:

- increased traffic on a road system that is not designed to handle this amount of traffic
- increased use on the water and septic system on the property
- increased traffic that will result in safety issues and increased noise in the area
- in general – a facility in our area that will be used by people who do not reside here
- does not fit into the nature of the community
- there is no identified social need and we have spoken to many of our neighbours who are also strongly opposed to this development
- the type of structures that may be placed on the property are not in keeping with the country residential homes that are currently here
- if this redesignation is approved – how will the redesignation application by the Sri Lankan Buddhist Society Calgary for 15150 Park Lane not be approved – adding additional traffic and disturbance to the area.

All of the above will have a significant negative impact on the country living conditions that we currently have and why we have chosen to live at our current property.

As such, we are very opposed to this type of development in the area.

Yours truly,

Name: Giuseppe D'Orazio JOE + MARIA D'ORAZIOAddress: 15203 PARK LANE NW  
CALGARY, AB



Date: \_\_\_\_\_

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

Attention: Ravi Siddhartha

Re: Redesignation Application No. PI20190177/20200068  
File 06507009



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All of the above will have a significant negative impact on the country living conditions that we currently have and why we have chosen to live at our current property.

As such, we are very opposed to this type of development in the area.

Yours truly,

Name: DMERINO DE DOMINIEIS

Address: 261051-Mountain View RD.  
CALGARY T3P1A6

Date: March 31, 2022Rocky View County  
262075 Rocky View Point  
Rocky View County, AB  
T4A 0X2

Attention: Ravi Siddhartha

Re: Redesignation Application No. P120190177/20200068  
File 06507009

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All of the above will have a significant negative impact on the country living conditions that we currently have and why we have chosen to live at our current property.

As such, we are very opposed to this type of development in the area.

Yours truly,

Name: Sukhwinder GillAddress: 16 mountain view close  
Rocky View, T3P-1A6



Date: April 1, 2022

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

Attention: Ravi Siddhartha

Re: Redesignation Application No. PI20190177/20200068  
File 06507009



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All of the above will have a significant negative impact on the country living conditions that we currently have and why we have chosen to live at our current property.

As such, we are very opposed to this type of development in the area.

Yours truly,

Name: Rachay Kuzman

Address: 15197 Park Lane  
Calgary, AB



Date: 2022/04/01Rocky View County  
262075 Rocky View Point  
Rocky View County, AB  
T4A 0X2Attention: Ravi SiddharthaRe: Redesignation Application No. P120190177/20200068  
File 06507009

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The proposed redesignation is not in keeping with the overall development of our area. Currently, the entire area is entirely comprised of single family dwellings on acreages and the proposed redesignation does not fit into the land use and community that we live in.

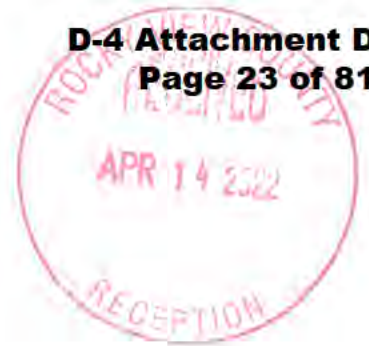
There are a significant number of issues that will arise from this type of development:

- increased traffic on a road system that is not designed to handle this amount of traffic
- increased use on the water and septic system on the property
- increased traffic that will result in safety issues and increased noise in the area
- in general – a facility in our area that will be used by people who do not reside here
- does not fit into the nature of the community
- there is no identified social need and we have spoken to many of our neighbours who are also strongly opposed to this development
- the type of structures that may be placed on the property are not in keeping with the country residential homes that are currently here
- if this redesignation is approved – how will the redesignation application by the Sri Lankan Buddhist Society Calgary for 15150 Park Lane not be approved – adding additional traffic and disturbance to the area.

All of the above will have a significant negative impact on the country living conditions that we currently have and why we have chosen to live at our current property.

As such, we are very opposed to this type of development in the area.

Yours truly,

Name: Bruce Falk Bruce FalkAddress: 12-Mountain View Close  
Calgary Alberta  
T3P 1A6

**From:** [PAA\\_Development](#)  
**To:** [Ravi Siddhartha](#)  
**Subject:** FW: [EXTERNAL] - Attn Planning Department  
**Date:** April 4, 2022 12:28:24 PM

---

Hi Ravi – for your file.

Cheers,

**EVAN NEILSEN**  
Development Officer | Planning Services

**ROCKY VIEW COUNTY**  
262075 Rocky View Point | Rocky View County | AB | T4A 0X2  
Phone: 403-520-7285  
[ENeilsen@rockyview.ca](mailto:ENeilsen@rockyview.ca) | [www.rockyview.ca](http://www.rockyview.ca)

-  
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---

**From:** David Wilson <naturesfloors@gmail.com>  
**Sent:** April 4, 2022 12:20 PM  
**To:** PAA\_Development <Development@rockyview.ca>  
**Subject:** [EXTERNAL] - Attn Planning Department

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

Attn Planning Department, Rocky View County-262075 Rocky View Point, Rocky View County AB  
With regards to the File Number 06507009 Application Number PL20190177/20200068. I have received the proposal to plan for a religious assembly/Community Center two lots down from mine. I strongly oppose this development as this is going to add to the roadway traffic coming and going on this small country roadway. I moved here for the quiet country setting and not to have a community center on a road not suitable for this as well as utilities. This needs to go in a more commercial setting where there are more suitable utilities as well as proper roadway and parking.

Kind regards  
David Wilson

--

**For all your flooring needs!**  
**Natures Floors**  
**587-577-3330**

March 26 2022

Planning Department of Rocky View County,

Ravi Siddhartha,

Greg Boehlke.

This is a response to the letter I received pertaining to the Application #PL20190177/20200068. The file # 06507009 . Division 5.

Nothing has changed since the original application other than the fact that the applicant has built a "so called shed" on the property. The building is finished with 4 bathrooms etc and a large overhead door near the fence and facing the direction toward Butler Park. Any intelligent person can tell that this opening will be used for something else in the future. My assumption is that the building permit was issued as an outbuilding and required minimal or no inspections. The existing house is white and the new building is green. What happened to the requirements of out buildings being similar in colour to the main structure?

Nothing has changed since the last application. Nobody in this immediate area wants any changes to the zoning as it is other than, the applicant, the Buddhists up the road ( they have an on going application for the same thing ) and the East Indians that tried to build a temple illegally a few years back on a different parcel on Mountain view place.

Any approval on this application number PL 20190177/20200068 would be an empathetic authorization for the other two party's to apply for the same zoning for religious purposes and I am 100 % sure that they would. If you approve one , how can you deny the other two ?

This would result in having three religious entities operating on and off of Park Lane and the future loss of property taxes as laid out by tax laws.

The loss of these property taxes and the great possibility of future road construction maintenance would cost millions and be borne by us the tax payers. In the City of Calgary the developers are required to pay toward infrastructure requirements as they expand their horizons. Why should we as tax payers be on the hook for any extra expenses incurred in the future by developing a property after rezoning from the original zoning?

We all built here or bought here because we wanted peace and tranquility and that is what we have. We as volunteers have maintained Charles Butler Park for at least 25 to 30 years. I for one have been involved for 25 years. This park is probably the Jewel of Rocky View County.

This overabundance of religious enterprise and hyper inflated traffic on our Park Lane would definitely hamper our peace and tranquility and cause potential medical risk to the people using Butler Park as the Park entrance is also off Park Lane. There are no sidewalks for people to walk on.

Any person with a semblance of practical reason would know that for any of this to go forward, the total physical structure should be improved. IE: Possibly two lanes on the road going both ways on Park Lane and a sidewalk at least on the park side. The current road park lane was never built to withstand larger volumes of traffic and requires servicing almost every year.

As I stated last time this was applied for in 2020, it is my opinion that the applicant should acquire a larger property on a main road and try to be the first one in thereby giving the public the choice of whether they want to live close by.

The fact that the applicants have gone ahead and built (in my opinion the future Mosque ) called a shed by the applicant, should have no bearing on any Rocky View County approval for this application.

My wife and I are totally against any approval of this application.

Joe Genovy

Rocky View County

Application Number: PL20190177/20200068

File Number: 06507009

Proposed Redesignation Property Address – 15205 Park Lane Calgary, AB

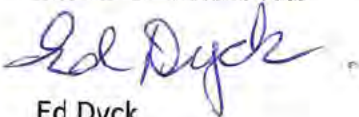
Attention: Ravi Siddhartha

April 4, 2022

The people listed below are opposed to the above land redesignation from Residential Rural District to Direct Control District with Special, Public Service District guidelines to accommodate religious assembly/community center. This use is not in keeping with the land use designation of the area – Residential Rural District – single family homes. An application for a similar redesignation for this property in 2010 was not approved. This list is being provided as per their request to the undersigned

Name	Address
Joe & Maria D'Orazio	15203 Park Lane NW Calgary
Omerino Dedominicis	261051 Mountain View Road Calgary
Kathy Kaszas	15197 Park Lane NW Calgary
Antonieta DiMaria	15204 Park Lane NW Calgary
Hugh Parsons	15230 Park Lane NW Calgary
Bruce & Jose Falk	12 Mountainview Close Calgary
Sera & Serafino Spadafora	15158 Park Lane Calgary
Jay Gill	16 Mountain View Close Calgary
Dennis Ellis	20 Mountain View Close Calgary

Opposition submitted on behalf of above residents affected by the proposed redesignation of the property at 15205 Park Lane NW



Ed Dyck



April 4, 2022

Planning Department Rocky View County,

**Attention: Ravi Siddhartha and Greg Boehlke**

This is a response to the letter we received pertaining to the **Application #PL20190177/20200068, file # 06507009, Division 5.**

We are again writing a letter in opposition of the same property on Park Lane owned by the Al-Madinah Calgary Islamic Assembly. The land is zoned Residential Rural District (R-RUR) and we as affected and nearby property owners want it to stay zoned R-RUR. We did not buy our property years ago to have nearby adjacent properties rezoned.

I do not understand why but the area of Park Lane and Mountain View Road are under constant pressure of rezoning or commercial business applications not fitting of the area. This country residential acreage area is why many of us have moved to the area to begin with. We want the tranquillity of country living with benefits of major amenities close by.

In my last letter of opposition I stated concerns of increased traffic, road use, parking and limited sewage capacity of unserviced properties. There is also the concern of another religious centre just east of this application on Park Lane as well. Park Lane is a quiet, residential side street. Mountain View Road is already busy enough with traffic short cutting from Calgary. When Symons Valley Road closes this country road will sadly see an even larger flow of traffic and that's without any new rezoning in the area. There is already more traffic than what was originally intended for this road.

The property in the rezoning application has already been progressing towards something in the future with the construction of a large building after we opposed their last application which was for a parking lot and building. This indicates to me that they are working through loopholes and have no intention of respecting the decisions of this file until the desired outcome of their request has been achieved. I stated in that letter that the religious assembly/community centre will not serve the current residents of the area and the users of any such facility will be coming out of Calgary. This increase in traffic will affect county roads and there are no businesses in this part of the county to benefit from the increased traffic flow. The religious designation of the property will be a loss of tax base and the increased road maintenance will need to be picked up by the remaining taxpayers. This would also pave the way for the other application of religious assembly/community centre on Park Lane. Pun intended as Park Lane undergoes paving repairs every spring with the current traffic flow.

We are against this application and we are getting tired of constantly defending the residential, country living of our neighborhood.

Mike and Michelle Eddy

261086 Mountain View Road

January 27,2024

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

Bylaw C-8455-2023-PL20200068 and PL20190177 (06507009)

Dear Oksana Newman,

We are providing this letter as opposition to Bylaw C-8455-2023 to redesignate Lot 4, Plan 9010345 within SW-07-26-01-W05M from Residential, Rural District (R-RUR) to Direct Control District (DC) to facilitate future religious assembly and community uses, and associated Master Site Development Plan.

This proposed change has been open for over 4 years. The latest presented January 2022. We have submitted letters opposing the proposed change as it is not compatible with the area. The entire area is comprised of single family dwellings on acreages.

There are a significant number of issues that will arise from the redesignation.

1) Increased volume of traffic from 12-15 vehicles making up to 2 trips per day will be disruptive to country living. Residents of the area walk to Charles Butler Park that is located at Park Lane and Mountain View Road, making it a potential safety hazard. As the population of the organization increases over time there will be an increase of traffic and hours of operation. The occupancy of 40-60 people on any given day is unreasonable and not in keeping with country living. The new structure that was built was noted as a dormitory and is not compatible to the single family .

2). A parking lot at the entrance of the property is not in keeping with the area or residents adjacent to the proposed site.

3) There is no identified social need that is beneficial for families in the area.

4) Lost collection of Property Taxes due to religious/charitable exception.

5) The addition of security lights and cameras is not in keeping with country living.

In conclusion, Lot 4 Plan 9010345, 15205 Park Lane was purchased by the owner/owners with the complete knowledge that it was and is, Zoned Country Residential. As such, we are very much opposed to the applicants request for Redesignation.

Sincerely,

Brenda Scott  
James Scott

11 Mountain View Pl  
Calgary, AB T3P1A6

**From:** [Stephanie Gabel](#)  
**To:** [Legislative and Intergovernmental Services](#)  
**Cc:** [Division 5, Greg Boehlke](#)  
**Subject:** Bylaw C-8455-2023-PL20200068 PL20190177(06507009)  
**Date:** January 28, 2024 8:06:22 AM  
**Attachments:** [Land Redesignation - Sri Lankan Buddhist Society - Letter in Opposition - jan 2024.docx](#)

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Hello

Please find attached a letter from my husband and I against the plan to change from Residential Rural to Direct Control District to facilitate future religious assembly and community use.

We have been a part of this community for 9 years and it seems like every year or so we have to get together as a community and write letter to oppose a change from rural residential to something other than that. Please keep this as residential.

Thank you.

Sincerely,

Darwin and Stephanie Gabel

14 Golden Key Estates

January 23 2024

Re: Bylaw C-8455-2023 PL20200068 PL20190177 (06507009)

We are submitting this letter in opposition to the above Application to redesignate the identified property from Residential, Rural District (R-RUR) to Direct Control (D) to facilitate future religious assembly and community uses and associated Master Site Development Plan

Our address is: 14 Golden Key Estates

We have sent in an opposition letter regarding this Land Redesignation, and here we are again. We are strongly opposed to this and we as well as our neighbors are very concerned if this application goes through. Not only would it change the feel for our residential community but we also worry that this would set a precedent for other applications for current residential acreages to non residential such as Car dealerships, religious assemblies, community centres.

The property in question located at:

15205 Park Lane

Calgary

Application by the Al-Madinah Calgary Islamic Assembly

It could and will also set a precedent for other types of requests for redesignations that are not in keeping with the residential neighbourhood of this area. My husband and I moved from the city almost 9 years ago, and we love the quiet, small community feel.

With Al-Madinah Calgary Islamic Assembly close by, traffic will increase not only on Park Lane but on Mountain View Road, which is two lanes and no shoulder. In the proposal it states 30-35 people during the week 40-60 on Fridays, except for Ramadan and Eid festival. Where do all of these cars park? They have 18 scheduled spots. Park lane, mountain view road? These estimates of people are also low. What happens when it is a lot more? Double or triple? Please don't allow this. Mosques, churches, other religious assemblies, car lots, should be built in areas where it is not an established residential area. People moved here and continue to live here for the peace and quiet.

We believe that approval of this redesignation for the Sri Lankan Buddhist Society – Calgary could provide support to other applications that are not in keeping with the residential area that we live in and want to maintain. Also look at the name Al-Madinah Calgary Islamic Assembly. This is not serving the people of this community but people will be traveling from Calgary.

We stated in our initial opposition. **Both my husband and I are struggling to understand why such applications are even being considered. This is residential. Keep it residential. If a community wants a religious assembly, it would be best to select an area that has no homes built, and when homes are to be built, they know what buildings are nearby.**

We are so tired of fighting this potential business, car lot or that potential religious assembly. This is residential. Keep it residential. People bought homes here and live here because it is quiet, there is nature around us, and we are free to walk, and we feel safe. We should not have to fight over and over to keep this residential. Why do we have to keep fighting and writing letters after letters of opposition that want to change some properties to something other than residential.

Please stop allowing these businesses religious assemblies to put in applications to change what is, in our mind, "a little piece of heaven".

Sincerely,

Darwin and Stephanie Gabel

14 Golden Key Estates



**From:** [Dennis Ellis](#)  
**To:** [Legislative and Intergovernmental Services](#)  
**Subject:** Bylaw C-8455-2023 - PL20200068 and PL20190177  
**Date:** January 25, 2024 3:49:02 PM

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### Legislative & Intergovernmental Services

I am deeply concerned and frustrated since receiving this proposed notice to redesignate property near my own. I have lived here for 22 years and purchased with the hopes of peaceful quiet country living and with the understanding ALL 4 acre parcels only had ONE home/dwelling on them and no high traffic commercial / religious entities.

During the last few years the area has already experienced a drastic increase in traffic and drain on resources. To further add a religious assembly will only contribute to the congestion I was seeking to avoid. The last time this specific property held a religious gathering there were vehicles parked along both sides of Park Lane and some in the ditches. Passing other oncoming vehicles was near impossible and extremely hazardous to pedestrians and dog walkers. The roads are not wide enough or equipped for such traffic and no street lights for safety on those short winter days and evenings.

Suffice to say I strongly object to this moving forward.

**Dennis Ellis**  
**20 Mountain View Close**

January 30 2024

Attention: Rocky View County Council,

RE: Bylaw-C-8455-2023-PL20200068 and PL20190177 (06507009)

Bylaw C-8455-2023 to redesignate lot 4, plan 9010345 within SW-07-26-01-W05M from Residential, Rural District (R-RUR) to Direct Control District (DC) to facilitate future religious assembly and community uses, and associated Master Site Development Plan.

I am writing this letter on behalf of my wife and myself, in protest to the application of re-zoning of the property known as Lot 4, Plan 9010345 within SW-07-26-01-w05M.

To my knowledge, none of the residents in this area that I have spoken to are in favour of this re-zoning to facilitate future religious assemblies.

Recently the Buddhists further up the same road applied for the same thing and as a neighbourhood we showed our opposition to that as well. At the Rocky View council meeting, their case was put forward and several of us spoke in disagreement to the application.

That application was more or less the same kind of application as this one is and it was unanimously voted down by the Rocky View Council.

At that time I stated that other than residential applications for re-zoning, nothing should change in this area without a new restructuring plan which would include a total upgrade of our infrastructure. This would include two lanes each way on Park Lane and a sidewalk on at least one side. I am guessing that this would include future water and sewer lines and utilities as we are directly bordering the City of Calgary. My view is that we will be annexed into Calgary at some time in the future so I am guessing they would want a future plan as well.

There is Butler Park on Park Lane with the entrance to the park entering and exiting from Park Lane. Currently there are no sidewalks, crosswalks or parking

lanes. As residents of park lane we have to walk on the traffic lanes to get from point A to point B. It is already precarious and several neighbours have complained to me about the lack of safety on this road while walking. We all moved out to here to be able to go for a walk without worrying about an abundance of traffic. We have also noticed that the speeders on this road are the people that don't live here.

We have been communicating with Rocky View several times in the past about not being in favour of any church groups re-designating residential lands for church purposes. They need to go buy a piece of land elsewhere that is already designated for their purpose or at least be the first one in so that new people could choose whether they would like to live there or not. We were the first ones here and it should be our choice of whether we want to give up this peaceful country living that we all hold near and dear to our hearts.

The fact that this group has already built their future building for their gatherings is irrelevant and in no way should be a tool to sway anybody's opinion on re-zoning .

Just because the property is owned and the buildings are built ,it doesn't give this group the right to change our lives. We are sick of people trying to do things on the cheap by buying residential property and then applying for re-zoning for another purpose ( churches, Mosques and Temples included.) .

Joe and Karen Genovy

**From:** [Judy Bissell](#)  
**To:** [Legislative and Intergovernmental Services](#)  
**Cc:** [Judy Bissell](#)  
**Subject:** Bylaw C-8455-2023 - PL20200068 and PL20190177 (06507009)  
**Date:** January 30, 2024 9:09:02 AM  
**Attachments:** [PL20200068 PL20190177 Opposed.pdf](#)

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Attached Letter of Opposition to Redesignation of Lot 4, Plan 9010345

Regards  
Judy Bissell  
261087 Mountain View Rd

[REDACTED]

This email may be privileged and/or confidential. Any distribution, use or copying of this email or the information it contains by other than an intended recipient is unauthorized. If you received this email in error, please advise the sender immediately.

Judy Bissell

[REDACTED]

January 30, 2024

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

legislativeservices@rockyview.ca

RE: Bylaw C-8455-2023 - PL20200068 and PL20190177 (065070009)  
Division 5

I am writing this letter as opposition to the redesignation of the property Lot 4 Plan 9010345, SW-7-26-1W5M from Residential, Rural District (R-RUR) to Direct Control District (DC) to allow the development of a religious assembly.

My residence is on the west side of Mountain View Road, north of Park Lane.

I oppose this redesignation for the following reasons:

1. The community is currently and for the past 50+ years been comprised of single family dwellings on acreages. This type of development is not consistent or compatible with the overall development of the community.
2. Decreases property values and marketability of a **rural residential community**.
3. The MSDP and attachments are out-of date, the projections are no longer valid or accurate. This submission contains many inconsistencies.
4. Substantial increase of traffic and noise on both Mountain View Road and Park Lane. Park Lane is currently a local traffic road, with no painted road markings or shoulders. Traffic assessment data in the MSDP indicates that significant intersection and road improvements will be required with future developments, there has been several **residential** sub-division applications in the Park Lane Area.
5. I am opposed to this type of development in the area because it will have significant negative impacts on the rural residential living conditions the community currently has.

Yours truly,  
Judy Bissell  
261087 Mountain View Road



**From:** [Dennis Ellis](#)  
**To:** [Legislative Services](#)  
**Subject:** bylaw C-8455-2023- PL20190177/PL20200068(06507009)  
**Date:** March 29, 2024 8:37:19 PM

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To whom it may concern

I am deeply concerned and frustrated since receiving this proposed notice of redesignation of property in my community. I have lived here for 22 years and purchased with the hopes of peaceful quiet country living and with the understanding ALL 4-acre parcels only had ONE home/dwelling on them and NO commercial or religious assemblies.

During the last few years, the area has already experienced a drastic increase in traffic and drain on resources. Commercialization or any religious assembly will only contribute to the congestion I was seeking to avoid. The last time there was a gathering at that location the entire Park Lane road was filled with parked cars on both sides of the street making it dangerous for local traffic and or pedestrians. Some vehicles were even parked in the ditches. There is not sufficient lighting at night in the area and only a yield sign at the main intersection of Mountain View Road will only serve to cause accidents and injuries with the increased flow of traffic. This area is not set up for any higher of traffic that a religious assembly will bring.

Suffice to say I strongly object to this moving forward.

Dennis Ellis  
20 Mountain View Close

**From:** [pete.maxiummechanical.ca](mailto:pete.maxiummechanical.ca)  
**To:** [Legislative Services](#)  
**Subject:** Bylaw C-8455-2023- PL20190177/20200068 (06507009)  
**Date:** March 27, 2024 9:38:08 AM

---

I am responding regarding file number 06507009.

I am strongly opposed to this application for a number of reasons:

The proposal mentions that this facility will be a positive for our community and in particular its youth. However in their plan they make no mention of how much of their membership live in our community and how many will be traveling from other communities? I suspect that their entire membership is from outside our community so I do not see how this will help our community.

The amount of stated anticipated attendees is fairly small and it would not take very many families to reach those numbers. All religious groups at their core have an expansionist mission to attract other members to their organization. While that is not a bad thing, it will most likely mean that the amount of attendees will soon swell past the original amount indicated. What will happen at that point? If they are granted a redesignation now using small numbers then when their numbers increase past that point it will be that much easier to simply increase the capacity and the community will have very little recourse. I also have reason to believe that their application is disingenuous. Also, they only mention the house in their application. They do not mention the post frame structure erected on site in 2021. The former renter of that property who was renting the house during the time of the construction of that building is a friend of mine and he informed me that when the new post frame structure was erected they also roughed in multiple bathrooms under the concrete slab, which I believe was also not properly permitted. Its my understanding that this rough in is already tied into the existing septic system, again without proper permits. This leads me to believe that they are already planning for larger gatherings than they are indicating and the lack of proper permits for work completed indicates that they are not shy to bend the rules. To be blunt, I believe they do not intend to use the house for the gatherings but rather they intend to use the new post frame structure as their gathering place.

I disagree with their assessment that the existing area is 25 homes which amounts to 250 trips per day. I do not average 10 trips per day from my house, probably not even on my busiest day. I don't think most of the neighbors do either. I believe that the existing traffic figures are inflated and the resulting traffic from the center is depressed. When they first started to use this property for gatherings before applying for the redesignation on the first attempt a number of years ago (somewhere around 2012 I think), the parking area would be parked full, the long driveway would have vehicles parked all along it and there would be about another 20 vehicles parked along the side of the road on Park Lane. I would estimate the number of vehicles present at times to

be somewhere between 40-50 vehicles. Therefore I do not believe that they will have less than 18 vehicles parked on the property at one time as they have already shown that previous gatherings have had more than that.

On top of that, this is one of 2 applications for a religious assembly on our street at the moment. If one is granted, then the precedent has been set and the other will most likely succeed as well. This will fundamentally change our community from a quiet residential area on a small dead end road to a busy street with a lot of traffic and it will completely change the feel of the community. I am strongly opposed to the redesignation for any use other than residential and am opposing both redesignations. There are already areas in Rockyview that are much better suited to this type of facility that would not require rezoning such as the Crossiron area.

I also do not like how they pulled their application out of the previous council meeting at the last minute. Numerous community members showed up to speak against the proposal only to have them pull the application. This was not done to change their application or do further community consultations, from our perspective it appears that it is an attempt to wear down the community and hopefully less people will show up in opposition in the next meeting.

Peter Hamm  
Maxium Mechanical Ltd  
Phone 403-202-1504

Dear Planning Department of Rockyview,

I wanted to share my support for the mosque redesignation application in our neighborhood. I am the landowner at 15197 Park Lane. This application is very important for me, and has my full support.

Having a mosque so close to me will be very convenient, and I can see myself using this often instead of traveling into Calgary. Having a mosque nearby also means we can organize events that involve everyone in the neighborhood. We can have cultural festivals, community celebrations, and educational programs that promote unity and respect. It's a chance for us to get to know one another, appreciate our differences, and build stronger relationships. It's all about coming together and creating a neighborhood where everyone feels cared for and supported.

Having a mosque in our community encourages interfaith interactions. It provides a space for people of different religions to meet, have conversations, and learn from one another. By promoting dialogue and breaking down stereotypes, we can create an atmosphere of mutual respect and acceptance. I think that supporting the mosque redesignation is a step towards building a more inclusive and vibrant neighborhood. It's about embracing diversity, celebrating our cultural heritage, and working together to create a stronger sense of belonging.

Thank you for letting me write to you and I hope you are able to approve this application.

Best regards,  
Mohammed Khan

A handwritten signature in black ink that reads "Hashim Khan". The signature is written in a cursive style, with "Hashim" and "Khan" clearly legible.

File Number: 2019. MC.1218

Application Number: PL20190177 / 20200068

Division: 7

**Al-Madinah Calgary Islamic Assembly (AMCIA)**

We are the residents of Rocky View County. We are writing to express our strong support to the proposed Land Use Amendment of the property 15205 Park Lane, NW, Rocky View County to re-designate lands from Residential, Rural District (R-RUR) one dwelling to special, Public Service District (S-PUB) Land use district for a community hub.

We are very much familiar with the community services provided by Al Madinah Calgary Islamic Assembly (AMCIA) in Calgary, Chestermere and Airdrie. Its about time that we, the residents of Rocky View County, also benefit from their most needed services. For this zoning application AMCIA has fulfilled all the requirements. In order to address any potential issues of traffic or noise AMCIA hired a very reputable traffic study consultant company to conduct the traffic study of the area and provide the results. The traffic study report clearly states that after the property rezoned and used as a community hub it will not cause any increase in noise level or cause traffic or safety issues.

AMCIA has given assurances that they have no plans to do any development or build a new structure. The properties landscape will not change. AMCIA purchased this property with the donations from the tax payers of Rocky View County in order to provide us very much needed facility for our children and youth. This proposed community hub will be a place where our youth will learn moral, spiritual and Canadian values. They will be engaged in healthy activities. This community hub will be a place where counselling can be provided on family issues, marriage issues, social issues, etc. AMCIA has no plan to organize large gatherings at this property. Such restrictions can be put in the bylaws of the land use change, if needed.

We are very much familiar with the interfaith relationship work Al Madinah Calgary Islamic Assembly carries out in Calgary and in the Rocky View County. Over the last fourteen years, due to very extensive and hard work of AMCIA for building interfaith harmony and understanding among various faith communities we are confident that this community hub will be a major resource for the residents of Rocky View County to build stronger community.

On behalf of myself and my family, I would strongly request the Rocky View County to APPROVE the rezoning application for 15205 Park Lane, NW, Rocky View County from Residential, Rural District (R-RUR) one dwelling to special, Public Service District (S-PUB) Land use district for a community hub.

Please do not hesitate to contact me if you have any questions. Thanks

Best Regards,

Name: ANVARI KHURRAM Signature: KHURRAM

Address: 32. PLEASANT RANGE PL - ROCKY VIEW COUNTY AB-T1Z-0H2

Phone: [REDACTED]

Email: [REDACTED]



File Number: 2019. MC.1218

Application Number: PL20190177 / 20200068

Division: 7

Al-Madinah Calgary Islamic Assembly (AMCIA)

We are the residents of Rocky View County. We are writing to express our strong support to the proposed Land Use Amendment of the property 15205 Park Lane, NW, Rocky View County to re-designate lands from Residential, Rural District (R-RUR) one dwelling to special, Public Service District (S-PUB) Land use district for a community hub.

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Please do not hesitate to contact me if you have any questions. Thanks

Best Regards,

Name:

TAZIM. ALARAKHYA

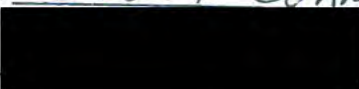
Signature:



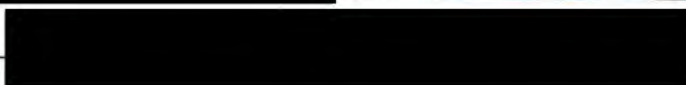
Address:

250257 Conna Rd. Rocky View County AB T1Z 0C3

Phone:



Email:



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

To Whom It May Concern:  
File Number: 2019. MC.1218  
Application Number: PL20190177 / 20200068  
Division: 7  
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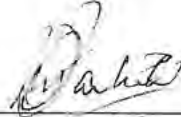
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Please do not hesitate to contact me if you have any questions. Thanks

Best Regards,

Name: M.F. SAHIB Signature: 

Address: 21 POUND PLACE, CONRICH

Phone: 

Email: 



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

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Please do not hesitate to contact me if you have any questions. Thanks

Best Regards,

Name: SHARUKH SAHIB Signature: [Signature]

Address: 21 Pound Place

Phone: [Redacted]

Email: [Redacted]

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

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Please do not hesitate to contact me if you have any questions. Thanks

Best Regards,

Name: BILAL

Signature: 

Address: 254140 RANGE ROAD 270 RURAL ROCKY VIEW COUNTY  
TOM 190

Phone: 

Email: \_\_\_\_\_



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

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Please do not hesitate to contact me if you have any questions. Thanks

Best Regards,

Name: PARAJIT DHESI Signature: Parajit Dhesi

Address: 19 Abbey Rd, Rockyview County

Phone: [REDACTED]

Email:



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

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Please do not hesitate to contact me if you have any questions. Thanks

Best Regards,

Name:

Ramni DUA

Signature:



Address:

16 ABBEY ROAD

Phone:

[REDACTED]

Email:

[REDACTED]

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

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Best Regards,

For!

Name: JESSY K KING Signature: [Signature]

Address: 3 Abbey Road Rocky View Calgary T1Z 0A1

Phone: [Redacted]

Email:



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

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Best Regards,

Name: Akashdeep Mond Signature: [Signature]

Address: 74035 Rd, Rocky View County

Phone: [Redacted]

Email: [Redacted]

Rocky View County Planning Services Department  
262075 Rocky View Point  
Rocky View County, AB T4A 0K2

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Best Regards,

Name: Abkhina Signature: Abkhina

Address: 30087. Twp Road 254 Calgary T3L 2P7

Phone: [REDACTED]

Email: [REDACTED]

Malik Ashraf  
15197 Park Lane  
Rockyview, AB

Planning Department of Rockyview  
Rockyview, AB

Subject: Letter of Support for the Re-designation of 15205 Park Lane

I hope this letter finds you in good health. I am writing to express my wholehearted support for the application to re-designate the property located at 15205 Park Lane to allow for the establishment of a mosque and Community Hub. As a Muslim and a member of the local community, I firmly believe that this initiative will greatly benefit both the Muslim community and the broader society.

The proposed location for the mosque is not only convenient but also holds immense potential to become a vibrant center for our neighborhood. Having a mosque within our community will provide a dedicated space for us to come together, strengthen our bonds, and forge deeper connections. We will have the opportunity to pray side by side, engage in meaningful conversations, and share meals together, fostering a sense of belonging and togetherness that is integral to our local identity. A mosque serves as more than just a place of worship; it acts as a catalyst for community development and social cohesion. By having a mosque within our immediate vicinity, we will no longer need to travel long distances to engage with our fellow community members in religious activities. This convenience will enhance our ability to actively participate in congregational prayers, engage in educational programs, and contribute to initiatives that uplift our community.

Furthermore, the mosque will play a vital role in fostering interfaith understanding and promoting positive interactions among our diverse neighbors. It will provide a welcoming space for individuals of different faiths to come together, exchange ideas, and build bridges of mutual respect and friendship. By offering educational programs, cultural events, and open dialogues, the mosque will contribute to a more inclusive and harmonious community, where our shared values and aspirations can flourish.

In conclusion, I wholeheartedly support the application to re-designate the property for the establishment of a mosque. The presence of a mosque in our community is not only convenient but also essential for our ability to pray, mingle, and connect with our fellow community members. It will serve as a beacon of unity, a place where friendships are formed, and a platform for interfaith understanding. This mosque will contribute to the overall well-being, growth, and vibrancy of our local neighborhood.



Thank you for considering my views and taking the time to review this letter of support. I sincerely hope that you will grant approval for this noble endeavor, which will undoubtedly have a profound and positive impact on our community.

Sincerely,  
Malik Ashraf



Date: 01/08/2023

Planning Department of Rocky View County,

This letter is in response to the application to re-designate 15205 Parklane, Rockyview  
from Residential, Rural District (R-RUR) to Direct Control (DC) Land Use District.

I, Almaz GEBRU, am the landowner at 15204 Park lane <sup>Rock View Zoning, T3P1A6</sup>, and I have  
no objection to this land use redesignation application.

Signature: Date: 01/08/2023

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

To Whom It May Concern:  
File Number: 2019. MC.1218  
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Please do not hesitate to contact me if you have any questions. Thanks

Best Regards,

Name: Zain ABBAS Signature: 

Address: 3 kings RD Rocky view AB

Phone: 

Email: \_\_\_\_\_



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

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Thanks

Best Regards,

Name *SHAHID ANWAR* S-5-260300 Writing Creek  
Address in Rocky View County  
Phone:   
Email:   
*Med. Bilal, AB*



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

**To Whom It May Concern:**  
**File Number: 2019. MC.1218**  
**Application Number: PL20190177 / 20200068**  
**Division: 7**  
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Thanks

Best Regards,

Name Han Seong  
Address in Rocky View County E33A 260300 @ New horizon mall

Phone: [REDACTED]

Email: [REDACTED]



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

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Please do not hesitate to contact me if you have any questions. Thanks

Best Regards,

Name: Kabir Choudhry

Signature: 

Address: 4128 25th St NW, 40 Acres Rocky View County

Phone: 

Email: 



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

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Best Regards,

Name: ABID DOGAR Signature: [Signature]

Address: 16 Meadow Ridge BAY CONFIELD

Phone: [Redacted]

Email: [Redacted]



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

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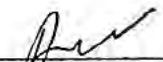
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Best Regards,

Name: ANSA DEVELOPMENT CORP Signature: 

Address: N15 R12 T26 SECTION 35 Q1W.

Phone: 

Email: \_\_\_\_\_



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

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Please do not hesitate to contact me if you have any questions. Thanks

Best Regards,

Name: Ahmed Investment Signature: [Signature]

Address: 15205 Park Lane, NW, Section 2, Quarter NW

Phone: [Redacted]

Email: \_\_\_\_\_



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

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Please do not hesitate to contact me if you have any questions. Thanks

Best Regards, *Calcan Investment*

Name: SHAHID SIDDIQUE Signature: 

Address: 253208-84 STREET (N/A R 287 TP 25 SECT 17 NW)

Phone: 

Email:



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

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Please do not hesitate to contact me if you have any questions. Thanks

Best Regards,

Name: Ziaullah Cheema. Signature: \_\_\_\_\_

Address: 4128125120 SW Quarter 140 Acres

Phone: \_\_\_\_\_

Email: \_\_\_\_\_



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

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Best Regards,

Name: AD Corporation. Signature: [Signature]

Address: 261207331 Rang Road 12.

Phone: [Redacted]

Email: [Redacted]

Rocky View County - Planning Services Department  
262075 Rocky View Point  
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Best Regards,

Name: Rana Satwat AMS. Signature: [Signature]

Address: 41281251201 QUARTER SW 140 ACRES ROCKY VIEW COUNTY

Phone: [Redacted]

Email: [Redacted]



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

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Best Regards,

Name: JUNATH ARBAS Signature: [Signature]

Address: 3 King RD Rocky view AB

Phone: [Redacted]

Email: [Redacted]



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AMCIA has given assurances that they have no plans to do any development or build a new structure. The properties landscape will not change. AMCIA purchased this property with the donations from the tax payers of Rocky View County in order to provide us very much needed facility for our children and youth. This proposed community hub will be a place where our youth will learn moral, spiritual and Canadian values. They will be engaged in healthy activities. This community hub will be a place where counselling can be provided on family issues, marriage issues, social issues, etc. AMCIA has no plan to organize large gatherings at this property. Such restrictions can be put in the bylaws of the land use change, if needed.

We are very much familiar with the interfaith relationship work Al Madinah Calgary Islamic Assembly carries out in Calgary and in the Rocky View County. Over the last fourteen years, due to very extensive and hard work of AMCIA for building interfaith harmony and understanding among various faith communities we are confident that this community hub will be a major resource for the residents of Rocky View County to build stronger community.

**On behalf of myself and my family, I would strongly request the Rocky View County to APPROVE the rezoning application for 15205 Park Lane, NW, Rocky View County from Residential, Rural District (R-RUR) one dwelling to special, Public Service District (S-PUB) Land use district for a community hub.**

Please do not hesitate to contact me if you have any questions. Thanks

Best Regards,

Name: Fakhar Abbas Signature: 

Address: 3 Kings road Rocky View

Phone: 

Email:

This letter is in response to the application to re-designate 15205 Park Lane, from Residential Rural District (R-RUR) to Special Public District (S-PUB) Land Use District for a religious assembly/ community center.

I, Mayura Wijekan (full name), am a landowner at  
15150 Park Ln Calgary, AB T3P 1A6 (address), and I have no objection to this land  
use redesignation application.

Signature: 

Date: 2023-02-20

Sent from Yahoo Mail on Android



17 October 2023

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

**Subject: Change of Use for 15205 Park Lane N.W.**

Dear Members of Council,

I am writing this letter of support for the change of use request from Al Madinah Calgary Islamic Assembly for 15205 Park Lane N.W.

The Al Madinah Islamic Assembly has been renting the Symons Valley United Church, located in the constituency of Calgary-Foothills, as their location for Friday prayer for several years. They have an excellent relationship with Symons Valley United Church and the surrounding community. They actively organize events, children's programming and activities for the broader community.

My understanding is that 15205 Park Lane N.W. was purchased for the purposes of community and educational programming and to host meetings. They have informed me they do not intend to construct any new buildings on the property. As such, traffic impact will be minimal. The property is near Mountain View Road and adjacent to a community park and baseball diamond. This is the perfect location for community events.

Al Madinah Islamic Society has been a welcome part of our constituency for some time. They are actively engaged in the multi-faith communities in Calgary. They build their relationships in community based on the values of diversity, inclusiveness, respect, and collaboration.

I do hope Rocky View County Council is able to hear the request, debate the merits of the application, and approve the submission of the Al Madinah Calgary Islamic Assembly.

Kind regards,

Court Ellingson  
MLA, Calgary-Foothills

Copy to: Malik Ashraf, President Al Madinah Calgary Islamic Assembly





LEGISLATIVE ASSEMBLY  
ALBERTA

**Parmeet Singh Boparai, MLA**  
Calgary - Falconridge

October 24<sup>th</sup>, 2023

To Whom It May Concern:

I am writing to you in acknowledgement of my support for the Al-Madinah Calgary Islamic Society (AMCIS) land use application for a place of worship in Rocky View County.

AMCIS has submitted a land use application for a place of worship at 15205 Park Lane, Rocky View County, AB. They have experience operating successful places of worship within Calgary and contributing wonderfully to the communities that they reside in. Their community and volunteer initiatives have brought a positive impact to those around them as they would continue to do in Rocky View County.

On behalf of Al-Madinah Calgary Islamic Society, I thank you for your consideration for their land use application. Should you have any questions or concerns, please contact my office at 403.280.4022 or email at [calgary.falconridge@assembly.ab.ca](mailto:calgary.falconridge@assembly.ab.ca).

Sincerely,



**Parmeet Singh Boparai**  
MLA, Calgary-Falconridge  
Official Opposition Critic, Service  
Alberta & Consumer Protection  
**Legislative Assembly of Alberta**  
Unit 215, 5401 Temple Drive NE  
Calgary, AB T1Y 3R7  
**P** 403.280.4022 **C** 403.402.0399  
[parmeet.singh@assembly.ab.ca](mailto:parmeet.singh@assembly.ab.ca)



LEGISLATIVE ASSEMBLY  
ALBERTA

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**Hon. Muhammad Yaseen**  
MLA, Calgary - North

October 13, 2023

Al-Madinah Calgary Islamic Assembly  
4616 - 80 Ave NE  
Calgary, Alberta  
T3J 4B7

**To Whom It May Concern**

Re: Rocky View County Planning Department - Application

As the MLA for Calgary - North, I am happy to provide this letter of support to Al-Madinah Calgary Islamic Assembly in their application to build a mosque at 15205 Park Lane Rocky View County, Alberta. This proposed mosque would provide a place of worship and community fellowship for residents of Panorama Hills, Evanston and adjacent communities.

Al-Madinah Calgary Islamic Assembly's larger community involvement includes Canada Day celebrations, food bank collection and other activities that are appreciated by the community at large.

I wish Al-Madinah Islamic Assembly success with their application with Rocky View County.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Muhammad Yaseen', with a long horizontal flourish extending to the right.

**Hon. Muhammad Yaseen**

cc: Amir Sattar

LEGISLATIVE ASSEMBLY  
ALBERTA**Irfan Sabir, MLA**  
Calgary-Bhullar-McCall Constituency

October 10, 2023

Re: Al-Madinah Calgary Islamic Assembly's Land Use Application

I am writing this letter in support of Al-Madinah Calgary Islamic Assembly's Land Use application before the Rocky View County for the parcel of land located at 15205 Park Lane, Rocky View County, Alberta.

Al-Madinah Calgary Islamic Assembly is a well-established community-based organization with a network of religious places, educational services and charitable initiatives across Alberta and Canada. They have established a mosque and a community food bank in my riding of Calgary-Bhullar-McCall as well. Over the years, they have organized many events for the community at large including interfaith events, Canada Day BBQs and kids activities and have provided a safe gathering space for grieving families. Their work has certainly earned them respect and recognition for its positive impact on our communities.

The parcel of land subject to this land use application was acquired by the Al-Madinah Calgary Islamic Assembly with a view to establishing a place for worship, educational services and community activities. It was to provide better access to a place of worship for those living in communities around it and create opportunities for community service and engagement. Based on the work they've done through their projects in my area and other places across Canada, I am confident that their new project will foster a spirit of community, promote volunteerism and inclusive communities, and contribute positively to the Rocky View County. I have had many discussions with them about their application and it's my understanding that it has been delayed for far too long resulting in denying them the opportunity to use this land for the purposes they acquired it for.

Based on the forgoing, I strongly support Al-Madinah Calgary Islamic Assembly's land usage application and urge you to complete the application process in a timely manner without further and unnecessary delays. Please contact me if you need additional information or would like to discuss this further at email [calgary.bhullar.mccall@assembly.ab.ca](mailto:calgary.bhullar.mccall@assembly.ab.ca) or phone 403.216.5424.

Sincerely,

A handwritten signature in black ink, appearing to read 'Irfan Sabir', written in a cursive style.

Irfan Sabir  
MLA Calgary-Bhullar-McCall

LEGISLATIVE ASSEMBLY  
ALBERTA

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**Gurinder Brar, MLA**

Calgary – North East

**Re: Support letter for Al-Madinah Calgary Islamic Assembly's Land Use Application**

To Whom It May Concern,

Please accept this letter in support of Al-Madinah Calgary Islamic Assembly (AMCIA) in their application for land use submitted to the Municipality of Rocky View County. The address of this application is 15205 Park Lane, Rocky View County. AMCIA's intention is to utilize this property as a place of worship also known as a Mosque.

AMCIA is a registered charity that has been serving the Rocky View County, City of Calgary, and the surrounding communities for over 14 years. AMCIA provides counselling and guidance to the youth, families, and individuals, as well as operating Islamic centers and food banks in various communities.

I have attended numerous AMCIA events. I can attest to the great work this organization has been doing throughout the years. AMCIA is definitely one of the gems of the community.

With a substantial membership base in Calgary and the surrounding areas, the establishment of a place of worship in closer proximity to their members' residences is a much-needed addition. This project aligns with the growing needs of the community and will definitely make the area more diverse and spiritually connected.

I hope their application will be considered for approval, recognizing the positive impact they have had on our community.

Please do not hesitate to reach out to my office if you have any questions or concerns.

Sincerely,

A handwritten signature in black ink, appearing to read 'BRAR', written over a horizontal line.

Gurinder Brar, MLA  
Calgary – North East



**Calgary**

Office of the Councillors

COUNCILLOR J. MIAN

October 10, 2023

**Attn:** Rocky View County Planning Department

I understand that the Al-Madinah Calgary Islamic Society (AMCIS) has submitted a land use application for a place of worship at 15205 Park Lane in Rocky View County. I am pleased to offer some comments of support for AIMCIS as an organization who is a valued member of the Calgary community.

The Al-Madinah Calgary Islamic Society has experience operating successful places of worship within Calgary and has been a good neighbour to the communities where they reside. In addition, the Al-Madinah Calgary Islamic Society contributes positively to the broader community through volunteer initiatives.

Please don't hesitate to reach out with any questions.

Sincerely,

Jasmine Mian  
Councillor, Ward 3



**Calgary**

Office of the Councillors

COUNCILLOR RAJ DHALIWAL

**5th October, 2023****Re: Rocky View County Planning Department**

This letter is in support of Al-Madinah Calgary Islamic Assembly land use application submitted to the Municipality of Rocky View County. The address of this application is 15205 Park Lane Rocky View County AB, where they would like to use the existing property for a place of worship also referred to as a Mosque.

Al-Madinah Calgary Islamic Assembly has a Mosque in my Ward and I have firsthand seen the volunteer and charity work of this community. In addition to providing a space for worship, they undertake a lot of charity work that supports the larger community locally including food distribution, community cleanups and Canada Day celebrations. They have a large membership in Calgary and surrounding areas and the addition of a place of worship closer to where their members live is much needed.

I hope their application will be considered for approval.

If you have any questions, please feel free to contact me.

Sincerely,

A handwritten signature in blue ink, appearing to read "Raj Dhaliwal", with a stylized flourish at the end.

**RAJ DHALIWAL**  
**COUNCILLOR, WARD 5**

## LEGISLATIVE OFFICE

107 Legislature Building  
10800 - 97 Avenue NW  
Edmonton, AB T5K 2B6  
Tel: 780.427.5777



## CONSTITUENCY OFFICE

7223, 8650 112 Avenue NW  
Calgary, AB T3A 0R5  
Tel: 403.297.7104

LEGISLATIVE ASSEMBLY  
ALBERTA

**Honourable Rajan Sawhney, BA, MBA, ECA**  
MLA for Calgary - North West

October 18, 2023

Al-Madinah Calgary Islamic Assembly  
4616 80 Avenue NE  
Calgary, AB T3J 4B7

**RE: Letter of Support for the Al-Madinah Calgary Islamic Assembly  
Land Use Application @ 15205 Park Lane, Rocky View County, AB**

Dear Mr. Sattar,

The Al-Madinah Calgary Islamic Assembly promotes the principles of diversity, multi-culturalism, and inclusiveness for the people of greater Calgary. You continue to host several community events like food distribution, community cleanups and various celebrations such as Canada Day. You also provide marriage and funeral ceremonies, events to promote interfaith harmony, and support other fine Canadian institutions. Doing this without your own building is challenging but your support of the broader community is to be commended.

This building project will have a significant positive impact on the community at large served by the Al-Madinah Calgary Islamic Assembly and will provide a long-term home for their members which is desperately lacking in NW Calgary and area. If approved this facility will also increase the capacity and quality of the services and programs offered by the Society.

I endorse the application by Al-Madinah Calgary Islamic Assembly for the Land Use Application.

Should you, or anyone else, have any questions or require further information, please feel free to contact me.

**HONOURABLE RAJAN SAWHNEY, MLA**  
CALGARY-NORTH WEST CONSTITUENCY  
MINISTER OF ADVANCED EDUCATION

LEGISLATIVE ASSEMBLY  
ALBERTA**Rajan Sawhney**MLA Calgary-North East Constituency  
Minister of Community and Social Services

January 21, 2021

**RE: Proposed land use Amendment 15205 Park Lane NW Rocky View County**  
**(File: 2019. MC.1218 Application # PL20190177/20200068 Division: 7)**

Please accept this letter as an indication of my formal support for this application to re-designate lands from residential to a community hub.

This proposed community hub will be a place where the AMCIA youth or any residents of the Rocky View County can engage in healthy activities. This community hub will be a place where counselling can be provided on family, marriage and social issues.

For this reason, I am providing this letter of support for Al Madinah Calgary Islamic Assembly's application. I support their vision to develop a community hub on proposed land 15205 Park Lane NW, Rocky View County.

Should you have any questions, please do not hesitate to contact my office.

Sincerely,

Rajan Sawhney  
MLA, Calgary-North East

**From:** [Oksana Newmen](#)  
**To:** [Legislative Officers](#)  
**Subject:** FW: IMPORTANT - IMMEDIATE NEIGHBOUR SUPPORT LETTERS 15205 Park Lane  
**Date:** January 29, 2024 9:25:42 AM  
**Attachments:** [15205 Park Lane - IMMEDIATE NEIGHBOUR SUPPORT LETTER 3.pdf](#)

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Please include in the PL20190177/PL20200068 Islamic Centre packet for Feb 13<sup>th</sup>.  
I've mapped them already.

**OKSANA NEWMEN, BSc**  
SHE/HER  
Senior Planner | Planning

---

**From:** Ahmad Shah <ahmadshah@mychoicerealestate.ca>  
**Sent:** Tuesday, January 23, 2024 1:35 PM  
**To:** Oksana Newmen <ONewmen@rockyview.ca>  
**Cc:** malik a <[REDACTED]>; Manu Chugh Architect <[REDACTED]>; Syed Soharwardy <[REDACTED]>  
**Subject:** IMPORTANT - IMMEDIATE NEIGHBOUR SUPPORT LETTERS 15205 Park Lane

Good afternoon Oksana,

Hope you've been well. Please see attached 3 support letters from immediate neighbours of the subject property, 15205 Park Lane. Please include in your report!

Thank you,  
Ahmad



Date: January 22, 2024

Planning Department of Rocky View County,

This letter is in response to the application to re-designate 15205 Parklane, Rockyview from Residential, Rural District (R-RUR) to Direct Control (DC) Land Use District.

I, Satnam Pannu, am the landowner at 24 Mountain View Close and I support this land use redesignation application.

Signature:  \_\_\_\_\_

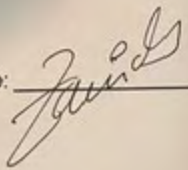
Date: Jan 23, 2024

Date: 01-23-2024

Planning Department of Rocky View County,

This letter is in response to the application to re-designate 15205 Parklane, Rockyview  
from Residential, Rural District (R-RUR) to Direct Control (DC) Land Use District.

I, Faizub Khan am the landowner at 15199 Parklane RV, and I  
support this land use redesignation application.

Signature: 

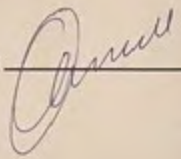
Date: 01-23-2024

Date: 01-23-2024

Planning Department of Rocky View County.

This letter is in response to the application to re-designate 15205 Parklane, Rockyview from Residential, Rural District (R-RUR) to Direct Control (DC) Land Use District.

I, CHUCK LAMAR, am the landowner at 15199 Parklane NW, <sup>RV</sup>, and I support this land use redesignation application.

Signature: Date: 01-23-2024

## ATTACHMENT E: POLICY REVIEW

Definitions		
Consistent	Generally Consistent	Inconsistent
Clearly meets the relevant requirements and intent of the policy.	Meets the overall intent of the policy and any areas of inconsistency are not critical to the delivery of appropriate development.	Clear misalignment with the relevant requirements of the policy that may create planning, technical or other challenges.

Municipal Development Plan (County Plan)	
11.0 Institutional and Community Land Use	
11.1	<i>Institutional and community land uses shall be encouraged to locate in hamlets, country residential communities, and business centres and shall be developed in accordance with the policies of the relevant area structure plan or conceptual scheme.</i>
Inconsistent	The subject lands are not located within a hamlet or country residential community as shown in Map 1, and are not located within a conceptual scheme area.
11.2	<i>Proposed institutional and community land uses for hamlets or country residential communities shall demonstrate:</i> <i>a. a benefit to the local area or community; and</i> <i>b. compatibility with existing land uses.</i>
Inconsistent	The application indicates a community hub and religious centre. The use is not within a hamlet or country residential community. The use has not demonstrated a benefit to the local area or community. Given the lack of detail about special event attendance and parking, and definition of the specific use of “community hub”, it is difficult to determine if the use would be compatible with the existing residential area.
11.3	<i>Proposals for institutional and community land uses that are not within hamlets, country residential communities, or business centres may be considered if the following is addressed:</i> <i>a. justification of the proposed location;</i> <i>b. demonstration of the benefit to the broader public;</i> <i>c. compatibility and integration with existing land uses or nearby communities;</i> <i>d. infrastructure with the capacity to service the proposed development; and</i> <i>e. the development review criteria identified in section 29.</i>
Inconsistent	The application has not provided justification of the proposed location, and has provided limited demonstration of the benefit to the broader public. The application seeks to integrate with the community through upkeep of the park next door and opening the facility to all as a “community hub” (undefined), though has not demonstrated specifically how this will be accomplished. Section 29 review criteria have been touched on, though without sufficient detail, and several technical studies were provided.
11.5	<i>Redesignation and subdivision applications for institutional and community land uses should provide:</i> <i>a. an operational plan outlining details such as facility hours, capacity, staff and public numbers, facility use, and parking requirements; and</i> <i>b. a master site development plan, as per section 29. The master site development plan shall address servicing and transportation requirements and ensure the site is of sufficient size to accommodate the parking requirements as set out in the Land Use Bylaw.</i>



Inconsistent	The application materials provide varying and unclear guidance of facility hours, capacity, staff and public numbers, facility use, and parking requirements. The MSDP lacks sufficient detail to clarify the use, though the submitted technical reports indicate that parking and facility needs can be met. However, a large accessory building has been built since application, and is not addressed as part of the use, though its size and development details suggests it may be used in support of the facility. If part of the development, technical studies do not consider the expanded footprint and use.
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12.0 Parks, Open Space, Pathways, and Trails – Parks and Community Interface	
12.17	<i>Development adjacent to, or affecting, parks, open space, pathways, and trails should include a comprehensive approach to:</i> <i>a. shared and mutually supportive facilities and/or amenities;</i> <i>b. access;</i> <i>c. stormwater management;</i> <i>d. preserving views into and within the park, where appropriate;</i> <i>e. vegetation and invasive species management; and</i> <i>f. wildlife management.</i>
Complies	The existing park is a municipal reserve and managed. No impact to the park from the proposed development is anticipated. The applicants indicate willingness to participate in the upkeep of the park to contribute to the community.

Rocky View County/Calgary Intermunicipal Development Plan (IDP)	
5.0 Municipal Planning Considerations	
5.1.2	<i>If an Area Structure Plan, or equivalent, is not in place the host municipality should evaluate applications for redesignation, subdivision and development proposals according to all of the following:</i> <i>(a) Strategic policies outlined by the host municipality including their MDP;</i> <i>(b) The policies of this Plan;</i> <i>(c) Impacts on existing and planned uses in the vicinity of the proposal; and</i> <i>(d) Consideration of environmental impacts in accordance with the policies and the procedures of the municipality in which the proposal is made, and requirements of Alberta Environment.</i>
Generally Complies	The application has been evaluated pursuant to the MDP and IDP, and impacts to the uses in the vicinity and environmental impact. The application is generally in conflict with the MDP, and compliant with the IDP. The application does not sufficient clarity to determine impacts on the existing and planned uses in the vicinity, and no environmental impacts are anticipated.
8.0 Growth Corridors/Areas and Annexation	
8.1.2	<i>Rocky View County Growth Corridors should be developed in accordance with Rocky View 2060 Growth Management Plan and other Rocky View County statutory and local area plans, as they may be updated from time to time.</i>
Complies	The application has been evaluated pursuant to the MDP.
8.1.3	<i>Identified City of Calgary Growth Areas should continue to be governed in accordance with existing Rocky View County policy documents, which may be updated. Should the lands be annexed by The City of Calgary, planning will be conducted as directed by its Municipal Council at that time.</i>
Complies	The application is being considered in the context of the growth area pursuant to policy.

8.1.4	Rocky View County Council and Administration should evaluate applications within identified City of Calgary Growth Areas against this Plan, the Rocky View County Municipal Development Plan and the Rocky View County Land Use Bylaw.
Complies	The subject lands are located in a Calgary Growth Area as shown on Map 4 and the application has been evaluated pursuant to the IDP, MDP and Land Use Bylaw.
8.1.5	<i>Land use redesignation applications in identified City of Calgary Growth Areas shall be referred to the Intermunicipal Cooperation Team for discussion to gain a greater understanding of the long term intermunicipal interests in the area.</i>
Complies	The application was referred for comment to The City of Calgary.
15.0 Plan Implementation	
15.1.1	<i>The following that occur partially or wholly within the Plan Area (Map 1) shall be circulated to both municipalities:</i> <i>(a) Statutory and non-statutory plans within the Plan Area and proposed amendments to such plans;</i> <i>(b) Applications for land use redesignation and subdivision;</i> <i>(c) All applications for development permits, including renewals;</i> <i>(d) Disposition of environmental, municipal and/or school reserves, environmental easements, public utility lots and/or road allowances;</i> <i>(e) Emergency response plans for natural resource extraction activities; and</i> <i>(f) Flood hazard mapping revisions.</i>
Complies	The subject lands are located in the Plan Area as shown on Map 1 and was referred to the City of Calgary.
15.1.3	<i>Applications shall be referred to the adjacent municipality prior to consideration by the Development Authority/Subdivision Authority, Calgary Planning Commission or either Municipal Council as applicable.</i>
Complies	The application was referred to The City of Calgary.

Land Use Bylaw	
Direct Control District Applications	
297	<i>Direct Control Districts must only be used for the purpose of providing for development that, due to their unique characteristics, innovative ideas or unusual site constraints, require specific regulation unavailable in other Districts.</i>
Complies	The application proposes site-specific uses not defined in the land use bylaw (community hub) and therefore requires a direct control district to define this use.
302	<i>Application requirements for the submission of a Direct Control District include:</i> <i>(a) All information required by this Bylaw for an Amendment application,</i> <i>(b) A written statement indicating why, in the applicant's opinion, a Direct Control District is necessary and why the same results cannot be achieved through the use of a District in the Bylaw,</i> <i>(c) A list of permitted and discretionary uses proposed for the site,</i> <i>(d) Plans and elevations or other documentation, that would help to substantiate the need for the Direct Control District, and</i> <i>(e) Any other information as may be required by the Development Authority and Council.</i>
Conflicts	The submitted direct control does not have sufficient detail to define the application.



# BYLAW C-8455-2023

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

The Council of Rocky View County enacts as follows:

### **Title**

- 1 This bylaw may be cited as *Bylaw C-8455-2023*.

### **Definitions**

- 2 Words in this Bylaw have the same meaning as those set out in the *Land Use Bylaw* and *Municipal Government Act* except for the definitions provided below:
- (1) **“Council”** means the duly elected Council of Rocky View County;
  - (2) **“Land Use Bylaw”** means Rocky View County Bylaw C-8000-2020, being the *Land Use Bylaw*, as amended or replaced from time to time;
  - (3) **“Municipal Government Act”** means the *Municipal Government Act*, RSA 2000, c M-26, as amended or replaced from time to time; and
  - (4) **“Rocky View County”** means Rocky View County as a municipal corporation and the geographical area within its jurisdictional boundaries, as the context requires.

### **Effect**

- 3 THAT Schedule B, Land Use Maps, of Bylaw C-8000-2020 be amended by redesignating Lot 4, Plan 9010345 of SW-07-26-01-W05M from Residential, Rural district (R-RUR) to Direct Control district (DC) as shown on the attached Schedule 'A' forming part of this Bylaw.
- 4 THAT the special regulations of the Direct Control District are as detailed in Schedule 'B' attached to and forming part of this Bylaw.

### **Effective Date**

- 5 *Bylaw C-8455-2023* is passed and comes into full force and effect when it receives third reading and is signed in accordance with the *Municipal Government Act*.



READ A FIRST TIME this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_

PUBLIC HEARING HELD this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_

READ A SECOND TIME this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_

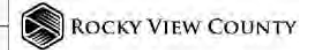
READ A THIRD AND FINAL TIME this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_

\_\_\_\_\_  
Reeve

\_\_\_\_\_  
Chief Administrative Officer or Designate

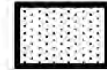
\_\_\_\_\_  
Date Bylaw Signed



**Schedule 'A'****Bylaw  
C-8455-2023****Amendment**

**FROM**  
Residential, Rural District

**TO**  
Direct Control District



R-RUR → DC

PARK LANE



Division: 5  
Roll: 06507009  
File: PL20200068  
Printed: Sept 21, 2023  
Legal: A portion of SW-7-26-  
1-W5M



**SCHEDULE 'B'**  
**FORMING PART OF BYLAW C-8455-2023**

**1.0 PURPOSE:**

The purpose and intent of this District is to provide for a religious assembly, community/youth hub at 15205 Park Lane, Rocky View, Alberta.

**2.0 GENERAL REGULATIONS:**

- 2.1 The regulations contained within this bylaw are applicable to the Direct Control (DC) parcel within the Development Site as shown on the attached Schedule "A".
- 2.2 Land Use Bylaw C-8000-2020 as amended is applicable unless otherwise stated in this Bylaw.
- 2.3 The rules regulating the Special, Public Service District (S-PUB) of the Land Use Bylaw C-8000-2020 as amended, shall apply unless otherwise specified in this Bylaw.
- 2.4 The Development Authority shall be responsible for the issuance of Development Permit(s) for the uses subject to this Bylaw.
- 2.5 Definitions and terms not defined in this bylaw have the same meaning as defined in Part 8 of Land Use Bylaw C-8000-2020 (as amended) and the *Municipal Government Act*.

**3.0 USES:**

- 3.1 Religious assembly
- 3.2 Occupancy
  - 3.2.1 30-35 people on regular weekdays
  - 3.2.2 60 people on Fridays
  - 3.2.3 Except for the month of Ramadan and Eid festival. (Twice a year)
- 3.3 Dwelling unit, accessory to the principal use
- 3.4 Community Centre
- 3.5 Community Hub

**4.0 USES NOT DEFINED:**

- 4.1 Those uses which are not otherwise defined in this Bylaw, which in the opinion of the Development Authority, are similar to the Uses listed in Section 5 of this Direct Control and which conform to the purpose of this district may be Uses as approved by the Development Authority.

**5.0 DEVELOPMENT NOT REQUIRING A DEVELOPMENT PERMIT**

- 5.1 Provided the requirements of Bylaw C-8000-2020 are met, the following development does not require a Development Permit:
  - 5.1.1 Freestanding Signs
  - 5.1.2 Temporary Signs

**6.0 MAXIMUM PARCEL COVERAGE**

- 6.1 No change to existing building location or addition of new building.



## **7.0 ARCHITECTURAL DESIGN**

7.1 No major change to existing architectural design of the building.

## **8.0 MAXIMUM BUILDING HEIGHT**

8.1 No change to existing buildings heights.

## **9.0 MINIMUM SETBACKS:**

9.1 No change to existing setbacks.

## **10.0 PARKING AND LIGHTING**

10.1 Meet the County's standards and requirements.

## **11.0 LANDSCAPING**

11.1 Meet the County's standards and requirements.

# PROPOSED OPERATIONAL PLAN

## Zoning Redesignation Application Al-Makkah Community Hub

15205 Park Lane NW  
Calgary, AB T3P 1A6

 : (403) 831-6330

 : manu@mcplusa.ca



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## Operational Plan

The property/facility is owned by AMCIA and with an experienced official/volunteer on site for supportive counselling for the community and particularly the youth regardless of origin, location, caste and creed, political belief and most importantly religion, to serve as a community centre/hub.

The facility also provides and is committed to fostering a sense of community, promoting civic engagement and enhancing the quality of life through community's social service program.

The core administrative activities of the community centre/hub will be funded by AMCIA.

AMCIA is a registered charitable organization and propose to engage a professional (experienced social worker) with the help of AMCIA/volunteers to arrange and run all the centres activities.

Our initial opening hours would be

**Monday to Friday**  
**12 noon to 3:00 pm**  
**5:00 pm to 7:00 pm**

A resident official/volunteer, as community service will ensure that the facility will not ever be used for:

- Any gambling activities
- Any consumption of alcohol and other drugs

All snow removal (parking lot, driveway) landscaping and other necessary maintenance will be taken care by resident official/volunteer.

Maintenance of septic tank and garbage collection will be contracted out to local contractors serving in the area.

The facility will be equipped with sensor lights, fire extinguishers, security system complete with audio/video surveillance and CCTV cameras.

**June 01, 2023****Our File 2019.MC.1218****Project**

Al-Makkah Community Centre  
 15205 Park Lane  
 Rockyview, Alberta

**Proposal**

The proposed facility for all practical purposes is meant to serve as a community gathering place which will be open to all members and residents of the neighbourhood regardless of ethnic, religious and colour background without any restrictions except for respect for the facility and for expected positive benefits for the community at large.

The proposed facility even though besides being used for a place of worship will be strongly instrumental in bringing and bridging the diverse communities by encouraging and promoting better understanding of our diverse background and thus leading to tolerance and creating a truly Canadian Society

To achieve our purpose, we are proposing the following but not limited to the following ,

- Install a BBQ pit which would be open to all members of the community with proper restrictions and use under the proper and appropriate supervision and guidance established with the input from the community.
- Like most of the Canadian societies, the members of the Muslim faith are a strong believers of family values and would welcome any members of the community to visit the facility and learn and observe the benefit of family values for the whole society at large.
- Interfaith programs.  
 The proponent's of the facility are strong believers that understanding and collaboration between different groups ( religious or otherwise ) is very important and following this principal and respect for other believes encourages and hosts on a regular basis interfaith programs with Churches, Hindu temples, synagogues and other such religious entities and with the cooperation of such local groups hope to continue their practice at the proposed facility and such activities will be open to the community at large .
- A stampede style Breakfast will be hosted on every Canada Day Celebration to promote community and family spirit
- Encourage the community members to join the members of the congregation in their community clean up to show their neighborhood pride.
- Efforts to maintaining the park next door for the summer months at no cost to the members of the community.
- Annual Christmas toy drive
- Celebration and feast during the month of Ramadan
- Construction of a pedestrian walkway from the proposed "Hub" to the mailbox location

## Project

Al-Makkah Community Centre  
15205 Park Lane  
Rockyview  
Alberta

## Proposal

Land Use Amendment to re-designate lands from Residential Rural District (**R-RUR**) to Special Public District (**S-PUB**) Land Use District for a Community Centre

## Introduction

The attached report is as required under Rockyview County's County Plan Bylaw **C 7280-2013 Section 29** which covers information required as part of **Master Site Development Plan (MSDP)**.

The county plan requires an **MSDP** as part of any and all Public Service District Re-designation application.

## Scope of Work

In preparation for the subject Land Use Amendment application, during our initial review with RVC administration, we were advised that limiting the scope of the Master Site Development Plan (**MSDP**) to the subject (3.68±) above parcel only should be sufficient.

The **MSDP** emphasis is on site design, as the basic intent is to provide the council and members of the public a good idea of the proposed development to cover certain specific items as outlined below but not limited to in terms of proposed use and site development:

- Building placement
- Building Height
- Architecture
- Parking & Lighting
- Landscaping
- Phasing, if any.

An **operational plan** outlining basically hours of operation and running and management of the facility provided by the client is attached herewith and forms part of the MSDP.

## Owner

Al-Madinah Calgary Islamic Assembly  
5700 Falsbridge drive NE  
Calgary, Alberta. T3J 3H4



## Applicant

Manu Chugh Architect Ltd  
401-1040, 7<sup>th</sup> Ave SW  
Calgary, Alberta.  
T2P 3G9

## History

Al-Madinah Calgary Islamic Assembly has been active in Calgary and area since February 2005.

Al-Madinah Calgary Islamic Assembly has owned the subject property for the last ten years and intends to use the property as a community centre and in particular as youth guidance centre and to lead this generation to create a highly spiritual and moral environment at all their schools, communities and homes.

Since Al-Madinah Calgary Islamic Assembly was established, it is the largest Ahl-us-Sunnah Wa-Al-Jama'ah congregation in Calgary. Al-Madinah Calgary Islamic Assembly is a **registered charity with Revenue Canada** and follows the Sufi tradition of Islam.

The property is currently rented as a residence and immediately following the approval of our Land Use Amendment, the lease would be terminated, and the property will be used as a "Community centre/hub" as intended.

## Legal Description

The proposed site is 1.49 ha (3.68 Acs) with legal description outlined below:

Plan	9010345
Lot	4
Municipal address	15205 Park Lane Rockyview, Alberta.

## Mission

We believe our youth community hub can provide proper guidance for healthy lifestyle choices for the community and our youth in particular which they will continue to create a highly spiritual and moral environment to build a strong, healthy and proud individual and community.

To empower all to make positive change and decisions in their lives and to lead and guide our future generations to be most proud and contributing citizens of Canada.

## Evaluation of planning policies

Rockyview county municipal plan (county plan), By-Law **C-7280-2013** (amended April 10, 2018), outlines vision and principles which serve as a

guide for county's development and the future aspirations of county residents.

**The subject site is outside the "Area Structure Plan"** where any growth is focused, and the proposed use serves the community and the spiritual needs of the community.

The proposed use, as per Section 11 of the county plan is an **institutional Land Use** that benefits residents and contributes to the community by serving their social, cultural and religious groups.

As per section 11.2, the proposed use clearly demonstrates

- A benefit to the local area or a community,
- Compatibility with existing land uses

Both benefits and compatibilities are evident from the size of the congregation and a demonstrated positive history of helping neighbours (in Calgary and surrounding communities) and not raising any (recorded) concerns since their formation in 2005.

Further, with reference to any Land Use Re-designation in accordance with section 11.5 and requirement for

- Operational plan
- Master Site Development Plan

An operational plan outlining details such as facility hours capacity, staff and public numbers, facility use and parking requirements is attached herewith.

As per section 29, a Master Site Development Plan (MSDP) addressing servicing and transportation requirements and to ensure the site is of sufficient size to accommodate the parking requirements as outlined in the Land Use Bylaw,

**A traffic study as submitted earlier is attached herewith** along with other site services reports.

## Land Use Bylaw

The existing building is currently rented and is being used as a residence and to meet the requirements of the proposed use (community centre/hub) and as per Mr. Soharwardy's meeting with neighbours, councillors and the administration a Land Use Re-designation from existing Residential two (R-2) one dwelling Land Use District to Public Service (PS) Land Use District was submitted (following preliminary investigation and completeness, our application was accepted on February 6, 2020.)

The proposed use community/youth hub means a development owned by an organization used as a place where people who live in an area (including surrounding areas) can meet each other and take part in activities of common interest (social, philanthropic, religious) and for the benefit of individual and community is listed as a **Discretionary use in Special, Public Service District** (S-PUB) Land Use District.

The subject site is 1.48 Ha (2.68 Acs) larger than the minimum lot area (0.50 Ha -1.23 Acs) required for a **S-PUB** (Special, Public Service District) Land Use District.

### The Site

The existing building (as located and existing) meets all the required setbacks and landscaping etc and allows the site to be developed to provide for all the necessary parking (gravel) as required for the attendees/occupants that are **not to exceed twenty five to thirty people**.

In keeping with the character of the county setting, all exterior lighting is dark sky friendly.

The proposal calls for the existing property (existing structure) with 1100 sq. ft floor area to be used for community meetings (and other such uses as described in this documents) to remain as it exists and without any major addition and/or extensive (interior/exterior) renovations in order to **maintain** the building height, architecture of a residential dwelling and the general character of the surrounding area.

Refer to the attached figures no. 1, 2 and 3.

Landscaping for visual appearance and/or mitigation measures.

Given its social character, official / volunteers are going to ensure that the lawn is properly manicured, and all the trees and hedges are well maintained. All the existing landscaping (except for the few which may be required to be relocated to make for parking area) will be maintained and enhanced.

### Agriculture Boundary Design Guidelines

Since the property is predominantly surrounded by residential use and not agricultural and as such agriculture boundary design guidelines do not apply.





**Traffic**

Please see attached report as prepared by Scheffer Andrew Ltd.

**Site Services and sanitation**

Please see attached report as prepared by Scheffer Andrew Ltd.

**Sanitary Service**

Please see attached report as prepared by Scheffer Andrew Ltd.

**Water Service**

Please see attached report as prepared by Scheffer Andrew Ltd.

**Storm Water Management**

Please see attached report as prepared by Scheffer Andrew Ltd.

**Architecture**

Please see attached drawing (CP1.01) from MC+A.

**Parking and Public Lighting**

Please see attached drawings (E101,E102,E103) from EMBE.

**Landscaping for Visual Appearance**

Please see attached drawing (DP.L1) from Navagrah.

## Why Al Makkah Community Hub in Rocky View County?

Rocky View County is a rapidly growing community in Alberta. It is the fastest growing county in Alberta in terms of commercial, industrial and residential diversity. Hundreds of new immigrants from all over the world have established their businesses in the Rocky View County OR they live in the Rocky View County. The diversity among tax payers in the Rocky View County has expanded significantly over the past two decades.

According to 2016 census among 39,407 Rocky View residence, the visible minority residence was about 4,245. Based upon our community survey we believe the visible minority residents and the commercial ownership of visible minority businesses in the Rocky View County now surpasses 6,000. In New Horizon Mall and Cross Iron Mills Mall alone more than 300 businesses are owned by the visible minority entrepreneurs. Several industrial and commercial business ventures owned by Muslims and other visible minority entrepreneurs are underway in the Rocky View County.

Due to such exponential growth in the Rocky View commercial, industrial and residential diversity, it is critical that the society must help and provide useful guidance and services to the growing visible minority youth population and new immigrants, especially women who are not yet able to speak or understand English language OR due to some cultural / religious differences need some guidance and training.

Al Madinah Calgary Islamic Assembly (AMCIA) has been serving the Rocky View County, City of Calgary, Airdrie, Chestermere and the surrounding communities for the past 14 years. AMCIA provides counselling and guidance to the youth, families and individuals. AMCIA is registered charity and operates Foodbank and several communities including some Islamic centres. These centres provide family counselling, youth counselling, social services, language services and above all educates new immigrants about Canadian lifestyle, laws and values. The society helps the new immigrants in integrating in the Canadian society.

One of our first organization, Muslims Against Terrorism (MAT) was founded in Calgary in 1997 which is now a worldwide organization. Another umbrella organization is one of the largest National Islamic organization called Islamic Supreme Council of Canada (ISCC). ISCC helps and guides Muslim youth not be involved in extremist violent organizations like ISIS. ISCC runs the largest anti-radicalization program in the country without a single penny of tax payers dollars. ISCC is the first and only Islamic organization in Canada that published the following edicts in order to prevent Muslim families and youth from getting misguided by few misguided people.



### Security and safety of Canada and all Canadians

- Criminal nature of terrorist organizations like ISIS
- Criminal interpretation of Islam to justify hate and violence towards Jews and Christians.
- The un-Islamic and criminal nature of misogyny and honour killings.

Prof. Imam Syed Soharwardy is the founder and chairman of the Al Madinah Calgary Islamic Assembly, ([www.amcia.org](http://www.amcia.org)). He follows the tradition of Islam which is based upon the unity and inclusiveness of all humanity regardless of beliefs or ethnicity. He is very well known across Canada for his interfaith work. Following are some of the highlights of his work.

1. Founded Muslims Against Terrorism ([www.m-a-t.org](http://www.m-a-t.org)) in 1998 in Calgary which is now in more than 23 countries.
2. Co-founded the Jewish-Muslim Council of Calgary in 2015.
3. Founding member of Interfaith Council of Calgary
4. Walked across Canada and lead Multi-Faith Walk Against Violence in 2008 from Halifax, N.S to Victoria, B.C., 6500KM in almost seven months.
5. Initiated Christian- Muslim gatherings on the Christmas Eve. This was the first time a mosque started holding Christian Muslim programs to mark Christmas. It is going on every year for the past 22 years.
6. Initiated Jewish- Muslim programs to mark Hanukah. This was the first time a mosque started holding Hanukah. It is going on every year for the past 13 years.
7. Has spoken at more than 200 churches and other places of worship of non-Muslim faiths including churches in Rocky View County.
8. Along with other AMCIA staff Imam Soharwardy provides counselling and guidance to Muslim and non-Muslim youth to stay away from drugs, gangs and extremism.
9. Provides career guidance to youth.
10. Works with Police and RCMP on domestic issues.

The residents of Rocky View County can and will benefit from this community hub regardless of their beliefs or ethnicity. This community hub will help and guide youth in the Rocky View County to be good citizens of Canada.

Appeared in front of THE STANDING SENATE COMMITTEE ON NATIONAL SECURITY AND DEFENCE to discuss the issues of radicalization.

(<https://sencanada.ca/en/Content/Sen/committee/412/secd/51874-e>) ,  
(<https://www.cbc.ca/radio/sunday/muslims-against-terror-starving-isis-of-and-arms-pope-francis-s-climate-letter-radical-divesting-1.3326005/combating-radicalization-at-home-and-abroad-1.3326042>)

Al Madinah Calgary Islamic Assembly has purchased the subject property located at 15205 Park Lane, Calgary, T3P 1A6 in Rocky View County, Alberta with a goal to establish a community hub where families can come together to have healthy discussions and engage youth in healthy activities.

Al Makkah Community Hub in Rocky View County is not expected to be a Muslim only place. It will be a place available to all Rocky View County residents regardless of their ethnicity, religion or colour of skin. It is a community hub to educate youth and families about healthy and responsible lifestyle, it's a community Hub to have interfaith dialogue and build bridges among various communities. Al Makkah Community Hub will provide guidance to the new entrepreneurs, residents and youth who are new in this country and need some directions and guidance.

For the past 12 years, we are using two churches; Symons Valley United Church and St. Thomas United Church in Calgary, NW and have excellent relationships with our Christian and Jewish partners.

We also commit to our neighbours and Rocky View County that we will make every effort possible to minimize the traffic noise in the area. We will not encourage an increase in traffic which may increase the noise. We are willing to accept any restrictions that Rocky View County puts on us regarding the number of people attending the facility.

Al Makkah Community Hub is willing to take on any volunteer responsibility that Rocky View County and our neighbours find helpful in the community such as taking care off the adjacent park, cleaning of the neighbourhood, and providing assistance to our senior citizens for issues such as snow removal or cutting grass, etc. These volunteer services are guaranteed services from Al Makkah to the Rocky View County as we will have signed contract with landscaping company to provide these services for park and in our neighbourhood on our own expenses.

In short, Al Makkah Community Hub is committed to be a very useful and highly beneficial resource for all Rocky View residents and businesses.



November 30, 2020

Dear Residents,

**RE:** Proposed Land Use Amendment  
15205 Park Lane  
Rockyview, Alberta.

**“Your comments”**

With reference to the above this is to acknowledge your concerns expressed to the approving authorities, and we wish to advise you that we respect your “position” but also request an opportunity to address your concerns.

To start with, we feel that some part of your concerns may be based on the “**fear of the unknown**” and for that we draw the following to your attention:

**Traffic**

- We have engaged Mr. Ross Thurmeier, P.Eng. (Schaffer Andrew Ltd) to prepare and provide us with a copy of a transportation impact analysis (T.I.A) for our use. The approving authorities were provided with a copy of the report.  
An updated copy of their report with an executive summary of their findings is attached herewith for your information and use.

**Rural Character**

- As indicated in our application, it is not our intent nor it's a part of our amendment application to change the character of the existing structure (residential building- currently rented and occupied by a family) in terms of any exterior changes including the building height.
- Any additional parking as required by the approving authorities for the total attendees on a daily basis (maximum of 10 to 12) or by the attendees on Friday of each week (max of 20-30 attendees) will be well screened from Park Lane and travelling vehicles not by any wooden fence but by means of enhanced landscaping to maintain the rural character.
- Not to change the real character but to increase the safety in the community, the facility will be equipped with sensor lights, fire extinguishers, a security system complete with audio/video surveillance and CCTV cameras.
- We further confirm that inspite of some of the neighbour's observations, **no outside loudspeakers** to call the faithful to prayers are proposed to be installed. That was done in the 19<sup>th</sup> Century and here in Canada we are in the 21<sup>st</sup> Century and we use cellphones for communication, besides that the local bylaws do not even allow any outside speakers.

### The Use

- The property/facility is owned by Al-Medina Calgary Islamic assembly (AMCIA). AMCIA is registered **charitable organization** and proposes to run the facility for the community and particularly the youth **regardless of origin, location, Creed and political beliefs and most importantly religion** to serve as a community centre hub.

### Mission

- We believe our community hub will provide proper guidance for healthy lifestyle choices for the community and our youth in particular which they will continue to create a highly spiritual and moral environment to build a strong, healthy and proud individual and community.
- Mr. Syed Soharwardy Is the leader of the community and has been active in numerous inter-faith services since 1998. Please visit our website to learn more about his interfaith activities and contributions to the multi faith fabric of Canada

In your objection, as indicated above there seems to be a “fear of the unknown” factor and to address that we are fully aware of the current Covid19 pandemic and as such we are proposing an **open house** for not more than five to seven residents at a time (by appointment only) to try to answer your questions in a proper setting and discuss our proposal.

Please call me at **(403) 966-0071** to arrange an appointment

**Date:** Friday, December 4, 2020

**Place:** Symons Valley United Church  
38, Kincora Rise N.W. Calgary, AB.

**Time:** (Between 2:00-5:00 pm)

2:00 – 2:30 pm

2:30 – 3:00 pm

3:00 – 3:30 pm

4:00 – 4:30 pm

4:30 – 5:00 pm

In addition, we also request you to visit our website: [www.almakkah.ca](http://www.almakkah.ca)

We appreciate your time and support.

I hope you trust the above in order and to your satisfaction.

Sincerely,

**Malik Ashraf**

## Conclusion

Based on the above documentation, supporting reports and a very careful and diligent consideration of all the policies and meetings with Rockyview County (The Reeve and Chief Administrative Officer), Rockyview County Bylaw and Master Site Development Plan and findings of all the relevant studies, and their recommendation, we very humbly request yours and County Council's support for the proposed Land Use Amendment recognizing the proposed centre/hub is not for profit and **not** for any particular ethnic group but for all the residents of the county regardless of their caste, creed, colour or religion based beliefs and/or lifestyle.

**The proposed Land Use Amendment is for a hub where hate and discrimination on any ground has no place.**



## **Al-Mekkah Community Hub**

### **Traffic Review Report**

**December 2, 2020**

**File #1514-01**



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Suite 620, Macleod Place 1  
5920 Macleod Trail SW  
Calgary, AB T2H 0K2  
Phone 403.244.9710  
Fax 403.228.9656

June 30, 2023

File No: 1514-01

Attn: Rocky View County  
Planning and Development,

### RE: AL-MEKKAH COMMUNITY HUB – PROPOSED LAND USE REDESIGNATION

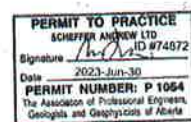
Scheffer Andrew Ltd. prepared a Traffic Review Report, dated December 2, 2020 to assess the expected traffic impacts of the proposed use of Lot 4 Plan 9010345 (15205 Park Lane) in Rocky View County Alberta as a community hub. At the time, a redesignation was proposed for the parcel, from the current Residential Two (R2) designation to Public Service (PS). The report was based on the owner's direction at the time that the existing buildings would remain, and would be used to accommodate a maximum of 25 to 30 visitors to the site at any one time.

The report assumed that visitors would carpool in groups or families with an average of 2.4 people per vehicle, matching the Census Canada average family size. This resulted in a maximum of 13 vehicles arriving in its busiest hour and 13 vehicles leaving in its busiest hour. It was noted that the busiest hour of the site is expected to be Fridays from 1pm to 3pm, which does not necessarily coincide with the peak hour on the adjacent roadways. Based on the assumptions in the report, the proposed 18 vehicle parking lot would accommodate the maximum number of visitors that are expected at the site. The report concluded that the existing stop-controlled intersection of Mountain View Road and Park Lane would operate with good level of service, with the site traffic generally using the roadway outside of the roadway's peak hours. The report also noted that the urban development occurring near the site, within the City of Calgary, is expected to result in significantly more traffic impacts than the proposed gathering space, as it gets closer to the site.

Currently, the owner is still seeking a redesignation, and the County is currently recommending a DC Land Use that would allow the County to better control future building expansion and maximum occupancy at the site. With the proposed DC bylaw, our understanding is that the owner is still proposing a maximum occupancy at any time of 30 people, and therefore the analysis and conclusions of our December 2, 2020 Traffic Review Report are still generally valid and the proposed use of the site is expected to have a negligible impact on the operation of the surrounding road network.

Yours truly, **Scheffer Andrew Ltd.**

Ross Thurmeier, P.Eng., LEED Green Assoc.  
Branch Manager  
Direct: 403.244.9710, Ext. 205; Cell: 403.200.9919  
Email: r.thurmeier@schefferandrew.com





Suite 620, Macleod Place 1  
5920 Macleod Trail SW  
Calgary, AB T2H 0K2  
Phone 403.244.9710  
Fax 403.228.9656

June 30, 2023

File No: 1514-01

Attn: Rocky View County  
Planning and Development,

**RE: AL-MEKKAH COMMUNITY HUB – PROPOSED LAND USE REDESIGNATION**

This memo outlines the existing water and sanitary services available at Lot 4, Plan 9010345 with the municipal address 15205 Park Lane in Rocky View County. The owner is proposing a land use redesignation from the current Residential Two (R2) zoning to a DC Land Use based on the Public Service District, to allow for use of the existing acreage home as a community and religious gathering place. The owner has indicated that no modifications are anticipated on the existing buildings other than a new gravel parking lot for 18 vehicles and a concrete sidewalk to be added. The intent of the DC bylaw would be to limit the permitted and discretionary uses, and to control the size of buildings on site and therefore any future expansion.

**Sanitary Service**

The existing site is currently serviced by a septic tank and field which is maintained by the site owner. The County has indicated that the proposed DC Land Use would require a septic pump out tank, as opposed to the current tank and field. The septic pump out tank could be located at the time of time of development permit, likely near the existing septic tank location as the building's existing plumbing would be draining to that location.

**Water Service**

The existing site is currently serviced using a well. The County has indicated that the proposed DC Land Use would require water supply through trucking in and storing potable water. The potable water tank could be located at the time of time of development permit.

**Stormwater Management**

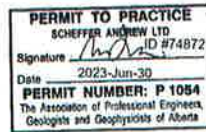
The proposed site layout includes the addition of a 2m sidewalk and 7.2 m wide gravel parking lot with 18 parking stalls. The existing site topography indicates a general north to south flow for stormwater runoff. The area surrounding the proposed parking lot and sidewalk will continue to consist of grass and trees to permit infiltration of runoff before it leaves the boundaries of the lot. With a flow length of 140m to the southern boundary of the lot, the proposed sidewalk and parking lot are not anticipated to significantly increase runoff to downstream lots. For small rainfall events, the majority of runoff is anticipated to be captured and infiltrate into the surrounding grass area. At the time of Development Permit for the proposed parking lot, there are various measures that could be implemented to capture and infiltrate any additional runoff that will be generated during larger rainfall events. These measures could include a shallow bioswale or raingarden if it is found to be required. Within the large percentage



of the lot that is proposed to remain grassed, the parcel has enough area to implement a variety of measures to control stormwater runoff.

Yours truly,

Scheffer Andrew Ltd.



2023-Jun-30  
R.C. THURMEIER  
**Ross Thurmeier, P.Eng., LEED Green Assoc.**  
**Branch Manager**  
Direct: 403.244.9710, Ext. 205; Cell: 403.200.9919  
Email: r.thurmeier@schefferandrew.com



## 1 Background Information

Scheffer Andrew Ltd (SAL) was retained by Al-Makkah Community Hub (AMCH) to conduct a Traffic Review in support of the application for land use re-designation in Rocky View County. The parcel currently has Residential Two (R2) zoning and is seeking to obtain re-designation to Public Service (PS) within Rocky View County. The initial report was prepared in February 2020 and updated in December 2020 to address resident concerns and to also consider the proposal for a nearby Buddhist Meditation Center.

### 1.1 Proposed Site

The site is legally described as Lot 4 plan 9010345 with the municipal address 15205 Park Lane, Rocky View County, AB. The site location is shown in Figure 1. The site is bounded by Park Lane to the south, Mountain View Close to the east and other properties to the north and west. The site is approximately 1.5 km from Symons Valley Road NW to the south and 1.5 km from Highway 566 to the north. The site is approximately 1.62 Ha. The proposed development will not entail constructing a new structure or substantial site modification and the existing structure on the site will be used as a community gathering place. The site's largest gathering is expected to be Friday's from 1pm to 3pm which would be attended by 25-30 people with smaller gatherings on weekdays from 12pm to 3pm and 5pm to 7pm. The site is accessible through Park Lane only which connects to Mountain View Road with Highway 564 to the north and Symons Valley Road NW to the south. The site currently has an access onto Park Lane which will be utilized by the proposed site.

There is a similar application for a redesignation from R2 to PS to accommodate a Buddhist Meditation Center (BMC) east of the site at 15150 Park Lane. This application is Rocky View County file number PL20200015, and we understand that it is proposed to have a peak attendance of 25-30 people on Saturdays and only 4-5 visitors on weekdays.

Figure 1: Site Location



## 1.2 Study Scope

This study will provide a high-level evaluation of the potential impact of the proposed site re-designations by examining the following:

- Review of existing road network and background traffic volumes
- Discussion about the proposed Al-Mekkah Community Hub trip generation and distribution
- Discussion about the adjacent Buddhist Meditation Center trip generation and distribution
- High level review of the safety and operation of the intersection of Symons Valley Road NW and Mountain View Road which the majority of site traffic is expected to use

## 2 Existing Infrastructure & Conditions

### 2.1 Existing Roadway Conditions

Symons Valley Road – is a two-way undivided arterial running between Rocky View County and City of Calgary, with an 8m pavement width near the intersection with Mountain View Road with no dedicated turning lanes and 80 km/hr posted speed limit. The intersection is stop controlled for southbound traffic and free flow for traffic along Symons Valley Road. Further south, in the City of Calgary, it is four-lane divided arterial with approximately 30 m cross-section and urban curbs and sidewalks. It is anticipated that long term upgrades to Symons Valley Road near the site will have a similar four-lane divided cross-section.

**Mountain View Road** - is a two-way undivided paved rural road with dedicated turning lanes running north south between Symons Valley Road and Highway 566, with an 8m pavement and 60 km/hr posted speed limit. The road intersects Park Lane which is the primary access to the proposed site. The intersection is yield controlled for westbound traffic and free flow for northbound and southbound traffic

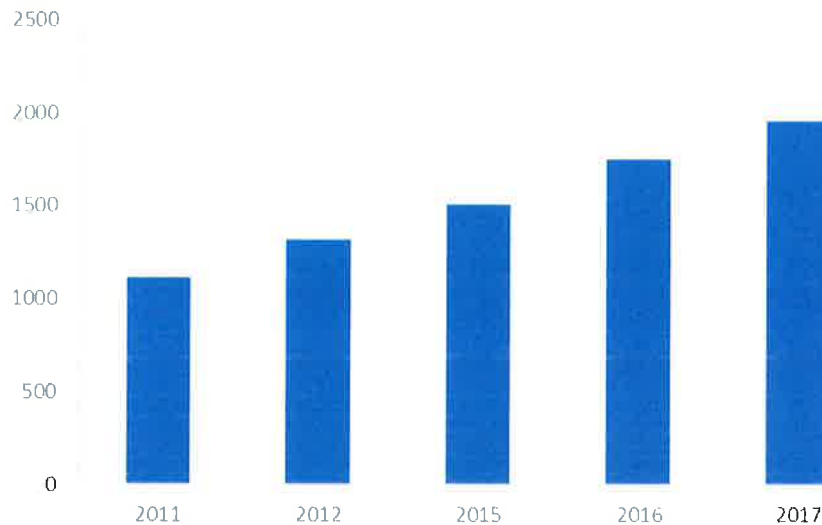
**Highway 566** – is a two-way undivided level 3 highway that runs east-west with approximately 9 m wide pavement width and 100 km/hr posted speed. The highway intersects with Mountain View Road and has unrestricted visibility of traffic in both east and west directions. The intersection has Alberta Transportation Type-1b treatment with no dedicated turning lanes. Northbound and southbound traffic are stop controlled and free flow for eastbound and westbound traffic.

**Park Lane** – is a local two-way undivided road with 7 m wide pavement, no shoulders and a posted speed limit of 50 km/hr within Rocky View County with a 30 km/h playground zone near Mountain View Road. The road provides access for local traffic from the existing country residential development. The road will be the primary connection between the proposed site and the external road network. If Park Lane were to be built today as a Country Collector Road accessing 10 to 200 lots, the County's standards would require a minimum surface width of 8m.

**Site Access** – The site has direct access onto Park Lane which is expected to be utilized by the proposed community gathering place. The access is currently 3.7m wide gravel road.

## 2.2 Existing Traffic Volumes

Traffic count data was available from the City of Calgary for Mountain View Road for 2011, 2012, 2015, 2016, and 2017 just north of Symons Valley Road. Given the limited traffic volume anticipated to be generated by the AMCH (maximum of 25-30 people on a Friday) and discussion with Rocky View County staff, no traffic count was completed. The City of Calgary traffic count data is summarized in Table 1 below showing an annual average growth rate of approximately 12% on Mountain View Road. Traffic count data from Alberta Transportation was not available for the intersection of Mountain View Road and Highway 566. The closest AT traffic counts available are at the intersection of Highway 566 and Centre Street NW and Highway 566 and Highway 772 and indicate that the AADT on Highway 566 is in the range of 1,300 AADT at Highway 772 and 2,800 AADT at Centre Street NW.

**Table 1: Mountain View Road City of Calgary Traffic Counts Volume 2011 – 2017 AADT**

### 3 Traffic Projections

#### 3.1 Trip Generation

Trip generation is defined as traffic generated by a development site. Typically, SAL estimates trips generated by site using the Institute of Transportation Engineers (ITE) 10<sup>th</sup> Edition Trip Generation Manual (September 2017). For the purpose of this study, the number of trips was estimated based on the number of visitors anticipated by the client and compared to the ITE trip generation rates for similar uses. The available ITE rates for a Mosque (ITE Code 562) were limited to one survey point, therefore, the trip generation rates for a Church (ITE Code 560) was reviewed as it contains multiple survey points and was conservatively higher than the survey point in ITE Code 562. Due to the proposed nature of the site, a Church was considered reasonably representative as the proposed AMCH will have a similar use.

Based on the existing building footprint of 288 m<sup>2</sup> (3,100 ft<sup>2</sup> GFA) and the ITE Trip Generation Manual's Church Use Code 560, the building could generate approximately 30 peak hour trips during its peak use. This was calculated based on ITE Code 560's and using the "Sunday Peak Hour of Generator". It was noted that the surveyed churches in ITE Code 560 were all significantly larger than the proposed 288 m<sup>2</sup>. The estimated 30 peak hour trips were therefore compared to the maximum number of visitors to the proposed AMCH of 25-30. As with other worship facilities, carpooling is common for arriving families and based on the Census Canada average family size of 2.4<sup>1</sup> the number of generated trips per 30 visitors could be close to 13 trips in and 13 trips out per event or 26 peak hour trips. Using either method, the proposed 18 stalls parking lot would therefore provide sufficient parking capacity in the event of slightly larger number of trips arrives on site.

<sup>1</sup>Census Profile, 2016 Census, <https://www12.statcan.gc.ca/census-recensement/2016/>, Accessed Feb 5 2020

The proposed site peak hour on Friday between 1:00 PM and 3:00 PM, which include people arriving and departing from weekly prayers, will differ from the peak hour of the adjacent roads. Currently Symons Valley Road has morning peak hour between 7:30 – 8:30 and afternoon peak hour between 4:15pm and 5:15pm. Weekday peak hour traffic is expected to be minimal to and from the site as it does not require a large number of daily employees and therefore its peak time will not add to the peak hours of the adjacent roadways.

We understand that the adjacent Buddhist Meditation Center would have a similar peak attendance of 25-30 people or 30 peak hour trips, however its peak is expected on Saturdays. It is expected to have 4-5 visitors on weekdays.

### 3.2 Trip Distribution and Trip Assignment

The trip distribution breakdown is based on discussion with Rocky View County staff and proximity of the City of Calgary. The traffic distribution was assumed as follows:

- 80 percent of the traffic travels to and from the south on Symons Valley Road NW
- 20 percent of the traffic travels to and from the east on Highway 566

Using the Trip Generation from Section 3.1, the AMCH is forecasted to generate 30 trips during Friday prayers between 1:00 PM and 3:00PM. Trip assignment was calculated at 24 trips to and from the south on Symons Valley Road NW and 6 trips to and from the east on Highway 566.

Using the Trip Generation from Section 3.1, the BMC is forecasted to generate 30 trips on Saturdays. Trip assignment was calculated at 24 trips to and from the south on Symons Valley Road NW and 6 trips to and from the east on Highway 566.

### 3.3 Projected Background Traffic Volume

Background traffic is the component of traffic on adjacent streets that would be present regardless of traffic activity at AMCH. The background traffic growth was projected using a 10% linear annual growth rate on the 2017 traffic volume. In the short term, in the absence of major development projects in North Calgary, and compared to the observed 12% growth rate, this is considered reasonable.

Table 2: Background Traffic (AADT) Growth - 20 years

Intersection	2020	2025	2030	2040
Mountain View Road at Symons Valley Boulevard	2349	3530	4510	6471

It is noted that the area south of the site and surrounding Symons Valley Road within the City of Calgary corporate limits has been approved as part of Glacier Ridge Area Structure Plan for future development. This ASP indicates that Symons Valley Road NW west of Mountain View Road will be closed, and that all motor traffic will be directed through Mountain View Road to Highway 566. The ASP indicates the realigned Symons Valley Road along Mountain View Road will have a Local Arterial classification with 15,000 – 20,000 vehicles per day capacity. Relative to the larger development plans for the area, the daily and peak hour trips expected to be generated by the AMCH and BMC are considered to be negligible to the surrounding road network.



### 3.4 Parking

Based on the attached site layout drawing, the AMCH will have 18 parking stalls available for visitors on Fridays. This provides more parking space than the 15 spots based on the ITE 30 peak hour trips, and the 13 spots required based on 30 users and 2.4 people per vehicle. The potential parking layout also offers some room for overflow within the site prior to it ever backing up onto Park Lane.

## 4 Intersection and Roadway Assessment

### 4.1 Intersection of Park Lane and Mountain View Road

Assuming that all trips to the AMCH and BMC arrive and depart within a peak hour of their events, the current traffic on Mountain View Road would leave plenty of gaps for turn movements to be made from Mountain View Road without queuing or significant delays. For example, City of Calgary 2017 traffic count data shows that Mountain View Road has about 1,961 vehicles per day which is estimated to be about 197 per peak hour (north and south combined), or one vehicle every 18 seconds. This average peak hour gap on Mountain View Road would allow many openings for turn movements to be made for traffic from the site and community, without resulting in significant queuing. During non-peak hours, when gatherings are planned, the traffic on Mountain View Road and to and from the site and community would be reduced and therefore operate adequately as well.

As background traffic on Mountain View Road increases over time as a result of other developments in the area, the intersection treatment at Park Lane may have to be upgraded as a result. These upgrades would be required by background traffic regardless of the non-peak hour trips generated by the AMCH and BMC.

### 4.2 Intersection of Symons Valley Road NW and Mountain View Road

#### Intersection Layout Assessment

The existing intersection is three-leg (T-type) intersection and is estimated to have a 60° skew angle which is below the Alberta Transportation Highway Geometric Design recommended 70° skew. Intersections are recommended to be constructed to 90° or near 90° therefore any future upgrades at the listed intersection should incorporate intersection realignment to improve the 60° skew angle.

The sight distance was also examined as Symons valley road has a curve east and west of the intersection with Mountain View Road. The sight distance at the intersection appears to be limited to approximately 283m by a crest (vertical curve) to the west. As Symons Valley Road operates as a rural road near the site, Alberta Transportation Highway Geometric Design Guide (HGDG) was referenced and Figure 4.2.2.2 shows the required site distance for a large recreational vehicle on Mountain View Road turning left onto Symons Valley Road is approximately 350m based on road design speed of 90km/hr. The recreational vehicle type is considered a worst case design vehicle as long-haul trucks are not permitted on Mountain View Road as indicated by road signage. A passenger vehicle is the design vehicle from the proposed site, and for it to make the same movement only requires 120m therefore adequate sight distance for the passenger vehicles exists.

According to HGDG Figure B-4.4.2a, the minimum stopping sight distance required for vehicles travelling on Symons Valley Road at design speed of 90 km/h is 170m which is available for both the east and west approaches to the intersection.

The intersection of Mountain View Road and Highway 566 has unrestricted sight distance in both east and west directions exceeding 400 m therefore it was considered to have adequate sight distance.

### Warrants for Intersection Illumination

The analysis was completed for the present year only as future traffic volume is highly variable and depends on the speed at which surrounding areas are developed. The TAC warrant score for the projected traffic in 2020 is 103, therefore intersection illumination is not currently warranted. Future TIAs associated with the approved Glacier Ridge ASP developments should address requirements for illumination along with their required upgrades.

## 5 Conclusions

This review was completed to understand the potential traffic impact of land use re-designation for the Al-Mekkah Community Hub (AMCH) while also considering the potential impact of the adjacent Buddhist Meditation Center (BMC). Both developments are expected to use their existing building and generate approximately 30 trips (15 in and 15 out) during their busiest gathering. The AMCH peak attendance is expected Friday between 1pm and 3pm, whereas the BMC peak attendance is expected to be on Saturdays, therefore they do not overlap with each other or with the peak hours of the adjacent roads.

The AMCH peak event is expected to result in about 13 vehicles Fridays between 1pm and 3pm and therefore will not have an impact on the peak hour operations of adjacent roadways. The analysis shows that the proposed AMCH will have minimal impact on the operation of the adjacent road network and that future development within the area will have substantially more impact on the road network. Therefore, intersection and road improvements should be completed by others along with their developments.

Yours truly,  
**Scheffer Andrew Ltd.**

Prepared by:



2020-12-02

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2020-12-02

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Permit to Practice:



Al-Mekkah Community Hub  
Traffic Review Report

December 2, 2020

This report was prepared by Scheffer Andrew Ltd. ("SAL") for the benefit of the client to whom it is addressed. The information and data contained herein represent SAL's best professional judgement in light of the knowledge and information available to SAL at the time of preparation. SAL accepts no liability whatsoever for any loss or damage suffered by any third party arising from their use of, or reliance upon, this report or any of its contents without the express written consent of SAL and the client

## **Appendix A Intersection Illumination Warrant**

**Intersection of Highway 791 and Canal Court:****Guide for the Design of Roadway Lighting Volume 2 – Design TAC**

Item No.	Classification Factor	Rating Factor "R":					Weight Subcategory (If applicable)	Weight "W"	Enter	Score
									"R" Here	"R" * "W" 2038
		0	1	2	3	4				
Geometric Factors										
1	Channelization	None	Right and/or Left Turn Approach only	Right Turn Lanes only on Major Leg(s)	Left Turn Lane(s) on Major Leg(s)	Left and Right Turn Lanes on all legs	Raised and Operating Speed Less than 70 km/h on at least One Channelized Approach or	15		
							Raised and Operating Speed Less than 70 km/h or More on at least One Channelized Approach or	20		
							Painted Only	5	0	0
2	Approach Sight Distance on the Most Constrained Approach (Relative to Recommended Minimum Intersection Sight Distance)	100% or More	75% to 99%	50% to 74%	25% to 49%	< 25%		10	0	0
3	Horizontal Curvature Radius at or immediately Before Intersection on Any leg for Posted Speed limit of									
	110 km/hr	Tangent	>1800m	1150 to 1800m	750 to 1150 m	<750m				
	90 or 100 km/hr	Tangent	>1400m	950 to 1400m	600 to 950 m	<600m				
	70 or 80 km/hr	Tangent	>950m	550 to 950m	340 to 550 m	<340m				
	60 km/hr	Tangent	>575m	320 to 575m	190 to 320 m	<190m		5	3	15
4	Angle of Intersection or offset intersection	90 Degree Angle	80 or 100 Degree Angle		70 or 110 Degree Angle	<70 or >110 Degree or Offset Intersection		5	4	20
5	Downhill Approach Grades at or immediately Before Intersection on Any Leg	< 3.0%	3.1 to 3.9% and Meets Design Guidelines for Type and Speed of Road	4.0 to 4.9% and Meets Design Guidelines for Type and Speed of Road	5.0 to 7.0% and Meets Design Guidelines for Type and Speed of Road	>7% or Exceeds Maximum Guidelines for Type and Speed of Road		3	0	0
6	Number of Legs		3	4	5	>=6		3	1	3
Subtotal Geometric Factors										38
Operational Factors (O)										



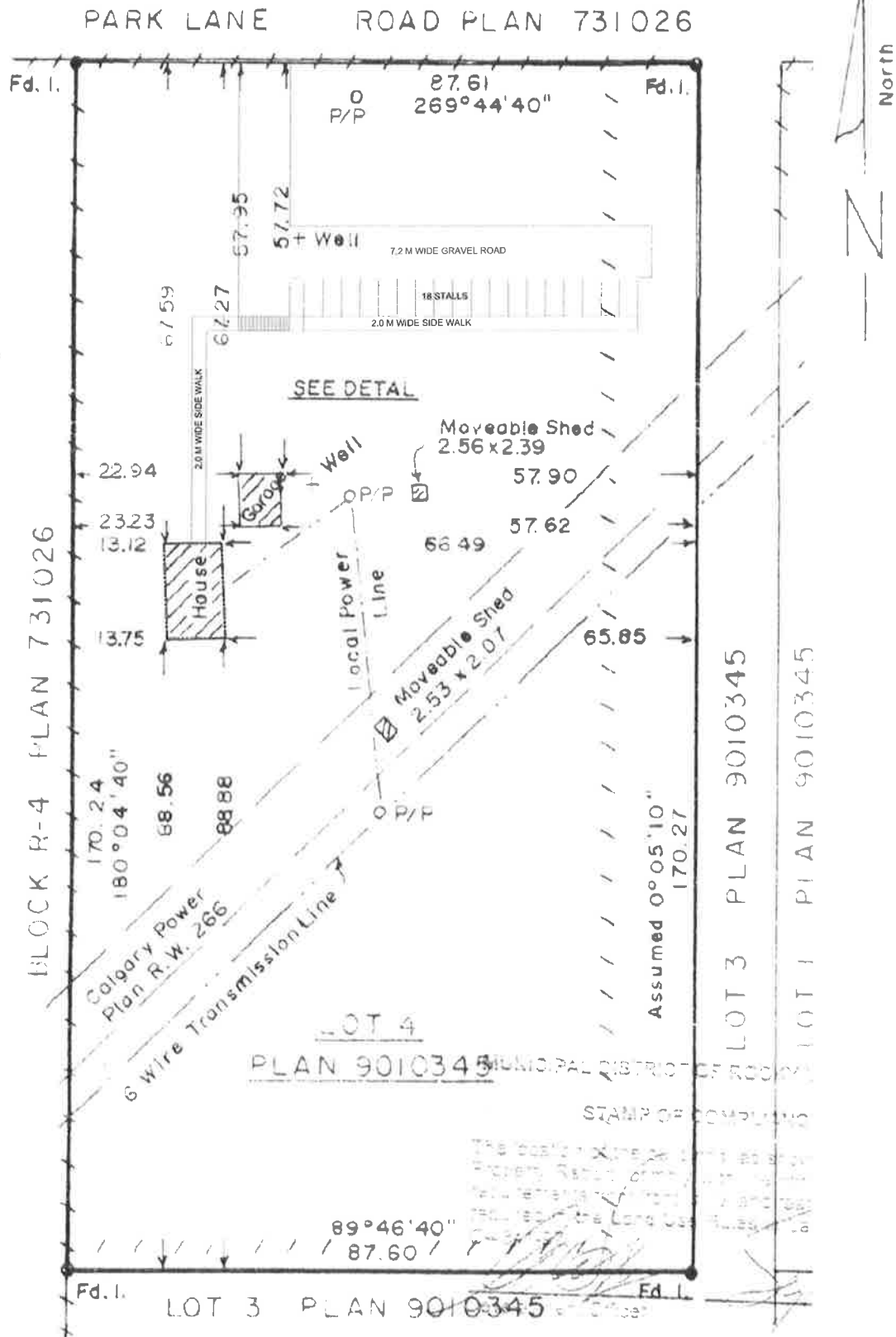
7	Either AADT (2-Way)									
	On Major Road and	<1000	1000 to 2000	2000 to 3000	3000 to 5000	> 5000		10	1	10
	On Minor Road or	<500	500 to 1000	1000 to 1500	1500 to 2000	> 2000		20	2	20
	Signalization Warrant	Intersection Not Signalized and Volume based Signal Warrant is Less than 20% Satisfied	Intersection Not Signalized and Volume based Signal Warrant is 20% to 40% Satisfied	Intersection Not Signalized and Volume based Signal Warrant is 40% to 60% Satisfied	Intersection Not Signalized and Volume based Signal Warrant is 60% to 80% Satisfied	Intersection Not Signalized and Volume based Signal Warrant is over 80% Satisfied		30	0	0
8	Regular Nighttime Hourly Pedestrian Volume	No Pedestrian	Up to 10	10 to 30	30 to 50	Over 50		10	0	0
9	Intersection Roadway Classifications	No Primary Road Involved	Primary/Rural Major, Primary/Rural Minor, or Primary/Designated Community Access	Primary/Secondary	Primary/Primary	Intersection includes Divided Highway		5	2	10
10	Operating Speed or Posted Speed Limit on Major Road	50 km/h or less	60 km/h	70 km/h	80 km/h	90 km/h or Over		5	3	15
11	Operating Speed or Posted Speed Limit on Minor Road	50 km/h or less	60 km/h	70 km/h	80 km/h	90 km/h or Over		5	1	5
<b>Subtotal Operational Factors</b>										<b>50</b>
Environmental Factors (E)										
12	Lighted Development Within 150 m Radius of Intersection	-	In One Quadrant	In Two Quadrant	In Three Quadrant	In Four Quadrant		5	0	0
<b>Subtotal Environmental Factors</b>										
Collision Factors (A)										
13	Average Annual Nighttime Collision Frequency or Rate over Last Three Year (Only Collisions Potentially Attributable to Inadequate Lighting)	0 Collisions per year	1 Collisions per year		3 or More Collisions per year or At least 1.5 Collisions per Million Entering Vehicles per Year and an Average Ratio of All Night-to-Day Collisions of at least 1.5	1 or 2 Collisions per year	15	1	15	
<b>Subtotal Collision Factors</b>										
<b>Total Warranting Points</b>										<b>72</b>

Warrant for Partial or Delineation Lighting: Greater or equal to 120 points, but less than 240 Points. Warrant for Full Illumination: Greater than 240 Points.

## **Appendix B Site Layout Plan**

LOT 4 PLAN 9010345, 15205 Park Lane, M

1  
SITE PLAN  
SCALE: 1:50



MANU CHUGH ARCHITECT  
JAN 24, 2020

MANU CHUGH ARCHITECT



Suite 305, Macleod Place 1  
5920 Macleod Trail SW  
Calgary, AB T2H 0K2  
Phone 403.244.9710  
Fax 403.228.9656

November 24, 2020

File No.: 151401 1.5

Rocky View County c/o  
Manu Chugh Architect

**RE: Al-Madinah Calgary Islamic Master Site Development Plan and Redesignation  
PL20190177/20200068 – Landowner comments**

Please find attached our response from a utility servicing and transportation perspective to the landowner concerns relating to this application. The concerns were sent from Andrea Bryden of Rocky View County to Manu Chugh Architect on October 22, 2020 and forwarded to us on October 27, 2020 by Manu Chugh Architect. They are attached to this letter for reference.

Our initial assessments of the servicing and transportation systems were prepared in support of the redesignation application in February of 2020. At that time we were told by the owner/applicant that the owner's intention for the use of the site was to retain the existing building to host once per week gatherings. The gatherings were to be held on Fridays from 1pm to 3pm and to be attended by 25-30 people, and our assessments were prepared based on that understanding. We now understand that the current intent is to have the facility open from Monday to Friday from 12pm to 3pm and 5pm to 7pm, and that the largest gathering would still be Fridays from 1pm to 3pm, which would be attended by 25-30 people.

The attached resident concerns include many concerns that are not necessarily related to servicing or transportation that will have to be considered by the owner and County. In particular, the likelihood and impacts of a future building expansion or future increase or changes in use of the site beyond the 25-30 person maximum were not considered in our February 2020 assessments.

The primary concerns expressed by residents related to the utility servicing were:

- Concern: The existing septic system would not be adequate for 30 people.  
Response: Our understanding at the time of our February 2020 assessment was that the number of fixtures (toilets, sinks etc.) in the house was not planned to be changed, and the proposed use was for 25-30 people for about 2 hours per week. Based on this understanding we believed that the existing services would be comparable to a residential use. Knowing that the number of fixtures is not proposed to be changed, but daily use is planned by multiple people, assessment by a septic designer would be required to determine whether the existing septic field is adequately sized.

The primary concerns expressed by residents related to the transportation were:

- Concern: Traffic backup leaving the site turning onto Mountain View Road after a prayer session.  
Response: The owner has indicated that there would be a maximum of 25-30 users for each Friday gathering session, and fewer visitors during other days or times of the week. The TIA estimated 30 peak hour trips (24 trips going to/from the south on Mountain View Road and 6 trips going to/from the north on Mountain View Road) and these may be clumped together within a 5-15 minute period after a session. City of Calgary 2017 traffic count data shows that Mountain View Road has about 1,961 vehicles per day which is estimated to be about 197 per peak hour (north and south combined), or one vehicle every 18 seconds. This peak hour volume on Mountain View Road will allow many openings for turn movements to be made for traffic from the site and community, without resulting in significant queuing. During non-peak hours,





the traffic on Mountain View Road and to and from the site and community would be reduced and therefore operate adequately as well.

- Concern: The existing 7m road width is too narrow for pedestrians, mailboxes, snow clearing, playground zone and increased traffic.

Response: The existing road serves about 25 homes, which is about 250 trips per day. Looking at the County's current standards, for 25 homes, it looks like current standards would require it to be an 8m wide Country Collector with 1m shoulders. The existing road width, with or without the proposed land use amendment can physically accommodate additional traffic, however its width does not meet the County's current standards for the current or proposed number of users.

- Concern: The existing road structure is failing and will need to be repaired.

Response: We do not have information about the existing road structure. The County's road maintenance department may best be able to comment on the this and the road's maintenance history.

In conclusion, the current traffic at the intersection of Park Lane and Mountain View Road is low enough that the traffic from the proposed gathering space (at most 30 visitors during a once per week gathering) will not result in unacceptable delays, or unsafe volumes at the intersection. The existing paved width of Park Lane is narrower than the County's current standard, but the width can accommodate the additional traffic movement.

Yours truly,

**Scheffer Andrew Ltd.**

Ross Thurmeier, P. Eng., LEED Green Assoc.  
Branch Manager

Direct: 403.244.9710 Ext #205, Cell: 403.200.9919

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Encl:

cc:





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Phone 403.244.9710

February 4, 2020

FILE NO: 1514-01

Attn: Rocky View County  
Planning and Development,  
Calgary, AB

**RE: AL MEKKAH COMMUNITY HUB – PROPOSED LAND REDESIGNATION**

This memo outlines the existing water and sanitary services available at lot 4 plan 9010345 with the municipal address 15205 Park Lane, Rocky View County. The owner is proposing land use redesignation from the current Residential Two (R2) zoning to Public Service (PS) zoning within Rocky View County to allow for use of the existing acreage home as a community gathering place. The owner has indicated that no modifications are anticipated on the existing building with a new gravel parking lot for 18 vehicles and a concrete sidewalk to be added. Should future development be proposed on site, it is recommended for Rocky View County to evaluate the proposed changes at the Development Permit stage to determine the required upgrades on the utilities and stormwater management system.

**Sanitary Service**

The existing site is currently serviced using septic tank which is maintained regularly by the site owner. This is the recommended method by Rocky View County for sanitary service to institutional sites. No existing tank specifications are available. A third-party maintenance service provider estimates that the tank requires emptying once every 1 – 2 month based on 30-40 people usage. This is the same number of users anticipated by the client following the approval of the proposed land use redesignation. The existing house has 3 bathrooms, 1 shower, 1 dishwasher and 1 laundry machine. The number of equipment, bathrooms and fixtures are not expected to change after the proposed land use redesignation as no significant upgrades of the existing building is anticipated or proposed at this point.

**Water Service**

The recommended Rocky View County method of water supply to institutional sites is trucking, however, the existing site is currently serviced with a groundwater well. As the proposed use of the lot is not anticipated to change water demand significantly, the existing groundwater well will continue to provide adequate supplies based on the anticipated demand of 25-30 people during Friday prayer gatherings. As well, the number of appliances and bathrooms within the house is not anticipated to change.

**Stormwater Management**

The attached proposed site layout shows the addition of a 2m side walk and 7.2 m wide gravel parking lot with 18 parking stalls. The existing site topography indicates a general north to south flow for stormwater runoff. The area surrounding the proposed parking lot and sidewalk will continue to consist of grass and trees to permit infiltration of runoff before it leaves the boundaries of the lot. With a flow length of 140m to the southern boundary of the lot, the proposed sidewalk and parking lot are not anticipated to significantly increase runoff to downstream lots. The majority of runoff is anticipated to be captured by the surrounding grass area. At the time of DP for the proposed parking lot, there are



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various measures that could be implemented to capture and infiltrate the limited additional runoff that will be generated, such as a shallow bioswale, raingarden if it is found to be required. Within the large percentage of the lot that is proposed to remain grassed the parcel has enough area to implement these measures.

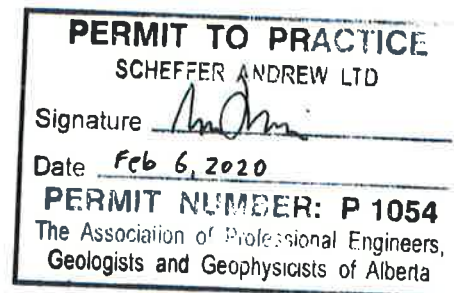
APEGA Permit #1054

Prepared By:



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Reviewed By:

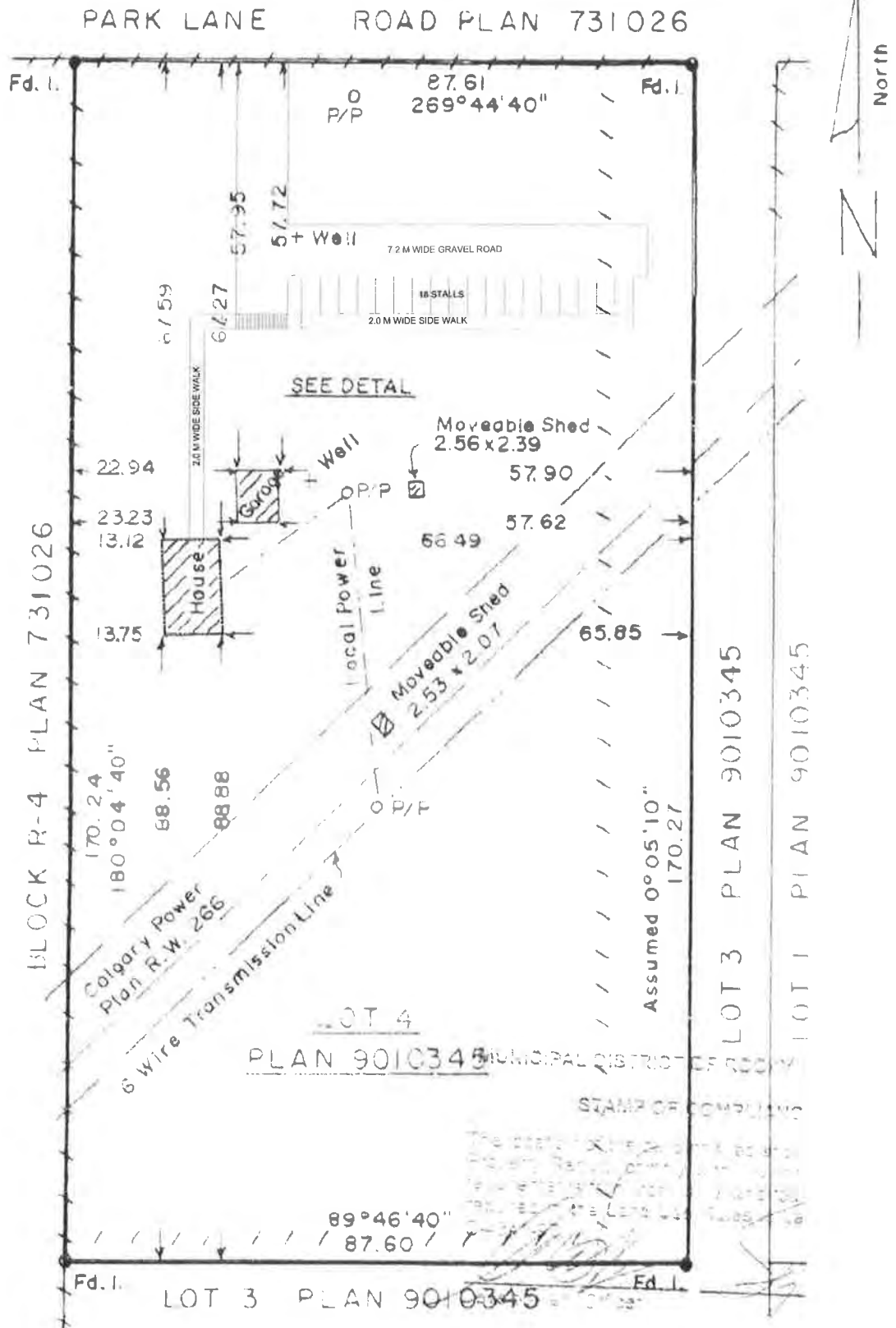


Ross Thurmeier, P.Eng  
Project Engineer  
Office: 403-244-9710  
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This report was prepared by Scheffer Andrew Ltd. ("SAL") for the benefit of the client to whom it is addressed. The information and data contained herein represent SAL's best professional judgement in light of the knowledge and information available to SAL at the time of preparation. SAL accepts no liability whatsoever for any loss or damage suffered by any third party arising from their use of, or reliance upon, this report or any of its contents without the express written consent of SAL and the client

LOT 4 PLAN 9010345, 15205 Park Lane, M

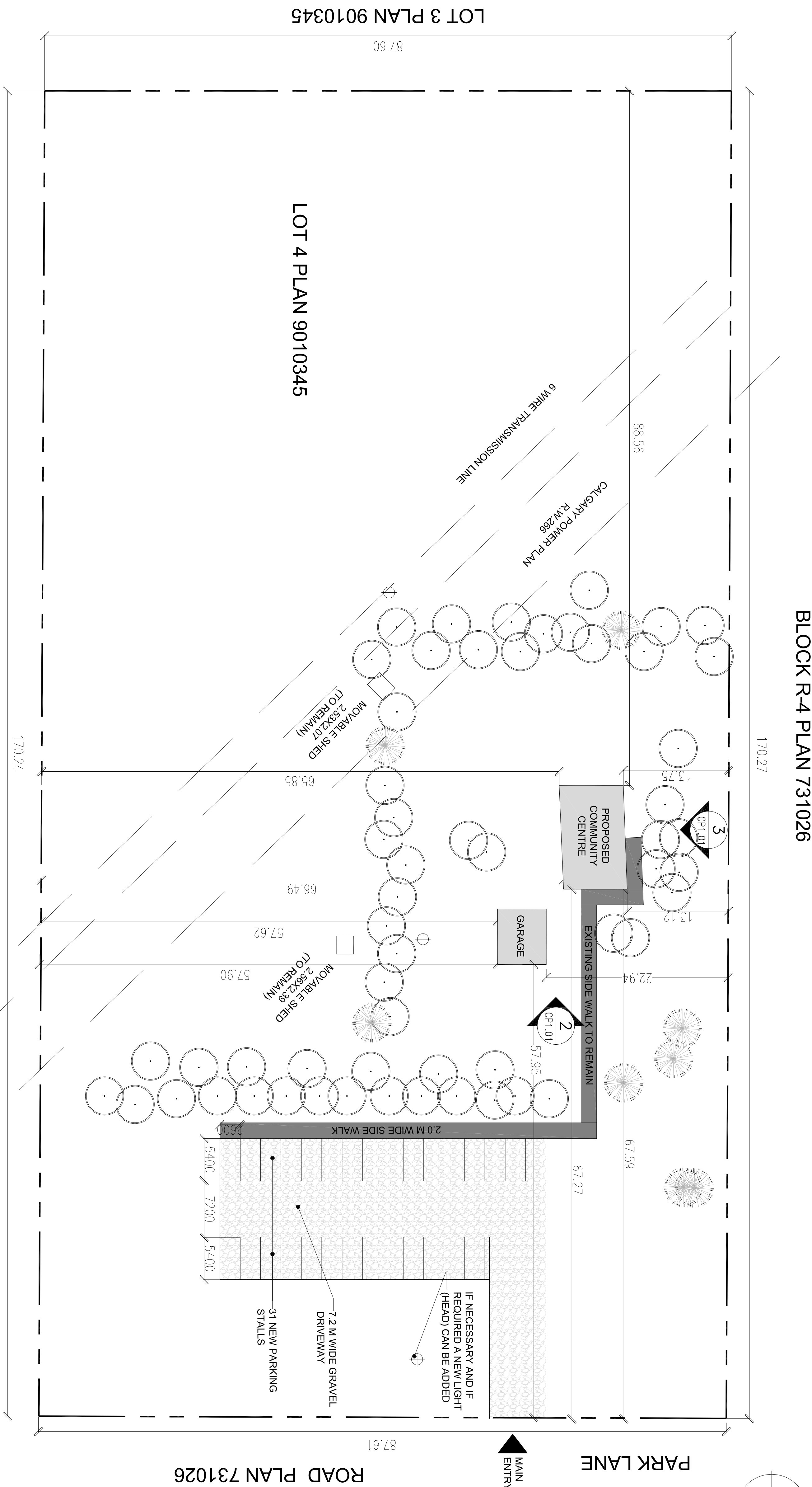
1 SITE PLAN  
SCALE: 1:50



MANU CHUGH ARCHITECT  
JAN 24, 2020

MANU CHUGH ARCHITECT

## BLOCK R-4 PLAN 731026



1  
CP1.01 SITE PLAN  
SCALE: 1 : 300

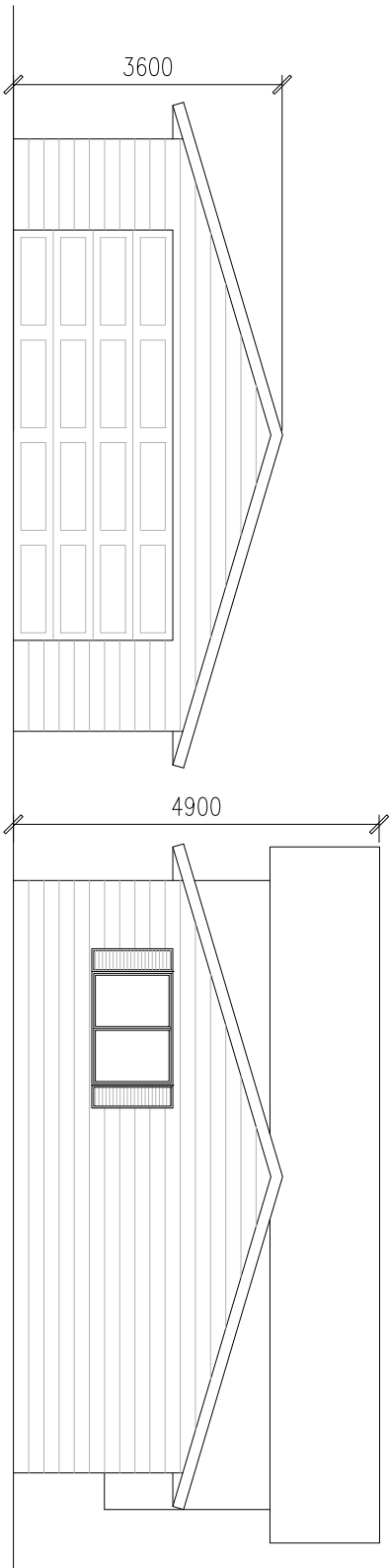
NOTE: WITH THE EXCEPTION OF SHADED AREA (NEW PARKING STALLS) THE REST OF THE SITE LANDSCAPE IS TO REMAIN UNCHANGED. NO TREES TO BE DEMOLISHED

## LEGEND

EXISTING LANDSCAPING			
COMMON NAME	LATIN NAME	SIZE	QTY
CONIFEROUS TREE			
CS-COLORADO SPRUCE	PICEA PUNGENS	3.0 MHT	59
DECIDUOUS TREE			
MD-MANDY	PRUNUS PAUDS	75MM CAL	8

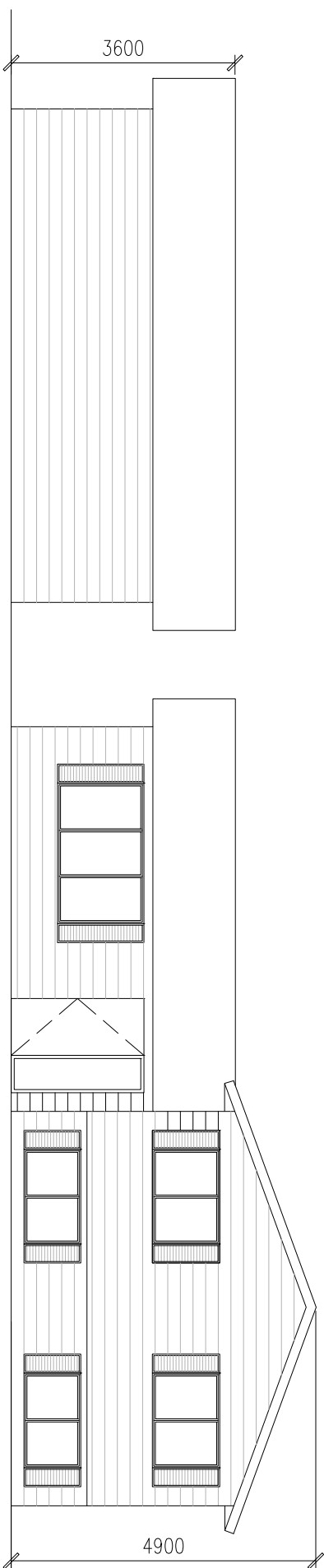
14'0" HIGH SINGLE  
HEAD LIGHT POLE

## LEGEND



2 NORTH SIDE ELEVATION

CP1.01 SCALE: 1:100



### 3 WEST SIDE ELEVATION

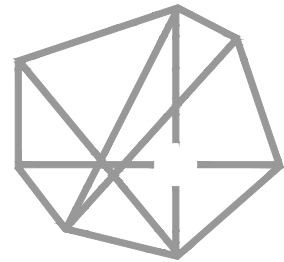
CP1.01  
SCALE: 1 : 100

THIS DRAWING MUST NOT BE SCALED. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS, DATUM, AND LEVELS PRIOR TO COMMENCEMENT OF WORK. ALL ERRORS AND OMISSIONS TO BE REPORTED IMMEDIATELY TO THE ARCHITECT. VARIATIONS AND MODIFICATIONS TO WORK SHOWN ON THESE DRAWINGS SHALL NOT BE CARRIED WITHOUT OUR WRITTEN PERMISSION FROM THE ARCHITECT. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF THE ARCHITECT AND CAN BE REPRODUCED ONLY WITH THE PERMISSION OF THE ARCHITECTS.

# ROCKYVIEW LAND USE AMENDMENT

15205 PARK LANE ROCKYVIEW COUNTY, ALBERTA

ISSUED FOR DEVELOPMENT PERMIT  
21/06/11



professional seal  
architect



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Tel:403-269-5959 Fax 403-233-8149  
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client

consultant



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phase / date

issue description

issue date

issue description

issue date

project title  
LAND USE AMENDMENT

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project municipal address

15205  
PARK LANE ROCKYVIEW,  
ALBERTA

project legal address  
LOT 4,  
PLAN 9010345

MC+A file No.  
2019\_MC\_1218

phase

DEVELOPMENT PERMIT

date  
2020 DECEMBER 03

scale

drafted by  
MB

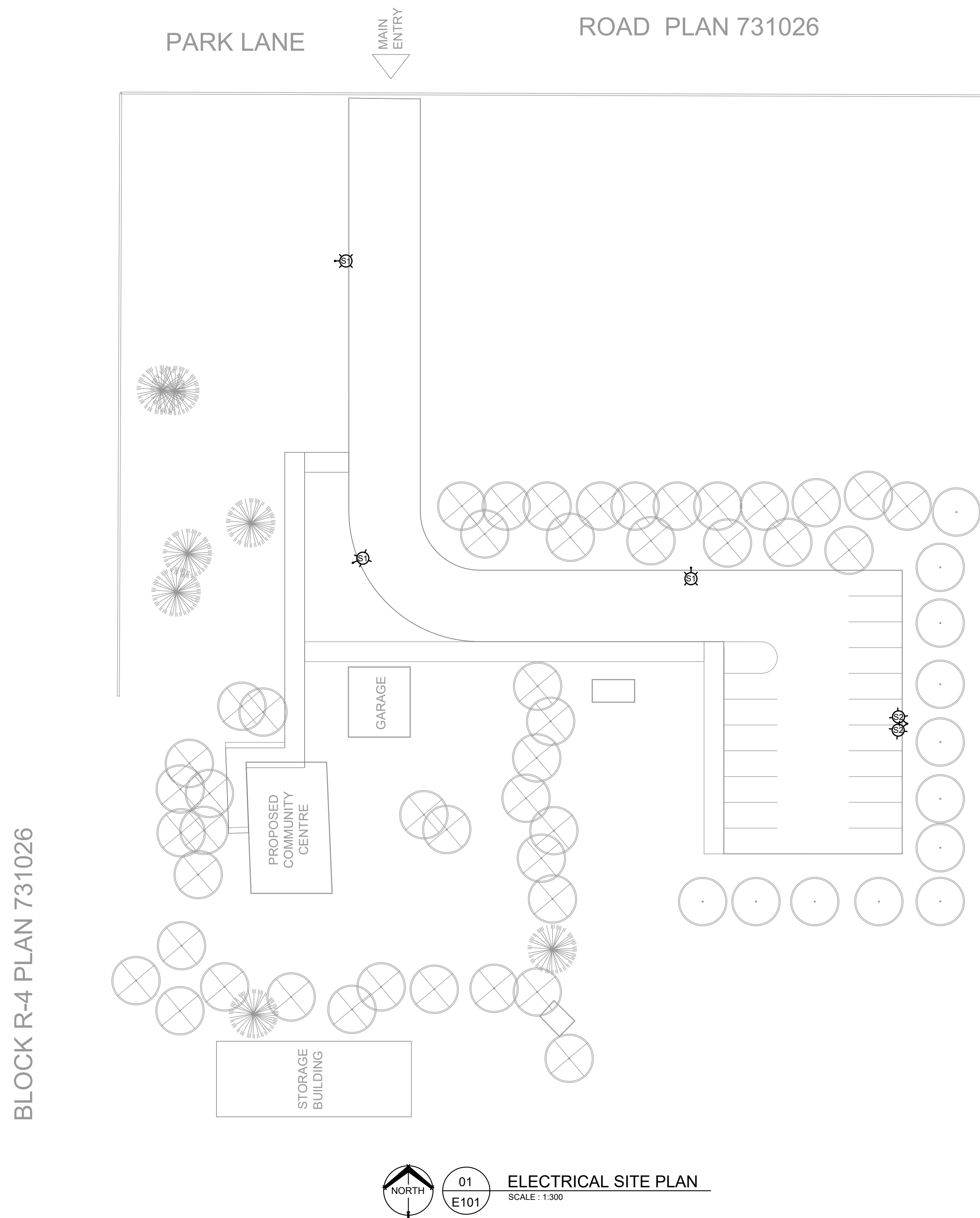
checked by  
MB

sheet title  
**ELECTRICAL  
SITE PLAN**

sheet number

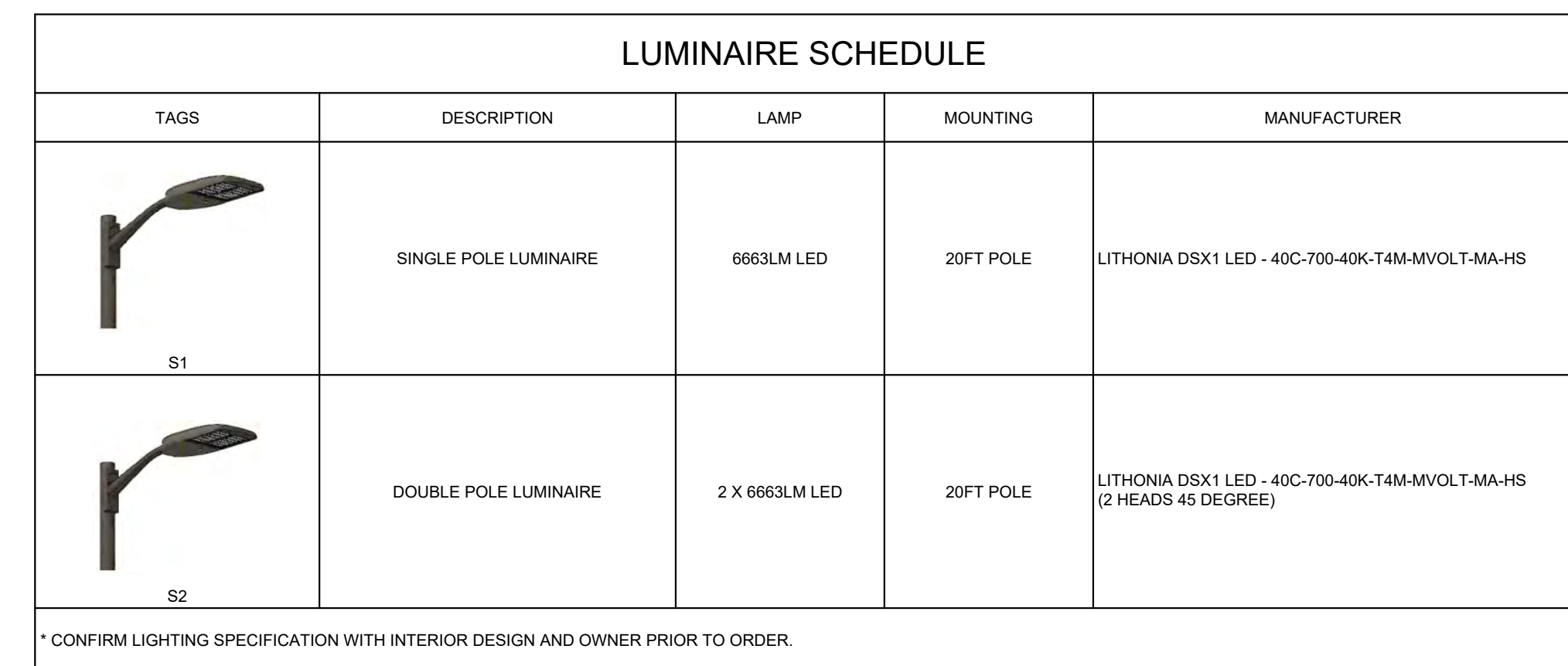
# E101

Page 236 of 475





THIS DRAWING MUST NOT BE SCALED. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS, DATUM, AND LEVELS PRIOR TO COMMENCEMENT OF WORK. ALL ERRORS AND OMISSIONS TO BE REPORTED IMMEDIATELY TO THE ARCHITECT. VARIATIONS AND MODIFICATIONS TO WORK SHOWN ON THESE DRAWINGS SHALL NOT BE CARRIED WITHOUT OUR WRITTEN PERMISSION FROM THE ARCHITECT. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF THE ARCHITECT AND CAN BE REPRODUCED ONLY WITH THE PERMISSION OF THE ARCHITECTS.



CALCULATION SUMMARY				
LABEL	UNITS	AVG	MAX	MIN
PARKING	FC	1.31	3.7	0.1

professional seal  
architect



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client

consultant



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phase / date[illegible][illegible]

project title  
LAND USE AMENDMENT

---

project municipal address

15205  
PARK LANE ROCKYVIEW,  
ALBERTA

---

project legal address

LOT 4,  
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MC+A file No.

2019\_MC\_1218

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DEVELOPMENT PERMIT

date

2020 DECEMBER 03

scale

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MB

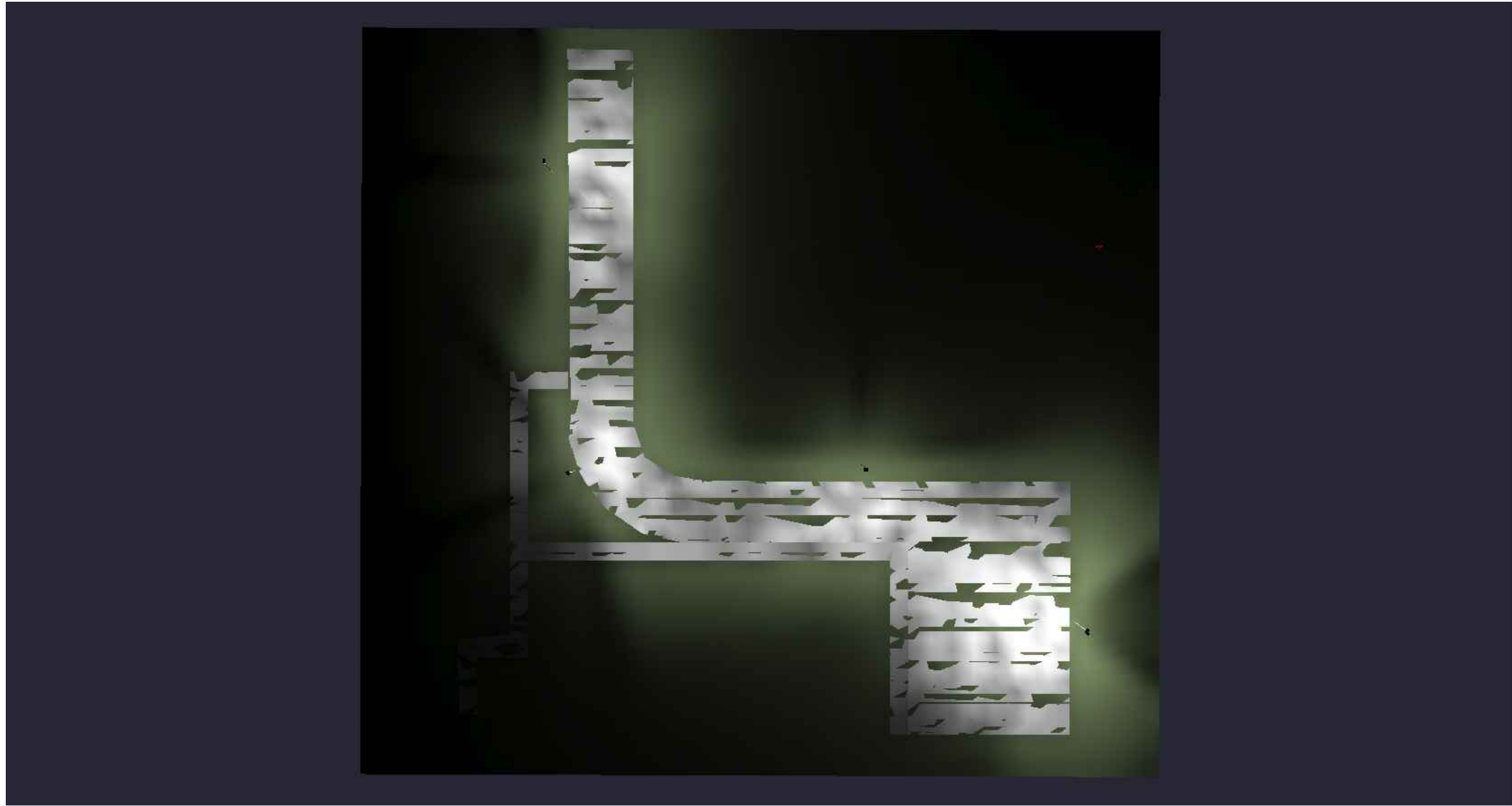
checked by

MB

sheet title  
ELECTRICAL  
SITE PLAN

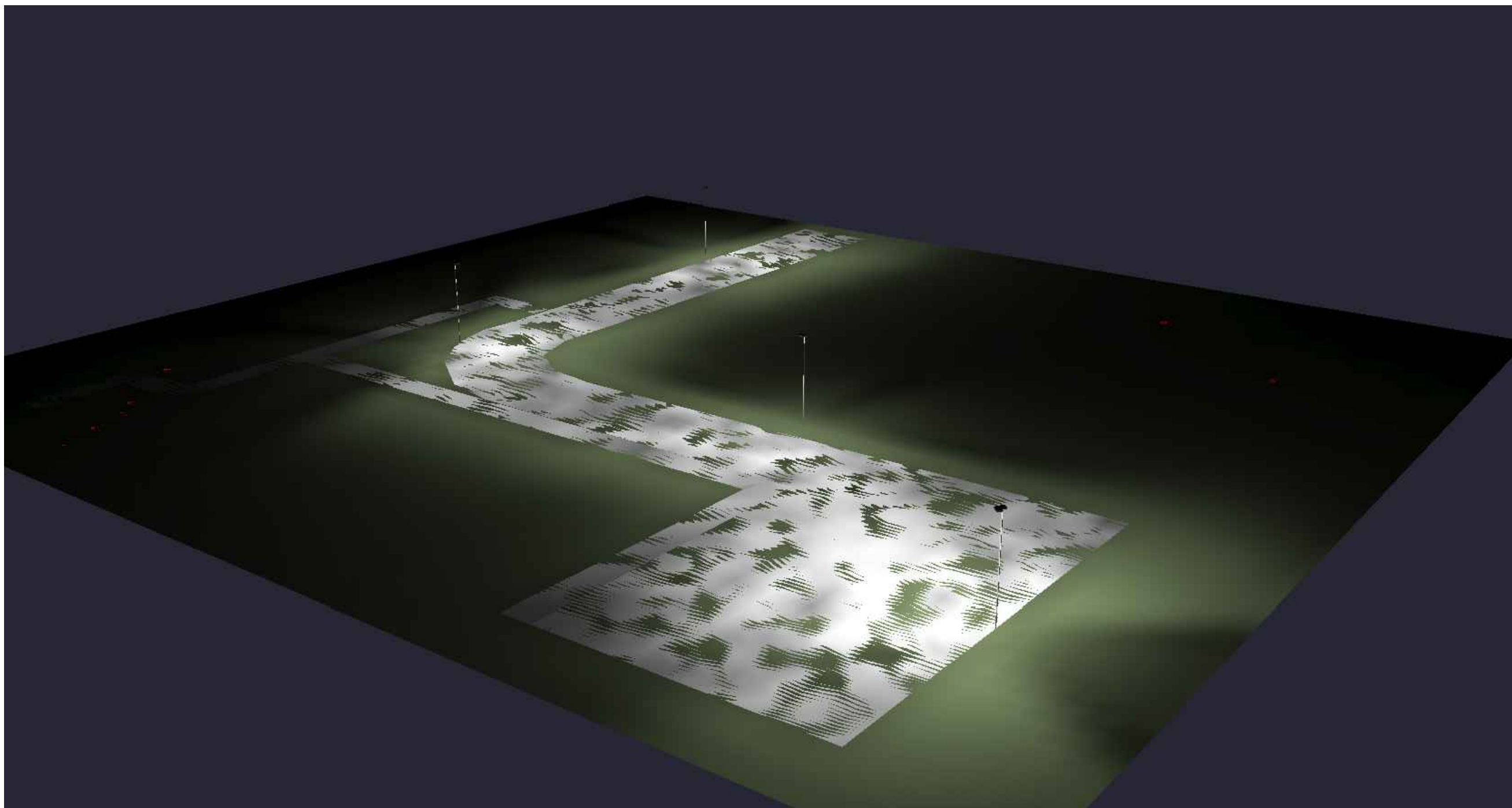
sheet number

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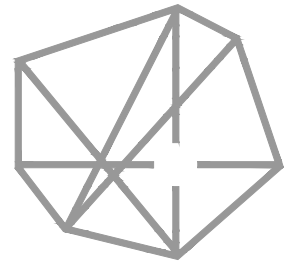
01  
E103

TOP VIEW  
SCALE : 1:300



02  
E103

**SIDE VIEW**  
SCALE : 1:300



professional seal  
architect



401,1040-7Ave.Sw.Calgary, Alberta,Canada,  
Tel:403-269-5959 Fax 403-233-8149  
www.mcpiusa.ca

---

client

consultant



**EMBE CONSULTING ENGINEERS**  
SUITE 204, 110 12th AVENUE, S.W.  
CALGARY, AB, T2R 0G7  
403-460-2277  
info@embeconsulting.ca

---

phase / date

issue description

issue date

## Issue description

issue date

project title  
LAND USE AMENDMENT

---

project municipal address

15205  
PARK LANE ROCKYVIEW,  
ALBERTA

---

project legal address

LOT 4,  
PLAN 9010345

MC+A file No.

2019\_MC\_1218

phase

DEVELOPMENT PERMIT

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date

2020 DECEMBER 03

scale

drafted by

MB

checked by

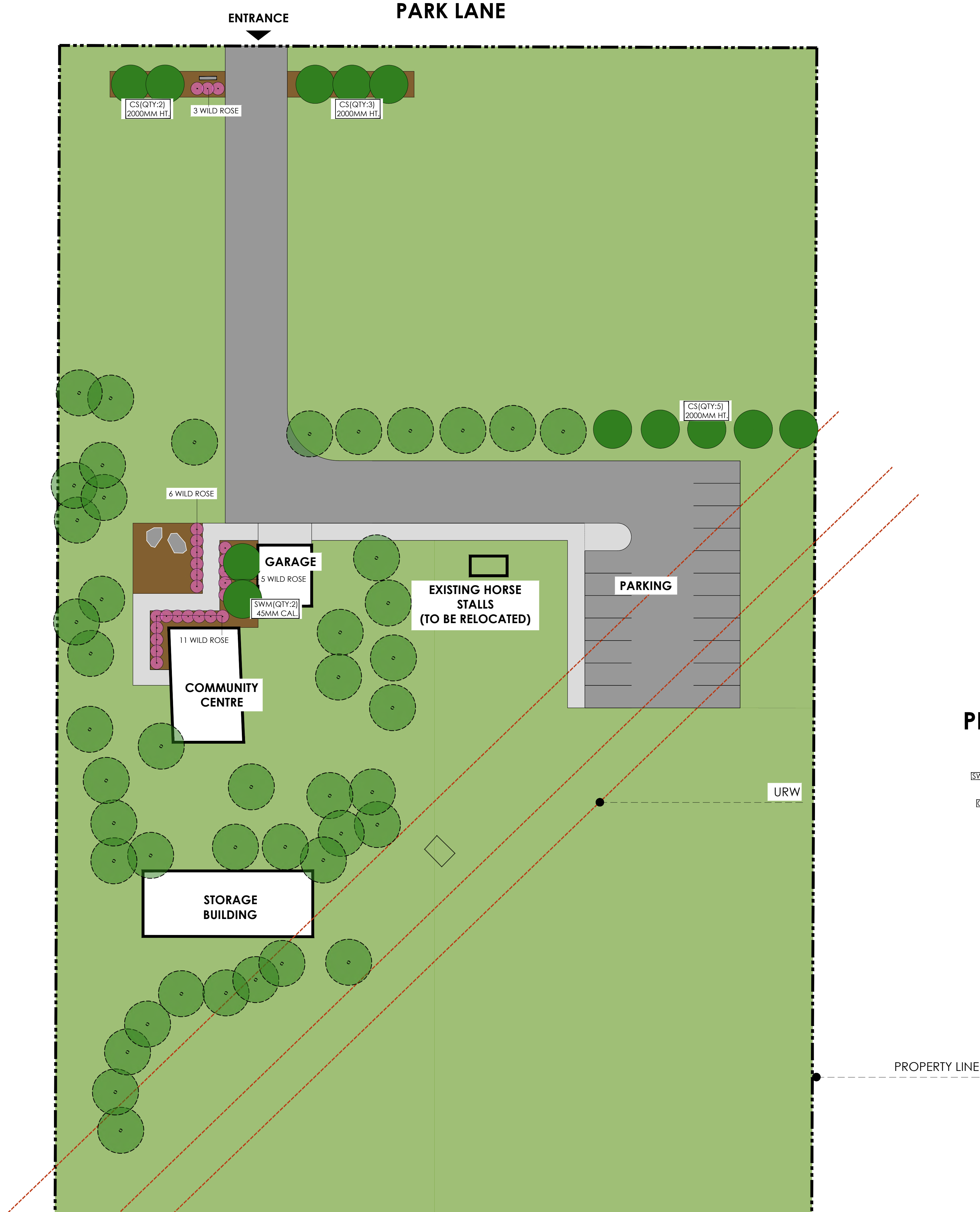
sheet title

# RENDERINGS

sheet number

E103





## NOTES

1. THIS DRAWING HAS BEEN PREPARED FOR DEVELOPMENT PERMIT PURPOSES ONLY. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.
2. ALL PLANT MATERIAL TO CONFIRM TO THE CANADIAN NURSERY TRADES ASSOCIATION STANDARDS.
3. ALL PLANT MATERIAL SIZES SHOWN ARE MINIMUM SIZES.
4. DO NOT SCALE DRAWINGS.
5. ALL PLANTING BEDS TO HAVE A MINIMUM OF 75MM DEPTH CEDAR MULCH UNLESS OTHERWISE NOTED.
6. ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE NOTED.
7. ALL NEW PLANTING IS TO BE MANUALLY WATERED UNTIL ESTABLISHMENT OF THE PLANTS.
8. ALL PLANTING AREAS ARE TO BE PROVIDED WITH MIN. 300MM DEPTH TOPSOIL.

## LANDSCAPE ANALYSIS

SITE AREA: 14819.64 SQ.M.

TOTAL TREES PROVIDED = 12

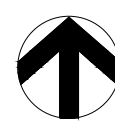
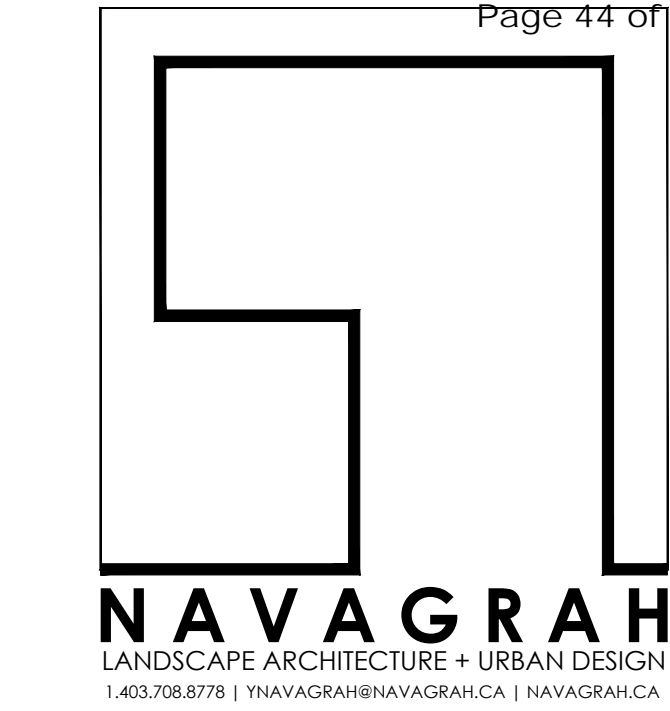
TOTAL SHRUBS PROVIDED = 25

## LEGEND

- REGULAR GREY COLOR CONCRETE WALKWAY
- GRAVEL SURFACE FOR DRIVEWAY
- PLANTING BED WITH CEDAR MULCH
- EXISTING SEEDED AREA
- PROPOSED TREES
- EXISTING TREES TO REMAIN
- PROPOSED DECIDUOUS SHRUBS
- ENTRY SIGNAGE
- BOULDER

## PLANTING SCHEDULE

common name	latin name	size/ spread	quantity
deciduous trees SWM SWEETHEART MAYDAY	PRUNUS PADUS 'SWEETHEART'	45MM CAL.	02
coniferous trees CS COLORADO SPRUCE	PICEA PUNGENS	2000MM HT.	10
common name	latin name	size/ spread	quantity
deciduous shrubs WILD ROSE	ROSA WOODSII	600MM HT.	25



211179PALA  
**PARK LANE**

SEAL

ISSUED FOR  
DP  
RENDER PLAN

DATE  
210602  
210610

SCALE  
DATE  
DRAWN BY  
CHECKED BY

1:250  
210528  
CC  
YN

**DP-L1** LAYOUT  
PLAN



# COUNCIL REPORT

## 2023 Year-End Financial Statements

Electoral Division: All

File: N/A

Date:	April 23, 2024		
Presenter:	Isedua (Issy) Agbonkhese, Manager		
Department:	Financial Services		
Approved by:	<input checked="" type="checkbox"/> Executive Director / Director	and/or	<input checked="" type="checkbox"/> Chief Administrative Officer

### REPORT SUMMARY

Each year, the auditor for Rocky View County must report to Council on the annual financial statements and financial information return in accordance with section 281(1) of the *Municipal Government Act* (MGA).

BDO LLP, Rocky View County's external auditors, has completed the external audit of its financial statements for December 31, 2023. BDO LLP has issued an opinion letter assuring no material misstatements in the financial statements.

The 2023 financial statements, the 2023 financial information return, and the auditor's report on these statements must be submitted to the Province by May 1 each year as per section 278 of the MGA.

An operating surplus of \$8,710,823 currently exists mainly due to higher-than-anticipated revenues. The annual surplus will be transferred to the Tax Stabilization Reserve upon approval of the Financial Statements as per Reserve Fund Policy C-222. These funds are available for Council's consideration of future service delivery enhancements or identified project funding.

BDO LLP is present and available to discuss various topics, including audit findings, materiality, fraud, the County's specific needs or expectations, and any other issues or concerns. For this discussion, Council may choose to move into a closed session in accordance with the following:

- a) *Municipal Government Act* Section 197(2); and
- b) *Freedom of Information and Protection of Privacy Act*

Section 24 – Advice from officials

Section 25 – Disclosure harmful to economic and other interests of a public body

### ADMINISTRATION'S RECOMMENDATION

THAT Council approve the 2023 audited financial statements and direct Administration to submit them to the Province of Alberta by the deadline of May 1, 2024 as required by section 278 of the *Municipal Government Act*.

### BACKGROUND

On October 17, 2023, Council appointed BDO as Rocky View County's auditors for a five-year term, ending on December 31, 2027. On March 14, 2024, BDO provided its year-end audit service plan to Council, discussing their overall strategy, significant risk areas that have been identified, and terms of

## 2023 Year-End Financial Statements

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engagement, including a determined preliminary materiality of \$6.0 million for the audit of Rocky View County's 2023 financial statements.

Final materiality was changed to 2% of total assets, or \$18,500,000, for testing Asset Retirement Obligations and Tangible Capital Assets, and a specific materiality of 2.5% of revenue, or \$5,335,000, was applied for all other financial statement areas.

BDO has issued an opinion letter to the effect that the financial statements present fairly, in all material respects, the financial position of the County as of December 31, 2023, and its results of operations, its changes in net assets, and its cash flows for the year ended in accordance with Public Sector Accounting Standards.

### ANALYSIS

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The 2023 audited Year-End financial statement package is divided into the following sections:

Section I      Contains the 2023 audited financial statements, supporting schedules, and notes to the financial statements.

#### **Municipal Operations**

An operating surplus of \$8,710,823 (Reference: Note 13 in the Notes to the Financial Statements) is derived from:

Higher than anticipated revenues of \$7.8 million, which includes building and development permits (\$4.5 million), net investment income (\$3.1 million), fines, penalties, and fire Services revenue (\$1.2 million), offset by a reduction in net municipal taxes of (\$1.0 million).

Higher than anticipated cost savings of \$912K, which includes legal services and insurance claims, streamlined information technology services, lower salaries and wages, and training expenses due to vacancies across the organization (\$2.3 million), are offset by higher than anticipated wages for part-time firefighters and planning staff and higher than expected utility costs (\$1.4 million).

The favorable \$1.1 million increase in the forecasted operating surplus from Q3 to year-end is mainly due to revenues from building and development permits (\$900k), net investments (\$500K), traffic fines, and fire services (\$387K), offset by lower than anticipated net municipal taxes(\$676K).

The annual surplus will be transferred to the Tax Stabilization Reserve upon approval of the Financial Statements as per Reserve Fund Policy C-222. These funds are available for Council's consideration of future service delivery enhancements or identified project funding.

#### **Capital Spend**

The total capital budget of \$44.1 million consists of the current year and the prior year's carry-forward amounts. As of December 31, 2023, \$25.5 million of the County's 2023 capital budget had been spent, and \$15.5 million in contributed assets had been transferred to the County in the year. Reference: Statement of Change in Net Financial Assets.



## 2023 Year-End Financial Statements

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### **Debt**

As of December 31, 2023, the County had \$53.8 million of long-term debt, which consisted of \$53.5 million in capital debt and \$332K in operating debt. The County remains within its debt limit and debt service limits. Reference: Notes 8 & 12 in the Notes to the Financial Statements December 31, 2023.

### **Reserves**

As of December 31, 2023, the County had recognized a \$3.1 million decrease in reserves for a balance of \$139.6 million, mainly consisting of a decrease in the net transfers from the Transportation Offsite Levy reserve (\$5.0 million) and the Tax stabilization reserve of (\$4.6 million); increase in net transfers of \$2.2 million from the Public reserve, \$1.7 million Water and Wastewater Off-site Levy reserve, \$713K Community Aggregate Program reserve, \$588K Springbank Recreation reserve, \$592K in tax-funded reserves and \$795K Utility reserves. Reference: Note 13 in the Notes to the Financial Statements December 31, 2023.

Section II      Contains a high-level variance analysis of significant changes in the Statement of Financial Position and the Statement of Operations.

Section III      Provides an overview of audit findings, which representatives of BDO LLP will present.

## **COMMUNICATIONS / ENGAGEMENT**

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Upon approval of the financial statements, the County will submit the 2023 financial statements, the 2023 financial information return, and the auditor's report on these statements to the Province of Alberta on or before May 1, 2024.

In addition, the 2023 Audited Financial Statements PDF document will be published to the County website under the Budget and Finance tab for public viewing.

## **IMPLICATIONS**

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### **Financial**

The surplus of revenue over expense will transfer \$8,710,823 in operating surplus to the Tax Stabilization Reserve.

## **STRATEGIC ALIGNMENT**

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This report is a statutory obligation under section 281(1) of the *Municipal Government Act*.

## **ALTERNATE DIRECTION**

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Administration does not have an alternate direction for Council's consideration.

## **ATTACHMENTS**

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Attachment A: 2023 Year-End Financial Statements



ROCKY VIEW COUNTY

## 2023 Year-End Financial Statements

*April 23, 2023*



ROCKY VIEW COUNTY

## SECTION I

# 2023 Year-End Financial Statements and Notes to the Financial Statements

*April 23, 2024*

**Rocky View County**  
**Financial Statements**  
*December 31, 2023*

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## Independent Auditor's Report

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To the Council of Rocky View County

### Opinion

We have audited the financial statements of Rocky View County (the County), which comprise the statement of financial position as at December 31, 2023, statement of operations, statement of change in net financial assets, statement of cash flows, and notes to the financial statements, including a summary of significant accounting policy information.

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of the County as at December 31, 2023, and its results of operations, its changes in net assets, and its cash flows for the year ended in accordance with Public Sector Accounting Standards.

### Basis for Opinion

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

### Other Matters

The financial statements of the County for the year ended December 31, 2022 were audited by another auditor who expressed an unmodified opinion on the financial statements on April 25, 2023.

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

Management is responsible for the preparation and fair presentation of these financial statements in accordance with Public Sector Accounting Standards and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the County's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the County or to cease operations, or has no realistic alternative but to do so.

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

### Auditor's Responsibilities for the Audit of the Financial Statements

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

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

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit



evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the County's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the County's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the County to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

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

*[Signature in the name of the audit firm]*  
Chartered Professional Accountants

Calgary, Alberta  
TBD

**Management's Responsibility for Financial Reporting**

Management has prepared the financial statements in accordance with Canadian public sector accounting standards. Financial statements are not precise since they include specific amounts based on estimates and judgments. When alternative accounting methods exist, management has chosen the most appropriate to ensure that the financial statements are presented fairly in all material respects.

The County maintains internal accounting and administrative controls consistent with reasonable cost. Such measures are designed to provide reasonable assurance that the financial information is relevant, reliable, and accurate and that the County's assets are appropriately accounted for and adequately safeguarded.

The County's Council is responsible for ensuring that management fulfills its responsibilities for financial reporting and is ultimately responsible for reviewing and approving the financial statements.

Annually, the Financial Services manager presents to the County's Council a report detailing management's response to annual audit findings, variance explanations on financials, significant highlights of the financial statements, and administration recommendations that the financial statements be approved. The external auditors also discuss their findings based on previously presented audit plans with the County's Council. Throughout the year, Finance, through the Governance Committee, will also present financial statements for information purposes. This process ensures that each party properly discharges their responsibilities transparently and that a review of the financial statements and the external auditor's report is completed.

The Reeve and Council consider this information when approving the financial statements for issuance to the ratepayers. The Reeve and Council also appoint the engagement of the external auditors.

BDO Canada LLP has audited the financial statements in accordance with Canadian generally accepted auditing standards on behalf of the ratepayers. BDO Canada LLP has full access to the County's Council and management.

---

Kent Robinson

Executive Director, Corporate Services

**ROCKY VIEW COUNTY**  
**Statement of Financial Position**  
**As at December 31, 2023**

	2023 \$	2022 \$ (Restated Note 21,22)
<b>FINANCIAL ASSETS</b>		
Cash (Note 3)	37,744,737	11,221,971
Temporary investments (Note 2)	130,005,331	145,352,902
Receivables		
Taxes and grants in place of taxes (Note 4)	4,259,878	4,804,209
Trade and other receivables (Note 4)	14,624,054	15,014,266
Debt charges recoverable (Note 5)	331,921	401,274
	<u>186,965,921</u>	<u>176,794,622</u>
<b>LIABILITIES</b>		
Accounts payable and accrued liabilities	20,701,344	22,556,241
Deposit liabilities	6,721,652	6,061,650
Deferred revenue (Note 6)	21,202,697	14,821,350
Employee benefit obligations (Note 7)	1,333,972	1,199,726
Asset retirement obligation (Note 16)	3,748,757	3,797,619
Long-term debt (Note 8)	53,798,830	58,455,896
	<u>107,507,252</u>	<u>106,892,482</u>
<b>NET FINANCIAL ASSETS</b>	<u>79,458,669</u>	<u>69,902,140</u>
<b>NON- FINANCIAL ASSETS</b>		
Tangible capital assets (Schedule 2)	714,317,160	701,428,035
Resource asset	21,161,000	21,161,000
Inventory for consumption	3,165,138	2,380,644
Prepaid expenses	1,623,402	1,476,377
	<u>740,266,700</u>	<u>726,446,056</u>
<b>ACCUMULATED SURPLUS</b> (Schedule 1, Note 13)	<u>819,725,369</u>	<u>796,348,196</u>

*Commitments and contingencies - See Note 10 and 11*

*The accompanying notes are an integral part of these financial statements*

**ROCKY VIEW COUNTY**  
**Statement of Operations**  
**For the Year Ended December 31, 2023**

	Budget \$ (Note 20)	2023 \$	2022 \$ (Note 21,22)
<b>REVENUE</b>			
Net municipal taxes (Schedule 3)	89,072,700	87,623,308	79,550,522
User fees and sales of goods	31,145,600	15,907,243	14,993,413
Cash-In-Lieu of Public Reserve	670,000	2,578,909	4,591,919
Government transfers for operating (Schedule 4)	9,109,900	2,056,884	1,926,231
Investment income	1,800,000	8,091,670	4,328,626
Penalties and cost of taxes	998,500	1,366,587	1,847,708
Development agreements and levies	8,200,000	11,204,147	14,893,815
Licenses and permits	4,440,700	8,906,394	8,248,539
Fines	727,000	1,108,888	996,184
Other	14,259,400	13,246,967	3,875,045
<b>Total Revenue</b>	<u>160,423,800</u>	<u>152,090,997</u>	<u>135,252,002</u>
<b>EXPENSES</b>			
Legislative	917,000	931,612	917,613
Administration	25,569,800	23,497,790	19,256,476
Fire	16,122,700	16,880,635	15,906,172
Disaster services	136,400	130,515	341,610
Bylaw enforcement	11,204,200	10,720,690	10,179,690
Transportation and field services	97,665,600	65,580,991	47,568,660
Water supply and distribution	6,431,500	7,494,642	6,190,502
Wastewater treatment and disposal	10,964,300	11,939,980	9,977,757
Waste management	3,029,800	2,674,223	2,337,693
Family and community support	1,060,500	1,107,943	1,091,569
Cemetery	1,402,400	1,841,474	1,724,470
Planning and development	6,116,800	5,599,148	3,938,695
Recreation, parks and community services	7,942,400	6,003,299	6,099,518
<b>Total Expenses</b>	<u>188,563,400</u>	<u>154,402,942</u>	<u>125,530,425</u>
<b>EXCESS (SHORTFALL) OF REVENUE OVER EXPENSES BEFORE OTHER</b>	<u>(28,139,600)</u>	<u>(2,311,945)</u>	<u>9,721,577</u>
<b>OTHER</b>			
Contributed assets	-	15,521,843	2,175,435
Government transfers for capital (Schedule 4)	19,652,000	10,167,275	19,336,637
<b>Total Other</b>	<u>19,652,000</u>	<u>25,689,118</u>	<u>21,512,072</u>
<b>EXCESS OF REVENUE OVER EXPENSES</b>	<u>(8,487,600)</u>	<u>23,377,173</u>	<u>31,233,649</u>
<b>ACCUMULATED SURPLUS, BEGINNING OF YEAR (Note 13)</b>	<u>796,348,196</u>	<u>796,348,196</u>	<u>765,114,547</u>
<b>ACCUMULATED SURPLUS, END OF YEAR</b>	<u><u>787,860,596</u></u>	<u><u>819,725,369</u></u>	<u><u>796,348,196</u></u>

The accompanying notes are an integral part of these financial statements

**ROCKY VIEW COUNTY**  
**Statement of Change in Net Financial Assets**  
**For the Year Ended December 31, 2023**

	Budget \$ (Note 20)	2023 \$	2022 \$ (Note 21,22)
<b>EXCESS OF REVENUE OVER EXPENSES</b>	(8,487,600)	<b>23,377,173</b>	<b>31,233,649</b>
Acquisition of tangible capital assets	(44,145,300)	<b>(25,550,022)</b>	(37,960,300)
Contributed tangible capital assets	-	<b>(15,521,843)</b>	(2,175,435)
Proceeds on disposal of tangible capital assets	-	<b>186,863</b>	2,411,289
Amortization of tangible capital assets	28,689,600	<b>27,936,694</b>	26,798,193
Loss (gain) on sale of tangible capital assets	-	<b>59,183</b>	(656,065)
	<u>(15,455,700)</u>	<u><b>(12,889,125)</b></u>	<u>(11,582,318)</u>
Use of (acquisition of) supplies inventories	-	<b>(784,494)</b>	(23,730)
Use of (acquisition of) prepaid assets	-	<b>(147,025)</b>	(90,677)
Use of (acquisition of) resource assets	-	-	(2,413,000)
	<u>-</u>	<u><b>(931,519)</b></u>	<u>(2,527,407)</u>
<b>INCREASE (DECREASE) IN NET FINANCIAL ASSETS</b>	(23,943,300)	<b>9,556,529</b>	17,123,924
<b>NET FINANCIAL ASSET, BEGINNING OF YEAR</b>	<u>69,902,140</u>	<u><b>69,902,140</b></u>	<u>52,778,216</u>
<b>NET FINANCIAL ASSETS, END OF YEAR</b>	<u><u>45,958,840</u></u>	<u><u><b>79,458,669</b></u></u>	<u><u>69,902,140</u></u>

*The accompanying notes are an integral part of these financial statements*



**ROCKY VIEW COUNTY**  
**Statement of Cash Flows**  
**For the Year Ended December 31, 2023**

	2023 \$	2022 \$(Restated Note 21)
<b>NET INFLOW (OUTFLOW) OF CASH RELATED TO THE FOLLOWING ACTIVITIES:</b>		
<b>OPERATING ACTIVITIES</b>		
Excess of revenue over expenses	23,377,173	31,233,649
Non-cash items included in excess of revenue over expenses:		
Amortization of tangible capital assets	27,936,694	26,798,193
ARO Accretion Expense	143,287	138,078
Loss (Gain) on disposal of tangible capital assets	59,183	(656,065)
Tangible capital assets received as contributions	(15,521,843)	(2,175,435)
Non-cash charges to operations (net change):		
Decrease in taxes and grants in place of taxes	544,331	187,796
Decrease (Increase) in trade and other receivables	390,212	(7,020,670)
(Increase) in inventory for consumption	(784,494)	(23,730)
(Increase) in prepaid expenses	(147,025)	(90,677)
(Decrease) Increase in accounts payable and accrued liabilities	(1,854,897)	5,505,203
Increase in accounts payable amount applied to capital	2,043,802	614,785
Increase (Decrease) in deposit liabilities	660,002	(1,317,834)
Increase (Decrease) in deferred revenue	6,381,347	(8,026,845)
Increase (Decrease) in employee benefit obligations	134,246	(97,172)
Decrease in ARO	(192,149)	-
Increase (Decrease) in provision for landfill closure and post-closure costs	-	(19,223)
Cash provided by (applied to) operating transactions	43,169,869	45,050,053
<b>CAPITAL</b>		
Accounts payable amount applied to capital	(2,043,802)	(614,785)
Acquisition of tangible capital & resource assets	(25,550,022)	(40,373,300)
Proceeds of tangible assets	186,863	2,411,289
Cash provided by (applied to) capital transactions	(27,406,961)	(38,576,796)
<b>INVESTING</b>		
Decrease (Increase) in investments	15,347,571	(145,347,904)
<b>FINANCING</b>		
Debt charges recovered	69,353	66,001
Long-term debt repaid	(5,741,872)	(5,690,746)
Long-term debt raised	1,084,806	10,162,090
Cash provided by (applied to) financing transactions	(4,587,713)	4,537,345
<b>CHANGE IN CASH DURING YEAR</b>	26,522,766	(134,337,302)
<b>CASH AT BEGINNING OF YEAR</b>	11,221,971	145,559,273
<b>CASH AT END OF YEAR</b>	37,744,737	11,221,971

Cash - See Note 3

The accompanying notes are an integral part of these financial statements

**ROCKY VIEW COUNTY**  
**Schedule of Changes in Accumulated Operating Surplus**  
**For the Year Ended December 31, 2023**  
**Schedule 1**

	Unrestricted	Restricted	Equity in	Equity in Tangible	2023	2022
	Surplus	Reserves Note 16,21,22	Other Assets Note 21,22	Capital Assets Note 16,21,22	\$	\$ Note 21,22
<b>Balance, Beginning of the Year</b>	<b>3,633,423</b>	<b>131,977,977</b>	<b>21,161,000</b>	<b>639,575,793</b>	<b>796,348,196</b>	<b>765,114,547</b>
Annual Surplus	23,377,173	-	-	-	23,377,173	31,233,649
Unrestricted funds designated for future use	(34,859,417)	34,859,417	-	-	-	-
Restricted funds used for operations	22,346,315	(22,346,315)	-	-	-	-
Restricted funds use for tangible capital assets	-	(4,920,351)	-	4,920,351	-	-
Current year funds used for tangible capital assets	(19,544,866)	-	-	19,544,866	-	-
Contributed tangible capital assets	(15,521,843)	-	-	15,521,843	-	-
Disposal of tangible capital assets	246,046	-	-	(246,046)	-	-
Annual amortization expenses	27,936,694	-	-	(27,936,694)	-	-
Asset retirement obligation accretion expense	143,287	-	-	(143,287)	-	-
Long term debt related to tangible capital assets issued	(1,084,806)	-	-	1,084,806	-	-
Long term debt issued	1,084,806	-	-	(1,084,806)	-	-
Reclamation costs for Asset Retirement Obligation repaid	(192,149)	-	-	192,149	-	-
Long term debt related to tangible capital assets repaid	(5,672,519)	-	-	5,672,519	-	-
Change in accumulated operating surplus	(1,741,280)	7,592,751	-	17,525,701	23,377,173	31,233,649
<b>Balance, End of Year</b>	<b>1,892,143</b>	<b>139,570,728</b>	<b>21,161,000</b>	<b>657,101,494</b>	<b>819,725,369</b>	<b>796,348,196</b>

*The accompanying notes are an integral part of these financial statements*

ROCKY VIEW COUNTY  
Schedule of Tangible Capital Assets  
For the Year Ended December 31, 2023  
Schedule 2

	Land	Land Improvements Note 16,21,22	Buildings	Engineered Structures Note 16,21,22	Machinery and Equipment	Vehicles	2023 \$	2022 \$ Note 16,21,22
<b>COST:</b>								
BALANCE, BEGINNING OF YEAR	144,523,613	12,688,618	84,295,083	1,067,127,719	20,957,157	18,270,999	1,347,863,189	1,311,952,305
Acquisition of tangible capital assets	15,414,119	1,796,656	14,950	84,756,901	582,160	1,660,625	104,225,411	31,277,629
Construction-in-progress, net	(9,619,856)	(986,912)	-	(52,383,927)	(113,726)	(49,124)	(63,153,545)	8,858,107
Disposal of tangible capital assets	-	-	(120,176)	(496,410)	(424,271)	(580,659)	(1,621,516)	(4,224,852)
BALANCE, END OF YEAR	150,317,876	13,498,362	84,189,857	1,099,004,283	21,001,320	19,301,841	1,387,313,539	1,347,863,189
<b>ACCUMULATED AMORTIZATION:</b>								
BALANCE, BEGINNING OF YEAR	-	2,234,432	17,145,622	601,961,387	14,321,213	10,772,500	646,435,154	622,106,589
Annual Amortization		665,485	2,309,815	21,961,031	1,612,072	1,388,292	27,936,694	26,798,193
Accumulated amortization on disposals		-	(75,247)	(328,948)	(421,623)	(549,653)	(1,375,471)	(2,469,628)
BALANCE, END OF YEAR	-	2,899,917	19,380,190	623,593,470	15,511,662	11,611,139	672,996,377	646,435,154
<b>NET BOOK VALUE OF TANGIBLE CAPITAL ASSETS</b>	150,317,876	10,598,445	64,809,667	475,410,813	5,489,658	7,690,701	714,317,160	701,428,035
2022 NET BOOK VALUE OF TANGIBLE CAPITAL ASSETS (Note 16,21,22)	144,523,613	10,454,186	67,149,461	465,166,332	6,635,944	7,498,499	701,428,035	
	<u>Opening Balance</u>	<u>Additions</u>	<u>Transfer to TCA</u>	<u>Ending Bal</u>	<u>2023 Net Change</u>			
Construction-in-progress	67,115,358	17,319,872	80,473,417	3,961,813	(63,153,545)			

**ROCKY VIEW COUNTY**  
**Schedule of Property and Other Taxes**  
**For the Year Ended December 31, 2023**  
**Schedule 3**

	Budget \$ (Note 20)	2023 \$	2022 \$
<b>TAXATION</b>			
Real property taxes	132,325,410	<b>130,978,379</b>	119,823,353
Linear property taxes	12,171,343	<b>12,047,441</b>	13,037,350
Government grants in place of property taxes	87,647	<b>86,756</b>	87,288
Special assessments and local improvement taxes	454,200	<b>476,362</b>	511,734
	<u>145,038,600</u>	<u><b>143,588,938</b></u>	<u>133,459,725</u>
 <b>REQUISITIONS FROM OTHER AUTHORITIES</b>			
Alberta School Foundation Fund	50,255,900	<b>52,195,833</b>	48,769,493
Calgary Roman Catholic Separate School District	4,502,900	<b>2,562,932</b>	3,990,129
Rocky View Seniors Foundation	1,059,600	<b>1,059,564</b>	1,006,123
Designated Industrial Property Tax	147,500	<b>147,301</b>	143,458
	<u>55,965,900</u>	<u><b>55,965,630</b></u>	<u>53,909,203</u>
 <b>NET MUNICIPAL TAXES</b>	<u>89,072,700</u>	<u><b>87,623,308</b></u>	<u>79,550,522</u>

*The accompanying notes are an integral part of these financial statements*

**ROCKY VIEW COUNTY**  
**Schedule of Government Transfers**  
**For the Year Ended December 31, 2023**  
**Schedule 4**

	Budget \$ (Note 20)	2023 \$	2022 \$
<b>TRANSFERS FOR OPERATING:</b>			
Provincial Government	9,109,900	2,056,884	1,884,510
Federal Government	-	-	41,721
	<u>9,109,900</u>	<u>2,056,884</u>	<u>1,926,231</u>
<b>TRANSFERS FOR CAPITAL:</b>			
Provincial Government	16,882,800	7,398,104	13,559,105
Federal Government	2,769,200	2,769,171	5,777,532
	<u>19,652,000</u>	<u>10,167,275</u>	<u>19,336,637</u>
<b>TOTAL GOVERNMENT TRANSFERS</b>	<u>28,761,900</u>	<u>12,224,159</u>	<u>21,262,868</u>

*The accompanying notes are an integral part of these financial statements*



**ROCKY VIEW COUNTY**  
**Schedule of Expenses by Object**  
**For the Year Ended December 31, 2023**  
**Schedule 5**

	Budget \$ (Note 20)	2023 \$	2022 \$ (Note 21, 22)
<b>EXPENSES BY OBJECT</b>			
Salaries, wages and benefits	48,767,350	<b>48,684,722</b>	42,460,554
Contracted and general services	90,515,250	<b>58,689,177</b>	37,969,868
Materials, goods and supplies	11,213,000	<b>10,019,885</b>	9,883,227
Interest on long-term debt	2,239,100	<b>3,478,782</b>	2,397,967
Purchased from other Governments	765,300	<b>728,018</b>	798,615
Grants to organizations	3,447,100	<b>2,129,612</b>	2,960,097
Grants to local boards and agencies	2,307,600	<b>1,885,011</b>	1,646,471
Other	619,100	<b>648,571</b>	477,355
Amortization of tangible capital assets	28,689,600	<b>27,936,694</b>	26,798,193
Loss on disposal of tangible capital assets	-	<b>59,183</b>	-
Accretion of asset retirement obligation	-	<b>143,287</b>	138,078
<b>TOTAL EXPENSES</b>	<b>188,563,400</b>	<b>154,402,942</b>	<b>125,530,425</b>

*The accompanying notes are an integral part of these financial statements*

**ROCKY VIEW COUNTY**  
**Schedule of Segmented Disclosure**  
**For the Year Ended December 31, 2023**  
**Schedule 6**

	<b>General Government</b>	<b>Emergency Services</b>	<b>I &amp; O Services</b>	<b>Planning &amp; Development</b>	<b>Community Services</b>	<b>Total \$</b>
<b>REVENUE</b>						
Net municipal taxes	87,623,308	-	-	-	-	<b>87,623,308</b>
Government transfers		245,315	10,408,523	-	1,570,321	<b>12,224,159</b>
User fees and sales of goods	330,486	717,745	13,682,785	1,176,227	-	<b>15,907,243</b>
Investment income	8,091,670	-	-	-	-	<b>8,091,670</b>
Contributed assets	-	-	10,102,743	-	5,419,100	<b>15,521,843</b>
Other revenues	4,508,942	1,316,069	23,663,776	8,915,755	7,350	<b>38,411,892</b>
	<b>100,554,406</b>	<b>2,279,129</b>	<b>57,857,827</b>	<b>10,091,982</b>	<b>6,996,771</b>	<b>177,780,115</b>
<b>EXPENSES</b>						
Salaries, wages and benefits	12,649,628	14,954,826	14,080,055	6,411,010	589,203	<b>48,684,722</b>
Contracted and general services	7,107,250	4,423,968	44,893,429	1,514,937	749,593	<b>58,689,177</b>
Materials, goods and supplies	522,682	517,720	8,961,731	13,590	4,162	<b>10,019,885</b>
Transfers to local boards and organizations	639,837	100,000	12,750	-	3,262,036	<b>4,014,623</b>
Long-term debt interest	-	19,400	3,459,382	-	-	<b>3,478,782</b>
Other expenses	250,407	728,018	600,634	-	-	<b>1,579,059</b>
	<b>21,169,804</b>	<b>20,743,932</b>	<b>72,007,981</b>	<b>7,939,537</b>	<b>4,604,994</b>	<b>126,466,248</b>
<b>NET REVENUE, BEFORE AMORTIZATION</b>	<b>79,384,602</b>	<b>(18,464,803)</b>	<b>(14,150,154)</b>	<b>2,152,445</b>	<b>2,391,777</b>	<b>51,313,867</b>
Amortization expenses	660,913	1,223,877	25,816,327	-	235,577	<b>27,936,694</b>
<b>EXCESS (DEFFICIENCY) OF REVENUE OVER EXPENSES</b>	<b>78,723,689</b>	<b>(19,688,680)</b>	<b>(39,966,481)</b>	<b>2,152,445</b>	<b>2,156,200</b>	<b>23,377,173</b>

*The accompanying notes are an integral part of these financial statements*

**ROCKY VIEW COUNTY**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**DECEMBER 31, 2023**

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**NOTE 1: SIGNIFICANT ACCOUNTING POLICIES**

These financial statements of Rocky View County (the “County”) are the representations of management prepared in conformity with Canadian Public Sector Accounting Standards (PSAS). Significant aspects of the accounting policies adopted by the County are outlined as follows:

**Reporting Entity**

The financial statements reflect the assets, liabilities, revenues, expenditures, changes in fund balances, and changes in the financial position of Rocky View County.

The tax schedule includes requisitions for education, health, social, and external organizations that are not part of Rocky View County.

The financial statements exclude trust assets administered on external parties’ behalf. Interdepartmental and organizational transactions and balances are eliminated.

**Basis of Accounting**

The financial statements are prepared using the accrual basis of accounting. The accrual basis of accounting records revenue as it is earned and measurable. Expenses are recognized as incurred and measurable based upon receipt of goods or services and the legal obligation to pay.

**Revenue Recognition**

Revenues are accounted for in the period in which the transactions or events occurred that gave rise to the revenues and the amounts to be received can be reasonably estimated and collection is reasonably assured.

Revenue from transactions with performance obligations is recognized as the performance obligations are satisfied by providing the promised goods or services to the payor. User fees are recognized over the period of use, sales of goods are recognized when goods are delivered.

User charges for which the related services have yet to be performed are recognized when related expenses are incurred, benefits are achieved, or tangible capital assets are acquired. Revenue on investments, fines, and penalties are recognized when earned.

**Tax Revenue**

The County recognizes taxes as assets and revenue when they meet the definition of an asset, are authorized by bylaw, and the taxable event has occurred. Tax Revenue is initially measured at the administration’s best estimate of the amount resulting from the actual taxable event per legislation. The related tax receivable is initially recognized at its realizable value at the date of acquisition.

Requisitions operate as a flow-through and are excluded from municipal revenue.

**ROCKY VIEW COUNTY**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**DECEMBER 31, 2023**

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**Government Transfers**

Government transfers are recognized in the financial statements as revenue in the period in which events giving rise to the transfer occur, providing the transfers are authorized and any eligibility criteria have been met, and reasonable estimates of the amounts can be determined. Transfers are recognized as deferred revenue when transfer stipulations give rise to a liability. Transfer revenue is recognized in the statement of operations as the stipulation liabilities are settled.

Government transfers are the transfer of assets from senior levels of government that are not the result of an exchange transaction, are not expected to be repaid in the future, or as a result of direct financial return.

**Use of Estimates**

The preparation of financial statements in conformity with Canadian Public Sector Accounting Standards (PSAS) requires management to make estimates and assumptions that affect the reported amount of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenue and expenditure during the period. Where measurement uncertainty exists, the financial statements have been prepared within reasonable limits of materiality. Actual results could differ from those estimates.

Accounts receivable are stated after evaluation as to their collectability. Amortization is based on the estimated useful lives of tangible assets. Reclamation, closure, and post-closure liabilities are calculated based on management's best estimates of costs and timing. The valuation of inventory for consumption is subject to estimation uncertainty.

**Investments**

Investments are comprised of investments in qualifying instruments as defined in the County's Investment Policy #C-201. Investments are recorded at amortized cost. Investment premiums and discounts are amortized on the net present value basis over the term of the respective assets. When there has been a value loss other than a temporary decline, the individual investment is written down to recognize the loss. Investments are externally managed and consist of investments in guaranteed investment certificates with banks, treasury branches and credit unions.

**Debt Charges Recoverable**

Debt charges consist of amounts that are recoverable from municipal agencies or other local governments concerning outstanding debentures or other long-term debt pursuant to annexation orders or joint capital undertakings. These recoveries are recorded at a value that equals the offsetting portion of the un-matured long-term debt.

**ROCKY VIEW COUNTY**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**DECEMBER 31, 2023**

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**Local Improvement Charges**

Local improvements are recognized as revenue, and established as a receivable, for the property owners's share of the improvements in the period that the project expenses are incurred. Construction and borrowing costs associated with local improvement projects are recovered through annual special assessments during the period of related borrowings. These levies are collectible from property owners for work performed by Rocky View County.

**Inventories for Resale**

Gravel inventories held for resale are recorded at a lower cost or net realizable value. The cost is determined by the average cost method.

**Asset Retirement Obligation:**

Asset Retirement Obligations ("ARO") represent the legal obligations associated with the retirement of a tangible capital asset that result from its acquisition, construction, development, or normal use. The tangible capital assets ("TCA") include but are not limited to assets in productive use, assets no longer in productive use, and leased tangible capital assets.

The liability associated with an asset retirement obligation is measured with reference to the best estimate of the amount required to ultimately remediate the liability at the financial statement date to the extent that all recognition criteria are met. Asset retirement obligations are only recognized when there is a legal obligation for the County to incur costs in relation to a specific TCA, when the past transaction or event causing the liability has already occurred, when economic benefits will need to be given up in order to remediate the liability and when a reasonable estimate of such amount can be made. The best estimate of the liability includes all costs directly attributable to the remediation of the asset retirement obligation, based on the most reliable information that is available as at the applicable reporting date. Where cash flows are expected over future periods, the liability is recognized using a present value technique.

**Liability for Contaminated Sites**

A contaminated site is a site at which substances occur in concentrations that exceed the maximum acceptable amounts under an environmental standard. Sites that are currently in productive use are only considered contaminated site if an unexpected event results in contamination. A liability for remediation of contaminated sites is recognized when the County is directly responsible or accepts responsibility; it is expected that future economic benefits will be given up; and a reasonable estimate of the amount can be made. The liability includes all costs directly attributable to remediation activities including post remediation operations, maintenance and monitoring.



**ROCKY VIEW COUNTY**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**DECEMBER 31, 2023**

**Non-Financial Assets**

Non-financial assets are not available to discharge existing liabilities and are held for use in the provision of services. They have useful lives extending beyond the current year and are not intended for sale in the normal course of operations. The change in non-financial assets during the year and the excess of revenues over expenses provide the Change in Net Financial Assets (Debt) for the year.

**i) Tangible Capital Assets**

Tangible capital assets are recorded at cost, including all amounts directly attributable to the asset's acquisition, construction, development, or betterment. The cost of the tangible capital assets is amortized on a straight-line basis over the estimated useful life as follows:

	<b>YEARS</b>
Land Improvements	15-25
Buildings	10-50
Engineered structures	
Water system	30-75
Wastewater system	30-75
Other engineered structures	5-30
Machinery and equipment (owned and leased)	3-10
Vehicles	8-20

One-half of the annual amortization is charged in the year of acquisition and the year of disposal. Assets under construction are amortized once they are available for productive use.

**ii) Contributions of Tangible Capital Assets**

Tangible capital assets received as contributions are recorded at fair value at the date of receipt and also are recorded as revenue.

**iii) Resource Asset**

The water licenses are recorded at cost and have been assessed with an indefinite life. The assets will not be amortized, and impairment will be reviewed when there are indicators of a decline in value.

**iv) Leases**

Leases are classified as capital or operating leases. Leases that substantially transfer all of the benefits and risks incidental to property ownership are accounted for as capital leases. At the

**ROCKY VIEW COUNTY**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**DECEMBER 31, 2023**

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inception of a capital lease, an asset and payment obligation is recorded at an amount equal to the lesser of the present value of the minimum lease payments and the property's fair market value.

All other leases are accounted for as operating leases, and the related lease payments are charged to expenses as incurred.

**v) Inventories**

Inventories held for consumption are recorded at a lower cost or net realizable value. The cost is determined by the average cost method for gravel inventory and FIFO for other inventory.

**Requisition Over-levy and Under-levy**

Over-levies and under-levies arise from the difference between the actual property tax levy made to cover each requisition and the actual amount requisitioned.

If the levy exceeds the requisition, the over-levy is accrued as a liability, and property tax revenue is reduced. The under-levy is accrued as a receivable, and property tax revenue is increased where the actual levy is less than the requisition amount. Requisition tax rates in the subsequent year are adjusted for any over- or under-levies of the prior year.

**Pensions**

The County participates in two pension plans. The plans are accounted for as defined benefit plans. Contributions for current services are recorded as expenditures in the year they become due.

**Funds Held in Trust**

The County held \$1,776,004 in a Cemetery Perpetual Care Trust Account as of December 31, 2023 (2022 - \$1,448,336).

The County held \$162,871 in a Tax Recovery Trust account as of December 31, 2023 (2022 - \$154,416).

**New Accounting Policies Adopted During the Year:**

**PS 3280 Asset Retirement Obligations**, a new standard establishing guidance on the accounting and reporting of legal obligations associated with the retirement of tangible capital assets controlled by a government or government organization. A liability for a retirement obligation can apply to tangible capital assets either in productive use or no longer in productive use. As this standard includes solid waste landfill sites active and post-closing obligations, upon adoption of this new standard, existing Solid Waste Landfill Closure and Post-Closure Liability section PS 3270 will be withdrawn.

**ROCKY VIEW COUNTY**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**DECEMBER 31, 2023**

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Information presented for comparative purposes is restated unless the necessary financial data is not reasonably determinable.

Modified Retroactive application: During the year, the County adopted a new accounting policy with respect to future obligations to retire an asset or to restore a site including dismantling, and remediation. The county now accounts for such transactions by initially recognizing and recording as an obligation based on estimated future cash flows discounted at a credit-adjusted risk-free rate. These assets retirement obligations are adjusted at each reporting period for changes to factors including the expected amount of cash flows required to discharge the liability, the timing of such cash flows and the discount rate.

The assets retirement obligations are also accreted to full value over time through periodic charges to statement of operations. This unwinding of the discount is charged to accretion expense in the statement of operations.

The amount of assets retirement obligation initially recognized is capitalized as part of the related asset's carrying value. The straight line method of depreciation is followed to amortize these.

Prior to this, the county did not account for these transactions. The county believes the new policy provides a fair presentation of the results and the financial position of the County.

This adoption of policy has been applied on a modified retroactive basis with restatement of prior period comparative amounts. The December 31, 2022, balance sheets are adjusted in providing comparative figures in the December 31, 2023, financial statements. Previously reported December 31, 2022, operating surplus is impacted by a net decrease of \$304,967 due to the new standard for the increase in ARO Accretion expense of \$138,078 and amortization of ARO Assets of \$166,889. The opening balance of accumulated surplus as at January 1, 2022 is increased by \$235,265 due to adoption of the new standard consisting of the removal of gravel pit and landfill liabilities previously recorded of \$2,348,668, the addition of ARO Liabilities for gravel pits, landfills and lagoons of \$3,659,541 and net book value of ARO Assets of \$1,546,138.

**PS 3450 Financial Instruments**, provides guidance on the recognition, measurement, presentation, and disclosure of financial instruments including derivative instruments. The standard requires fair value measurements of derivative instruments and equity instruments; all other financial instruments can be measured at either cost or fair value depending upon elections made by the County. Management has reviewed the standard and all the financial statements and determined the County does not have derivative or equity instruments. As a result, there are no additional financial statements required. Refer to Note 14 on the County's financial instrument risk.

**ROCKY VIEW COUNTY**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**DECEMBER 31, 2023**

**NOTE 2: INVESTMENTS**

	<u>2023</u>	<u>2022</u>
Grants	\$13,185,537	\$10,562,972
Developer refundable deposits	3,918,285	4,372,970
Developer contributions	152,171	182,278
Other deferred revenue	2,263,331	2,490,933
County reserves and other	<u>110,486,007</u>	<u>127,743,749</u>
Total Investments	<u>\$130,005,331</u>	<u>\$145,352,902</u>

Investments and deposits are held in guaranteed investment certificates with banks, treasury branches, and credit unions. These investments have an effective interest rate of 5.70% to 6.35% (2022 4.46% to 5.74%) and mature in less than one year.

Grants include \$2,658,486 received from Alberta Environment and Sustainable Resource Development, \$3,879,896 from Municipal Sustainability Initiative, and \$6,525,580 from Alberta Community Resilience Program (Note 6).

**NOTE 3: CASH**

	<u>2023</u>	<u>2022</u>
Cash	\$41,195,368	\$15,366,601
Outstanding Cash Transactions	<u>(3,450,631)</u>	<u>(4,144,630)</u>
Cash	<u>\$37,744,737</u>	<u>\$11,221,971</u>
Grants	\$3,828,186	\$815,514
Developer refundable deposits	1,137,604	337,615
Developer contributions	44,180	14,073
Other deferred revenue	657,118	192,313
County reserves and other	<u>32,077,649</u>	<u>9,862,456</u>
Total Cash	<u>\$37,744,737</u>	<u>\$11,221,971</u>

Grants include \$771,844 Alberta Environment and Sustainable Resource Development, \$1,126,459 from Municipal Sustainability Initiatives and \$1,894,585 Alberta Community Resilience Program and held exclusively for approved projects (Note 6).

**ROCKY VIEW COUNTY**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**DECEMBER 31, 2023**

**NOTE 4: RECEIVABLES**

	<b><u>2023</u></b>	<b><u>2022</u></b>
Property Taxes		
Current taxes and grants in place of taxes	\$2,853,397	\$3,403,924
Arrears taxes	<u>1,406,481</u>	<u>1,400,285</u>
	<u><u>\$4,259,878</u></u>	<u><u>\$4,804,209</u></u>
Other		
Trade accounts	\$12,168,990	\$8,074,336
Government Transfers	<u>2,455,064</u>	<u>6,939,930</u>
	<u><u>\$14,624,054</u></u>	<u><u>\$15,014,266</u></u>
Total	<u><u>\$18,883,932</u></u>	<u><u>\$19,818,475</u></u>

**NOTE 5: DEBT CHARGES RECOVERABLE**

	<b><u>2023</u></b>	<b><u>2022</u></b>
Current debt charges recoverable	\$ 31,900	\$ 69,353
Non-current debt charges recoverable	<u>300,021</u>	<u>331,921</u>
	<u><u>\$ 331,921</u></u>	<u><u>\$ 401,274</u></u>

The County has secured long-term financing on behalf of several community organizations for joint projects within the County. This debt is recoverable from the organizations at interest rates ranging from 4.758% to 5.250%. The debts mature and will be fully recovered starting in the year 2023 and ending in 2032.

	<b><u>Principal</u></b>	<b><u>Interest</u></b>	<b><u>Total</u></b>
2024	\$31,900	\$15,510	\$47,410
2025	33,450	13,960	47,410
2026	35,075	12,335	47,410
2027	36,780	10,630	47,410
2028	38,568	8,842	47,410
Thereafter	<u>156,148</u>	<u>16,791</u>	<u>172,939</u>
	<u><u>\$ 331,921</u></u>	<u><u>\$ 78,068</u></u>	<u><u>\$ 409,989</u></u>



**ROCKY VIEW COUNTY**  
**NOTES TO THE FINANCIAL STATEMENTS**  
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<b><u>NOTE 6: DEFERRED REVENUE</u></b>	<b><u>2023</u></b>	<b><u>2022</u></b>
Prepaid property tax	\$1,072,174	\$563,267
Municipal Sustainability Initiative – capital	4,657,459	-
AB Environment & Sustainable Resource Grant	3,430,330	3,343,388
AB Community Resilience Program	8,420,165	7,993,136
Municipal Sustainability Initiative – operating	348,896	-
Other operating grants	156,873	41,962
Developer contributions	196,351	196,351
Other deferred revenue	2,920,449	2,683,246
	<u>\$21,202,697</u>	<u>\$14,821,350</u>

Below is a brief description of the nature and restrictions of the above deferred revenue balances:

Prepaid Property Taxes – Contains tax credit amounts arising from either the Tax Instalment Payment Plan or lump sum payments made in advance.

Municipal Sustainability Initiative – Capital – Government of Alberta grant to fund municipal capital projects.

AB Environment & Sustainable Resource Grant – Government of Alberta grant to fund Bragg Creek Flood Mitigation project.

AB Community Resilience Program – Government of Alberta grant to fund Cooperative Stormwater Management Initiative.

Municipal Sustainability Initiative – Operating – Government of Alberta grant to fund municipal operating projects.

Other operating grants – Various Provincial Grants to fund operating projects or initiatives.

Developer contributions – Developer contributions for shared municipal operating and capital projects.

Other deferred revenue – Cemetery deposits and insurance.

**NOTE 7: EMPLOYEE BENEFIT OBLIGATIONS**

	<b><u>2023</u></b>	<b><u>2022</u></b>
Vacation	<u>\$1,333,972</u>	<u>\$1,199,726</u>

The vacation liability comprises the vacation that employees have earned and are deferred to future years.

**ROCKY VIEW COUNTY**  
**NOTES TO THE FINANCIAL STATEMENTS**  
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**NOTE 8: LONG-TERM DEBT**

	<u>2023</u>	<u>2022</u>
Operating debt, maturing between 2023 and 2032, bearing interest at rates between 4.758% and 5.250%	\$ 331,921	\$ 401,274
Capital debt, maturing between 2024 and 2050, bearing interest at rates between 1.288% and 6.70%	\$ 53,466,909	\$ 58,054,622
	<u>\$ 53,798,830</u>	<u>\$ 58,455,896</u>
Funding for future payments from:		
General Tax	\$ 2,025,602	\$ 2,210,736
Emergency Services Tax	601,078	752,584
Local Improvement Tax	6,672,968	5,810,231
Special Levies	40,499,182	45,665,675
User Fees	4,000,000	4,016,670
	<u>\$ 53,798,830</u>	<u>\$ 58,455,896</u>

Principal and interest repayments are as follows:

	<u>Capital</u>	<u>Interest</u>	<u>Operating</u>	<u>Interest</u>	<u>Total</u>
2024	\$4,593,523	\$3,150,082	\$31,900	\$15,510	\$7,791,015
2025	4,491,791	2,864,916	33,450	13,960	7,404,117
2026	3,153,345	2,583,030	35,075	12,335	5,783,785
2027	3,166,770	2,390,556	36,780	10,630	5,604,736
2028	3,180,624	2,197,723	38,568	8,842	5,425,757
Remainder	34,880,856	14,097,102	156,148	16,791	49,150,897
Total	<u>\$ 53,466,909</u>	<u>\$ 27,283,409</u>	<u>\$ 331,921</u>	<u>\$ 78,068</u>	<u>\$ 81,160,307</u>

Of the \$331,921 in principal payments to be made in future years on operating debt, all will be paid from tax levies and local improvement tax.

Of the \$53,466,909 in principal payments to be made in future years on capital debt, all will be paid from user fees, special levies, local improvement tax, and tax levies.

Interest expense on long-term debt amounted to \$3,478,782 (2022 - \$2,397,967). The County's total cash payments for interest were \$3,744,563 (2022 - \$2,393,358).

The County has a \$5,000,000 (2022 - \$5,000,000) unsecured operating line of credit with ATB

**ROCKY VIEW COUNTY**  
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Financial. When utilized, this line of credit bears interest at  $\frac{1}{4}$  % below the prime lending rate established by ATB Financial. \$1,000,000 of this \$5,000,000 can be utilized for Letters of Credit. One letter of credit in the amount of \$27,500 is set to expire in 2025, and puts the overall line of credit at an available balance of \$4,972,500.

This letter was issued to the Receiver General of Canada on behalf of Fisheries and Oceans Canada to monitor flood mitigation structures built in segments along Bragg Creek and the Elbow River.

**NOTE 9: PENSION PLANS**

**Local Authorities Pension Plan (LAPP)**

Employees of the County participate in the Local Authorities Pension Plan ("LAPP" or the "Plan"), which the Public Sector Pension Plans Act covers. This plan is financed by employer and employee contributions and by investment earnings of the LAPP Fund. Contributions for current service are recorded as expenditures in the year in which they become due.

Rocky View County must make current service contributions to the Plan of 8.45% of pensionable earnings up to the year's maximum under the Canada Pension Plan ("CPP") and 12.23% of pensionable earnings above this amount. Employees of the County are required to make current service contributions of 7.45% of pensionable earnings up to the year's maximum pensionable earnings and 11.23% on pensionable earnings above this amount.

Total employer contributions by Rocky View County to the LAPP in 2023 were \$2,392,481 (2022 - \$2,219,665). Total contributions by the employees of Rocky View County to the LAPP in 2023 were \$2,146,345 (2022 - \$1,938,159).

On December 31, 2022, the date of the most recent actuarial valuation, the Plan disclosed an actuarial surplus of \$12,671 million (2021 - \$11,922 million surplus).

**APEX Supplementary Pension Plan**

The APEX Supplementary Pension Plan, an Alberta Urban Municipality Association (AUMA) sponsored defined benefit pension plan covered under the provisions of the Alberta Employment Pensions Plans Act, commenced in 2008 and provides supplementary pension plan benefits. The plan supplements the Local Authorities Pension Plan.

The Chief Administrative Officer and Executive Directors of the County can participate in the APEX Supplementary Pension Plan. Employer and Employee contributions and investment earnings of the APEX fund finance APEX. Contributions for current service are recorded as expenditures in the year in which they become due.

Rocky View County makes current service contributions to the plan of 2.96% of pensionable earnings up to the APEX maximum earnings of \$175,333. Eligible employees of the County can make current service contributions of 2.42% of earnings up to the APEX maximum earnings of

**ROCKY VIEW COUNTY**  
**NOTES TO THE FINANCIAL STATEMENTS**  
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\$175,333. Total employer contributions by Rocky View County to APEX in 2023 amounted to \$10,348 (2022 - \$10,888). Total contributions by employees of the County to APEX amounted to \$8,460 for the 2023 year (2022 - \$7,381).

The cost of post-retirement benefits earned by employees is actuarially determined using the projected benefit method prorated on service and administration's best estimate of salary, benefit escalation, and retirement ages. The costs of post-retirement benefits are fully funded.

**NOTE 10: COMMITMENTS & CONTINGENCIES**

No provision has been made on the statement of financial position for the various lawsuits and legal claims filed against the County, as the extent of the lawsuits and legal claims are not determinable at December 31, 2023. The amount of any future settlement would be accounted for in the year the losses are determined.

Commitments relating to policing and operating leases are listed below:

2024	\$4,176,777
2025	\$4,177,277

In addition to the above the County has entered into agreements for the following major projects:

<b><u>Project Name</u></b>	<b><u>Year of Commitment</u></b>	<b><u>Project Type</u></b>	<b><u>Amount</u></b>
Bragg Creek Flood Mitigation	2024	Capital	\$519,109
Fleet Purchases	2024	Capital	872,279
Range Rd 43 & Cochrane Lake	2024	Capital	1,124,071
Dwight McLellan Trail Traffic Lights	2024	Operating	500,000
Glenmore Tr & Garden Road	2024	Operating	582,638
Dwight McLellan Trail Stormwater	2024	Operating	1,285,840

**NOTE 11: RECIPROCAL INSURANCE EXCHANGE MEMBERSHIPS**

The County was a member of the Genesis Reciprocal Insurance Exchange and the Jubilee Reciprocal Insurance Exchange as of December 31, 2023. Under the membership terms, the County could become liable for its proportionate share of any claim losses above the funds held by the exchange. Any liability incurred would be accounted for as a current transaction in the year the losses are determined.

**ROCKY VIEW COUNTY**  
**NOTES TO THE FINANCIAL STATEMENTS**  
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**NOTE 12: DEBT LIMITS**

Section 276 (2) of the Municipal Government Act and related provincial regulations require that the debt and debt limits, as defined by Alberta Regulation 255/2000, for the County, be disclosed as follows:

	<u>2023</u>	<u>2022</u>
Total debt limit	\$ 228,136,496	\$ 202,878,003
Total debt	<u>(53,798,830)</u>	<u>(58,455,896)</u>
Total amount of debt limit unused	<u>\$ 174,337,666</u>	<u>\$ 144,422,107</u>
Debt Servicing Limit	\$ 38,022,749	\$ 33,813,001
Debt Servicing	<u>(7,791,015)</u>	<u>(8,109,308)</u>
Amount of Debt Servicing Limit unused	<u>\$ 30,231,734</u>	<u>\$ 25,703,693</u>

The debt limit is calculated at 1.5 times the revenue of the County (as defined in Alberta Regulation 255/2000), and the debt service limit is calculated at 0.25 times such revenue. Incurring debt beyond these limitations requires approval by the Minister of Municipal Affairs. These thresholds are guidelines Alberta Municipal Affairs uses to identify municipalities that could be at financial risk if a further debt is acquired. The calculation taken alone does not represent the financial stability of the County; rather, the financial statements must be interpreted as a whole.

**NOTE 13: ACCUMULATED SURPLUS**

	<u>2023</u>	<u>2022</u>
Unrestricted surplus	\$8,710,823	\$10,721,110
Capital deficit	<u>(6,818,675)</u>	<u>(7,087,687)</u>
	<u>\$1,892,148</u>	<u>\$3,633,423</u>
Restricted surplus		
Reserve funds		
General operating	\$4,075,015	\$3,680,090
Roads	5,795,590	5,257,517
Offsite levies	36,616,392	39,986,655
Tax stabilization	56,647,075	50,526,789
Utility	1,813,710	1,018,973
Public	19,547,078	17,303,956
Equipment	4,602,276	4,422,730
Recreation – Springbank	8,918,597	8,329,744
Voluntary recreation	1,554,995	1,451,526
	<u>\$139,570,728</u>	<u>\$131,977,980</u>
Equity in water license	21,161,000	21,161,000
Equity in tangible capital assets (Note 18)	657,101,493	639,575,793
	<u>\$819,725,369</u>	<u>\$796,348,196</u>



**ROCKY VIEW COUNTY**  
**NOTES TO THE FINANCIAL STATEMENTS**  
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**NOTE 14: FINANCIAL INSTRUMENTS**

The County's financial instruments consist of cash and temporary investments, accounts receivable, debt charges recoverable, bank indebtedness, accounts payable and accrued liabilities, employee benefit obligations, deposits liabilities, and long-term debt. The nature of these instruments and the County's operations expose the County to credit and liquidity risks. The County manages its exposure to these risks by operating in a manner that minimizes its exposure to the extent practical. There have been no changes from the previous year's policies, procedures and methods to measure risks.

**A. Interest rate risk**

Interest rate risk is the risk that the value of a financial instrument might be adversely affected by a change in interest rates. Changes in market interest rates might have an effect on the cashflows associated with some financial assets and liabilities. The County is exposed to interest rate risk on its bank indebtedness and temporary investments. As at December 31, 2023 the County had investments bearing interest at 5.70% to 6.35% (2022 - 4.46% to 5.74%) and long-term debt bearing interest at 1.288% to 6.70% (2022 – 1.288% to 6.45%). The County actively manages its interest rate risk through ongoing monitoring of market interest rates and the overall economic situation.

**B. Credit risk**

The County is subject to credit risk with respect to taxes and grants in place of taxes, accounts receivable, and debt charges recoverable. Credit risk arises from the possibility that taxpayers and entities to which the County provides services may experience financial difficulty and be unable to fulfill their obligations. Management believes that the risk of default and the risk of concentration of credit risk is minimized by the fact that there is a large number and diversity of taxpayers and receivables comprise amounts receivable from the Government of Alberta for grants, property taxes, and trade receivables, which are subject to normal trade credit risk which is not significant as the County manages and analyzes the outstanding accounts receivable balances.

**C. Liquidity risk**

Liquidity risk is the risk that the County will not be able to meet its financial obligations as they come due. The County has a planning and budgeting process in place to help determine the funds required to support the normal operating requirements of the County on an ongoing basis. The County ensures that there are sufficient funds to meet its short-term requirements, taking into account its anticipated cash flows and its holdings of cash and cash equivalents. The following table sets out the contractual maturities (representing contractual cash flows) of financial liabilities:

	<b><u>0-90 days</u></b>	<b><u>Over 90 days</u></b>
Accounts payable and accruals	\$20,701,344	\$ -
Deposit liability	-	6,721,652
Long-term debt	206,463	53,592,367
	<u>\$20,907,807</u>	<u>\$60,314,019</u>

**ROCKY VIEW COUNTY**  
**NOTES TO THE FINANCIAL STATEMENTS**  
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**NOTE 15: SALARY AND BENEFIT DISCLOSURE**

Salaries and benefits for elected Municipal Officials, the Chief Administrative Officer, and the Designated Officers, as required by Alberta Regulation 313/2000, are disclosed as follows:

	<b>No. of Persons</b>	<b>Salary</b>	<b>Benefits &amp; Allowances</b>	<b>2023 Total</b>	<b>2022 No. of Persons</b>	<b>2022 Total</b>
<b>Councillors:</b>						
Division 1	1	\$92,611	\$15,017	\$107,628	1	\$127,210
Division 2	1	90,921	9,636	100,557	1	120,786
Division 3	1	122,966	14,339	137,305	1	137,893
Division 4	1	89,586	13,796	103,382	1	125,785
Division 5	1	89,586	9,914	99,500	1	94,714
Division 6	1	92,750	13,887	106,637	1	98,735
Division 7	1	89,586	9,966	99,552	1	94,714
CAO	3	412,933	35,957	448,890	2	306,729
Designated Officers	2	289,604	54,367	343,971	2	322,364

- (1) Salary includes regular base pay, bonuses, overtime, lump sum payments, gross honoraria, and other direct cash remuneration.
- (2) Elected Officials: Benefits & Allowances include the County's contribution and payments for Canada Pension Plan (CPP), Workers Compensation Board (WCB), dental coverage, vision coverage, group life insurance, accidental disability and dismemberment insurance, travel allowance and general expense allowance.
- (3) Chief Administrative Officer/Designated Officers: Benefits & Allowances include the County's contribution and payments for Canada Pension Plan (CPP), Workers Compensation Board (WCB), employment insurance, extended health care, dental coverage, vision coverage, group life insurance, accidental disability, and dismemberment insurance, local authorities pension plan (LAPP), and APEX Supplementary Pension Plan.

**NOTE 16: ASSET RETIREMENT OBLIGATION**

**Landfill**

Landfill closure and post-closure care requirements have been defined in accordance with The Environmental Management and Protection Act and include final covering and landscaping of the landfill, pumping of ground water, methane gas and leachate management, and ongoing environmental monitoring, site inspection and maintenance. The reported liability is based on

**ROCKY VIEW COUNTY**  
**NOTES TO THE FINANCIAL STATEMENTS**  
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estimates and assumptions with respect to events extending over a 11-14 years period using the best information available to management. Future events may result in significant changes to the estimated total expense and the estimated liability, and would be recognized prospectively, as a change in estimate, when applicable.

The landfills are closed and now in the post closure phase. The County is responsible for landfill sites that have been capped and closed with no further useful life and capacity. No performance bonds have been paid on the sites, and no assets have been specifically allocated to these sites. The estimated total liability is based on the sum of discounted future cash flows of post-closure activities for the remainder period for post-closure care between 11 years and 14 years (2022 – between 12 years and 15 years) using the discount rate of 3.77% (2022 - 3.77%). The total estimated ARO is \$470,952 (2022- \$453,828)

### **Lagoons**

The County has a license to operate lagoons. The county is legally required to decommission and reclaim these lagoons at the end of their useful life. In accordance with PS 3280, Asset Retirement Obligations, the County estimated the ARO using the undiscounted future expenditures expected to be incurred within 1- 24 years period. The County applied the discount rate of 3.77% to estimate the present value of the associated AROs. The total estimated ARO is \$1,124,386 (2022 - \$ 1,083,506).

### **Gravel Pits**

The operates various pits which have an estimated useful life of 1 to 54 years. The County is legally required to reclaim these pits at the end of their useful life. The County estimated the ARO for these pits using the undiscounted future expenditures expected to be incurred within 1- 54 years period. The County applied the discount rate of 3.77% to estimate the present value of the associated AROs. The total estimated ARO is \$2,153,419 (2022 - \$ 2,260,285).

<b>Asset Retirement Obligation</b>	<b>2023</b>	<b>2022</b>
Balance, beginning of the year	\$3,797,619	\$3,659,541
Liabilities settled	(192,149)	-
Accretion expense	143,287	138,078
Estimated total liability	3,748,757	3,797,619

**ROCKY VIEW COUNTY**  
**NOTES TO THE FINANCIAL STATEMENTS**  
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**NOTE 17: CONTAMINATED SITES LIABILITY**

Due to recent salt leaks at the Cochrane Gravel Pit as a result of day-to-day operations a 3<sup>rd</sup> party consultant was called in the first quarter of 2024 to inspect the sites and has established that there is potential for a contaminated site liability. The County has not recorded a provision because the layer that was contaminated has the potential to become inventory, there will be further discussions between the County and Alberta Environment to determine if the salt soil can be turned into inventory or if there is an environmental requirement from the Province to clean up the salt leak.

**NOTE 18: EQUITY IN TANGIBLE CAPITAL ASSETS**

	<u>2023</u>	<u>2022</u>
Tangible capital assets (Schedule 2)	\$1,387,313,538	\$1,347,863,188
Accumulated amortization (Schedule 2)	(672,996,378)	(646,435,154)
Asset Retirement Obligation (Note 16)	(3,748,757)	(3,797,619)
Long term debt (Note 8)	(53,798,830)	(58,455,896)
Debt charges recoverable (Note 5)	331,921	401,274
	<u>657,101,494</u>	<u>639,575,793</u>

**NOTE 19: SEGMENTED DISCLOSURE**

The County conducts its business through a number of reportable segments. The operating segments are established by management and facilitate the achievement of long-term objectives and aid in resource allocation decisions. For each reported segment, revenues and expenses represent both amounts directly attributable to the segment and amounts that are allocated reasonably. The accounting policies in these segments are consistent with those followed in preparing the financial statements.

Refer to the Schedule of Segmented Disclosure (Schedule 6).

**General Government** includes Council, Other legislative, and General administration.

**Emergency Services** include Fire, Bylaw, Police, and traffic enforcement.

**Infrastructure & Operations Services** include Roads, Capital projects & Engineering services, Asset management, Fleet, Cemetery, Water, Stormwater, Wastewater, and Waste & recycling.

**Planning & Development** includes Planning services, Building services, Economic Development, and Development compliance.

**Community Services** include Recreation & Community support and Family and Community Support Services (FCSS).

**ROCKY VIEW COUNTY**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**DECEMBER 31, 2023**

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**NOTE 20: BUDGET**

The budget figures presented in these financial statements are based on the budget approved by council on April 25, 2023, and subsequent budget adjustments are not included.

The schedule below reconciles the approved budget to the budget figures reported in these financial statements:

	<b><u>2023</u></b>
Budgeted Deficit reported in financial statements	\$(28,139,600)
Capital Revenue Funding Operation	(10,268,100)
Principal payments on long-term debt	(5,663,900)
Amortization expense	28,689,600
Net transfer from reserve	<u>15,382,000</u>
Approved budget surplus for the year	<u>-</u>

**NOTE 21: COMPARATIVE FIGURES**

Certain prior year corresponding figures have been restated to conform to the current year's presentation.

**NOTE 22: PRIOR PERIOD ADJUSTMENT**

During the 2022 year end a correction between the distribution of the cost of acquisition of a water system between water licenses and water system assets was identified. As a result, the comparative figures have been restated. The effect of this prior period adjustment is a decrease in the net book value of tangible capital assets of \$373,000.00 and equity in tangible capital assets of \$368,798 and an offsetting increase in the Water License Asset and Equity in Water License of \$373,000.00. This change results in a reduction of the amortization expense in 2022 of \$4,202.

**NOTE 23: APPROVAL OF FINANCIAL STATEMENTS**

Council and Management have approved these financial statements.





ROCKY VIEW COUNTY

## SECTION II

### Variance Analysis

*April 23, 2024*



**FINANCIAL STATEMENT VARIANCE ANALYSIS**  
**For The Year Ending December 31, 2023**

**STATEMENT OF FINANCIAL POSITION - YEAR OVER YEAR**

The Statement of Financial Position reports on the County's assets, liabilities, and accumulated surplus as of December 31, 2023.

**Material changes have been identified and analyzed as follows:**

**FINANCIAL ASSETS**

	Variance (\$)	2023 (\$)	2022 (\$)
<hr/>			
<b><u>Cash (F/S Note 3)</u></b>			
<b>Total</b>	<b>26,522,766</b>	37,744,737	11,221,971
* Year-end timing difference			
a) Increase – Due to anticipating higher demand for cash to meet capital expenditures in the current year	25,287,539		
	1,635,446		
c) Increase – Developers levies (Water offsite) Levy	154,284		
d) Increase – Developers' levies (Wastewater offsite)	(544,504)		
e) Decrease – Public Reserves had increased investing activity in the current year			
<hr/>			
<b><u>Temporary Investments (F/S Note 2)</u></b>			
a) Decrease – investing activities due to higher demand for cash to meet capital expenditures in the current year	<b>(15,347,571)</b>	130,005,331	145,352,902
<hr/>			
<b><u>Receivables (F/S Note 4)</u></b>			
<b>Total</b>	<b>(934,543)</b>	18,883,933	19,818,476
a) Decrease – Taxes and grants in place of taxes	(544,311)		
b) Decrease – In Misc. Trade and other receivables	(390,212)		
<hr/>			

**LIABILITIES**

	<b>Variance (\$)</b>	<b>2023 (\$)</b>	<b>2022 (\$)</b>
<b><u>Accounts Payable &amp; Accrued Liabilities</u></b>			
<b>Total</b>	<b>(\$1,854,897)</b>	<b>20,701,344</b>	<b>22,556,241</b>
* Timing between accrued pay & payday			
a) Decrease – Gravel Liability (now Asset Retirement Obligation)	(1,985,711)		
b) Increase – Employee related liabilities*	130,814		
<b><u>Deferred Revenue (F/S Note 6)</u></b>			
<b>Total</b>	<b>\$6,381,347</b>	<b>21,202,697</b>	<b>14,821,250</b>
* Timing between receipt and use of grants			
a) Increase – Grant*	5,635,237		
b) Increase – Prepaid property taxes	509,177		
<b><u>Long-term debt (F/S Note 8)</u></b>			
<b>Total</b>	<b>(4,657,066)</b>	<b>53,798,830</b>	<b>58,455,896</b>
a) Decrease – Vehicles	(151,506)		
b) Decrease – Bridges & walkways	(16,439)		
c) Decrease – Water infrastructure	(1,734,348)		
d) Decrease – Wastewater infrastructure	(2,486,847)		
e) Decrease – Recreation	(102,251)		
f) Decrease – Bridge rehabilitation	(146,202)		

**NON-FINANCIAL ASSETS**

	<b>Variance (\$)</b>	<b>2023 (\$)</b>	<b>2022 (\$)</b>
<b><u>Tangible Capital Assets (Schedule 2)</u></b>			
<b>Total</b>	<b>12,889,125</b>	<b>714,317,160</b>	<b>701,428,035</b>
* Reduction in buildings, equipment, and engineering structures due to yearly amortization			
a) Increase – Land/Land improvements	11,026,149		
b) Decrease – Buildings	(2,339,795)		
c) Increase – Vehicles	241,327		
d) Decrease – Equipment	(1,131,834)		
e) Increase – Engineering structures	52,792,595		



## ROCKY VIEW COUNTY

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f) Decrease – Construction in progress	(63,054,271)
g) Increase – Contributed assets	15,521,843
h) Asset Retirement Obligation	(166,890)

---

**STATEMENT OF OPERATIONS – BUDGET TO ACTUAL – DECEMBER 31, 2022**

The Statement of Operations reports on revenue and expenses for operating and capital activities, contributed assets, grants applied to projects, and the change in the accumulated surplus from January 1 to December 31, 2023.

**Material changes have been identified and analyzed as follows:**

**REVENUE**

	<b>Variance (\$)</b>	<b>Actual (\$)</b>	<b>Budget (\$)</b>
<b><u>User Fees and Sales of Goods</u></b>			
<b>Total</b>	<b>(15,238,357)</b>	<b>15,907,243</b>	<b>31,145,600</b>
a) Increase - Cemetery Revenue	1,165,750		
b) Increase Utility Operations (Balzac & East Rocky View)	1,166,161		
b) Increase- Fire response Revenue	426,932		
e) Decrease – Developer Funding	(18,000,000)		
<b><u>Cash-In-Lieu of Public Reserve</u></b>			
a) Increase – Developer contributions – voluntary contribution and cash in lieu of land	<b>1,908,909</b>	<b>2,578,909</b>	<b>670,000</b>
<b><u>Government Transfers for Operating (Schedule 4)</u></b>			
<b>Total</b>	<b>(7,053,016)</b>	<b>2,056,884</b>	<b>9,109,900</b>
a) Decrease – Alberta Community Resilience Program Grant	(7,413,500)		
b) Increase – Municipal Sustainability Initiative & FCSS	355,168		
<b><u>Investment Income</u></b>			
a) Increase – Interest rate increase	<b>6,291,670</b>	<b>8,091,670</b>	<b>1,800,000</b>
<b><u>Penalties and Cost of Taxes</u></b>			
<b>Total</b>	<b>368,087</b>	<b>1,366,587</b>	<b>998,500</b>
a) Increase – Late tax payment penalty	283,705		
b) Increase – Utility penalties	21,075		
c) Increase – Building Permit	66,807		





<b>REVENUE (Cont.)</b>	<b>Variance (\$)</b>	<b>Actual (\$)</b>	<b>Budget (\$)</b>
<b><u>Development Agreements &amp; Levies</u></b>			
<b>Total</b>	<b>3,004,147</b>	<b>11,204,147</b>	<b>8,200,000</b>
a) Increase – Transportation offsite levy	2,621,823		
b) Increase – Wastewater offsite levy	865,842		
c) Increase – Stormwater levy	394,120		
d) Decrease – Water offsite levy	(877,639)		
<b><u>Licenses &amp; Permits</u></b>			
<b>Total</b>	<b>4,465,694</b>	<b>8,906,394</b>	<b>4,440,700</b>
a) Increase – Building permit revenue	3,672,400		
b) Increase – Electrical/Gas/Plumbing permit revenue	405,651		
c) Increase – Development permit revenue	337,654		
<b><u>Other</u></b>			
<b>Total</b>	<b>(1,012,433)</b>	<b>13,246,967</b>	<b>14,259,400</b>
a) Decrease – Capital project funding	(1,195,715)		
b) Decrease -Glenmore Trail & Garden Road	(294,970)		
b) Decrease -Glenmore trail & Glenmore View	(185,130)		
c) Decrease – 566 Twinning in East Balzac	(51,000)		
d) Increase – Under levy	549,427		
e) Increase – Prairie Economic Gateway	165,410		

**EXPENSES**

	<b>Variance (\$)</b>	<b>Actual (\$)</b>	<b>Budget (\$)</b>
<hr/>			
<b><u>Administration</u></b>			
<b><i>Total</i></b>	<b><i>(2,072,010)</i></b>	<b><i>23,497,790</i></b>	<b><i>25,569,800</i></b>
a) Decrease – Salaries and wages - position vacancies	(595,945)		
b) Decrease – Service Priorities	(386,861)		
c) Decrease – Legal Services and Insurance Claims	(250,126)		
d) Decrease – Information technology	(215,716)		
e) Decrease – Unused training	(211,957)		
f) Decrease - Communications	(150,605)		
e) Decrease – Engineering	(149,051)		
f) Decrease - Labour Negotiations	(80,000)		
i) Increase - Contracted Services	544,505		
<hr/>			
<b><u>Fire</u></b>			
a) Increase – Mainly due to part-time firefighter wages	<b><i>757,935</i></b>	<b><i>16,880,635</i></b>	<b><i>16,122,700</i></b>
<hr/>			



<b>EXPENSES (Cont.)</b>	<b>Variance (\$)</b>	<b>Actual (\$)</b>	<b>Budget (\$)</b>
<b><u>Bylaw Enforcement</u></b>	<b>(483,510)</b>	10,720,690	11,204,200
<b>Total</b>			
a) Decrease – Enhanced RCMP Services	(578,113)		
b) Decrease – Salaries & Wages	(71,937)		
c) Increase – Inspection services	327,802		
<b><u>Transportation and Field Services</u></b>			
<b>Total</b>	<b>(32,084,609)</b>	65,580,991	97,665,600
a) Decrease – Project Delivery delays	(22,541,500)		
b) Decrease – CSMI Engineering & Construction	(7,649,432)		
c) Decrease - Construction Materials	(984,904)		
e) Decrease – Salaries and wages – position vacancies	(311,174)		
<b><u>Utilities</u></b>			
<b>Total</b>	<b>1,683,245</b>	22,108,845	20,425,600
a) Increase - Interest Expense on Long Term Debt	1,242,305		
b) Increase – Maintenance	705,017		
c) Increase – Materials	(309,497)		
<b><u>Cemetery</u></b>			
<b>Total</b>	<b>439,074</b>	1,841,474	1,402,400
a) Increase – Perpetual care trust & Services	272,707		
b) Increase - Salaries and Wages	98,831		
<b><u>Planning and Development</u></b>			
<b>Total</b>	<b>(517,652)</b>	5,599,148	6,116,800
a) Decrease – Municipal policy projects	(313,077)		
b) Decrease – Planning policy (inter-municipal & ASP)	(203,060)		
b) Decrease – Grants - Economic Development	(75,000)		
c) Decrease – Salaries and wages - vacant positions	163,150		
<b><u>Recreation, Parks, and Community Services</u></b>			
<b>Total</b>	<b>(1,939,101)</b>	6,003,299	7,942,400
a) Decrease – Unspent recreation grants	(1,260,163)		
b) Decrease – Community recreation facilities	(422,589)		
c) Decrease – Services & Pathways	(227,473)		

**LEGEND**

"F/S" refers to the 2023 Notes to the Financial Statements

"Schedule" refers to the 2023 Notes to the Financial Statements Schedules

\*General Explanation



ROCKY VIEW COUNTY

## SECTION III

# Audit Findings Report

*April 23, 2024*



# Rocky View County

Audit final communication to the County  
Council for the year ended December 31,  
2023

START

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# To the County Council of Rocky View County

We are pleased to provide you with the results of our audit of Rocky View County (the "Municipality") financial statements for the year ended December 31, 2023.

The enclosed final communication includes our approach to your audit, including: significant risks identified and the nature, extent, and results of our audit work. We will also communicate any significant internal control deficiencies identified during our audit and reconfirm our independence.

During the course of our audit, management made certain representations to us - in discussions and in writing. We documented these representations in the audit working papers.

We look forward to discussing our audit conclusions with you. In the meantime, please feel free to contact us if you have any questions or concerns.

Yours truly,

BDO Canada LLP



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# Audit at a glance

Preliminary materiality was \$6,000,000. Final materiality was changed to 2% of total assets, or \$18,500,000, for the purpose of testing Asset Retirement Obligation and Tangible Capital Assets, and a specific materiality of 2.5% of revenues , or \$5,335,000, was applied for all other financial statement areas.

We are not aware of any fraud affecting the Municipality. If you have become aware of changes to processes or are aware of any instances of actual, suspected, or alleged fraud since our discussions held at planning, please let us know.

We have complied with relevant ethical requirements and are not aware of any relationships between Rocky View County and our Firm that may reasonably be thought to bear on our independence.



Lorriane Walker

Email: [lwalker@bdo.ca](mailto:lwalker@bdo.ca)

Direct: 403-213-2592



December 2023



April 2024



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## Status of the audit

We have substantially completed our audit of the year ended Dec 31 financial statements, pending completion of the following items:

- Receipt of signed management representation letter
- Receipt of outstanding legal confirmations
- Subsequent events review through to the financial statements approval date
- Support for unionized employee potential sick time accrual
- Approval of financial statements by the Board of Directors

We conducted our audit in accordance with Canadian generally accepted auditing standards. The objective of our audit was to obtain reasonable, not absolute, assurance about whether the financial statements are free from material misstatement. See [Appendix A](#) for our final independent auditor's report.

The scope of the work performed was substantially the same as that described in our Planning Communication to the Members of Council dated .

For the year ended December 31, 2023



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# Audit findings

As part of our ongoing communications with you, we are required to have a discussion on our views about significant qualitative aspects of the Municipality's accounting practices, including accounting policies, accounting estimates and financial statements disclosures. We look forward to exploring these topics in depth and answering your questions. A summary of the key discussion points are below:

Financial statement areas	Risks noted	Audit findings
Significant Risk - Revenue Recognition	There is a presumed fraud risk associated with revenue recognition. Specifically, there is a risk that revenue may not be recorded correctly or recognized in the proper period.	<p>BDO performed the following:</p> <ul style="list-style-type: none"><li>• Developed expectations for the movement in revenue balances for significant revenue streams and corroborated client explanations for significant variances.</li><li>• Tested revenue on a sample basis to invoices and cash receipts.</li><li>• Tested managements assessment on a sample basis by testing terms of contracts, verified that all eligibility criteria and stipulations have been met, and ensured revenue recognition criteria have been met.</li></ul> <p>No issues were noted</p>
Significant Risk - Management override of controls	The risk of management override is inherent in all organizations and is the <b>result of management's ability to</b> override controls and manipulate accounting records.	<p>BDO performed testing over significant estimates, journal entries, and also incorporated an element of unpredictability in our audit work.</p> <p>No issues were noted.</p>



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# Audit findings (continued)

Financial statement areas	Risks noted	Audit findings
Significant Risk - Deferred Contributions	Risk that deferred revenue does not align with funding statements for grants received and revenue recognized and/or that deferred revenue has not been valued correctly resulting in misstatements.	<p>BDO performed testing over deferred revenue by reviewing deferred continuity schedules and agreeing additions and utilizations to supporting documentation.</p> <p>No issues were noted.</p>
Significant risk - Completeness of Asset Retirement Obligation	PSAB's new PS 3280 represents a significant change in the accounting standards applied by the County. Application of this new standard requires use of estimates and significant professional judgement. This new standard creates a risk that environmental liability is not correctly valued in accordance with generally accepted accounting principles.	<p><b>BDO obtained understanding of management's estimate of any future environmental liabilities and completed the following:</b></p> <ul style="list-style-type: none"><li>• Ensured that management's basis for calculation is in accordance with generally accepted accounting principles (PS 3280).</li><li>• Obtained supporting evidence for inputs used in determination of the liability.</li><li>• Reviewed related financial statement note disclosures to ensure disclosures are in accordance with the applicable financial reporting framework.</li></ul> <p>No issues were noted.</p>



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## Internal control matters

- ▶ During the audit, we performed the following procedures regarding the **Municipality's** internal control environment:
- ▶ Documented operating systems to assess the design and implementation of control activities that were relevant to the audit.
- ▶ Discussed and considered potential audit risks with management.
- ▶ We considered the results of these procedures in determining the extent and nature of audit testing required.



We are required to communicate to you in writing about any significant deficiencies in internal control that we have identified during the audit.

A significant deficiency is defined as a deficiency or combination of deficiencies in internal control that merits the attention of those charged with governance.

The audit expresses an opinion on the **Municipality's financial statements**. As a result, it does not cover every aspect of internal controls—only those relevant to preparing the financial statements and designing appropriate audit procedures. This work was not for the purpose of expressing an opinion on the effectiveness of internal control.

No control deficiencies were noted that, in our opinion, are of significant importance to discuss.

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# Adjusted and unadjusted differences

## Summary of unadjusted differences

There were no unadjusted differences noted during the course of our audit engagement.

## Summary of adjusted differences

There were no differences that were corrected by management during the course of our audit engagement.

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# Other required communications

Professional standards require independent auditors to communicate with those charged with governance certain matters in relation to an audit. In addition to the points communicated within this letter, the attached table summarizes these additional required communications.

Issue	BDO response
Potential effect on the financial statements of any material risks and exposures, such as a pending litigation, that are required to be disclosed in the financial statements.	None noted.
Material uncertainties related to events and conditions that may cast significant doubt on the entity's ability to continue as a going concern.	None noted.
Disagreements with management about matters that, individually or in the aggregate, could be significant to the entity's financial statements or our audit report.	None noted.
Matters involving non-compliance with laws and regulations.	None noted.
Significant related party transactions that are not in the normal course of operations and which involve significant judgements made by management concerning measurement or disclosure.	None noted.
Management consultation with other accountants about significant auditing and accounting matters.	BDO notes management engaged Deloitte LLP. in assisting with the adoption of PS3280 Asset Retirement Obligations.



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# How we audit financial statements: Our audit process

## IDENTIFY AND ASSESS RISK

Focus on those areas of financial statements that contain potential material misstatements as a consequence of the risks you face

## OBTAIN AUDIT EVIDENCE

Perform audit procedures while maintaining appropriate degree of professional skepticism, to conclude whether or not the financial statements are presented fairly

## COMMUNICATION

Communicate our opinion and details of matters on which we are required to communicate



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# How the firm's system of quality management supports the consistent performance of quality audit engagements

The firm's system of quality management complies with the requirements set out in Canadian Standard on Quality Management 1 - Quality Management for Firms that Perform Audits or Reviews of Financial Statements, or Other Assurance or Related Services Engagements (CSQM 1) as issued by the Auditing and Assurance Standards Board (AASB).

In addition to the requirements set out in CSQM 1, we may have identified additional quality objectives and potential quality risks and have designed further policies and procedures to respond to these.

Taken together our system of quality management supports consistent performance of audit engagements by focusing on eight components that operate in an iterative and integrated manner. These include:

- 1 Firm risk assessment process
- 2 Governance and leadership
- 3 Relevant ethical requirements
- 4 Acceptance and continuance
- 5 Engagement performance
- 6 Resources
- 7 Information and communication
- 8 Monitoring and remediation process

## Standard for Audit Quality



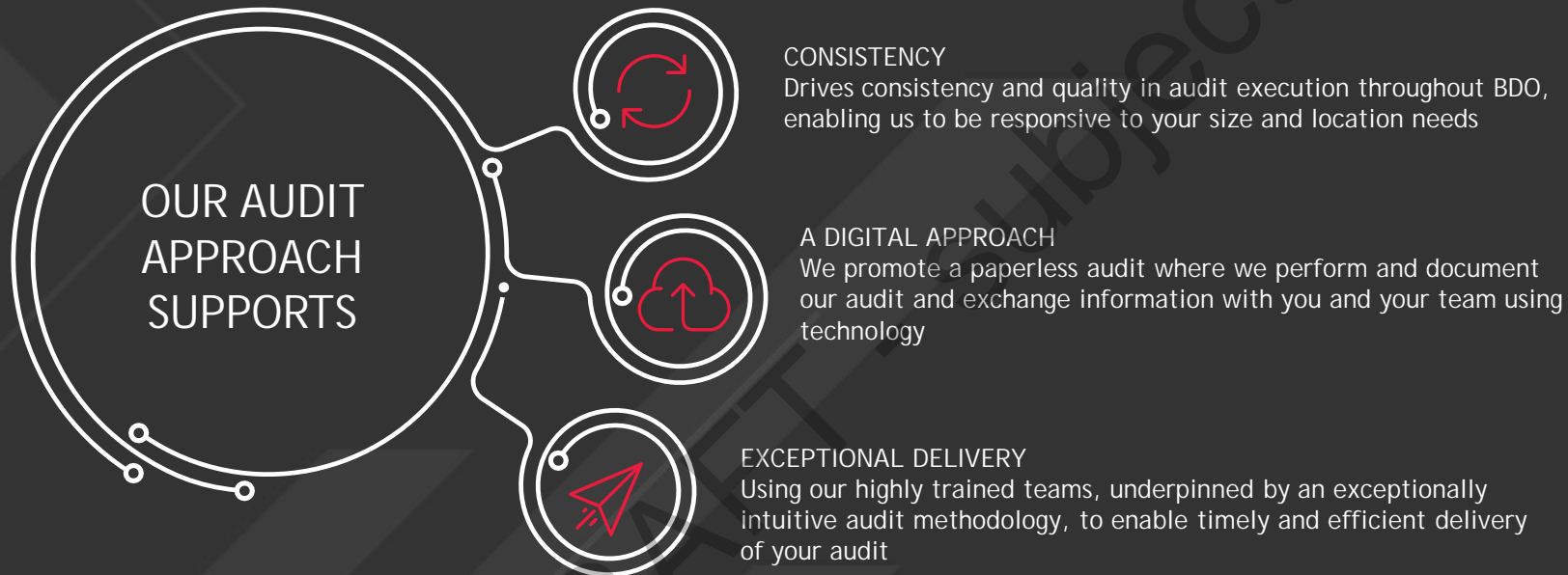
## CSQM 1

The quality of an audit depends not only on the people conducting it—but also on the systems underpinning it. These new rules up the ante for your audit quality.

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# Our audit approach: Responsiveness in action

Our firm is deliberately structured to allow one partner to every six staff members. This means easy access to senior staff and the lead partner throughout your audit. It also helps our team gain a better understanding of your organization. Our audit process differs from the typical audit in our use of in-field reviews. The benefit of these in-field reviews is that final decision-makers are on site ensuring issues are resolved and files closed quickly. We offer clients the full-service expertise of a national firm. Yet we maintain a local community focus. The comprehensive range of services we deliver is complemented by a deep industry knowledge gained from over 100 years of working within local communities.



Discover how we're accelerating audit quality



## Audit Quality Report

We collected our core beliefs around audit quality, the very practical steps we take to sustain it, and the progress we have made to accelerate its quest.

[Follow our progress](#)

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# BDO's digital audit suite

Our digital audit suite of technologies enables our engagement teams to conduct consistent risk-based audits, both domestically and internationally, with maximum efficiency and minimal disruption to our clients' operations and people.



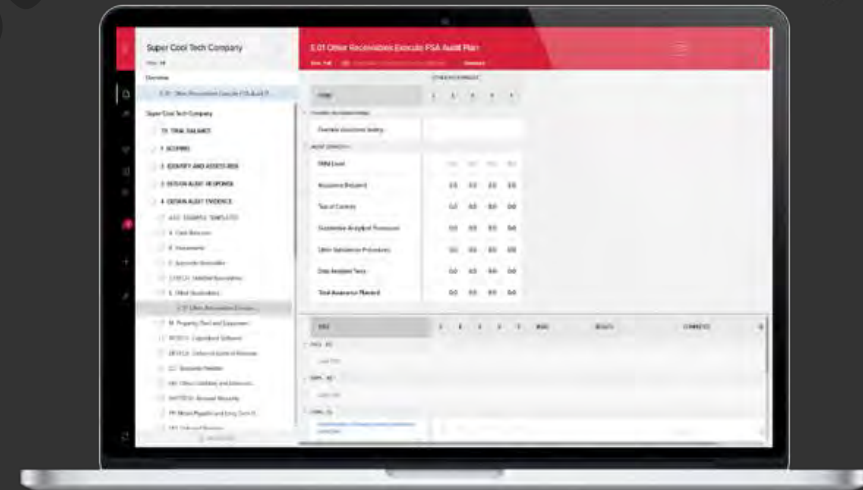
## APT Next Gen

Our audit software and documentation tool, APT, is an integral part of our audit methodology. Our professionals engage APT to devise and perform appropriate, risk-based audit procedures and testing based on applicable Canadian Auditing Standards (CASs), as well as to factor in engagement and industry-specific objectives and circumstances.

APT enables us to deliver an audit that fits your organization—whether large or small; complex or basic.

This sophisticated tool also amplifies two key attributes of our audits: consistency and quality. The quality framework that we developed measures our audit performance with hard quality indicators and reflects our indispensable culture for quality. To see our audit quality and consistency in action, look no further than how our teams share best audit practices for continuous improvement.

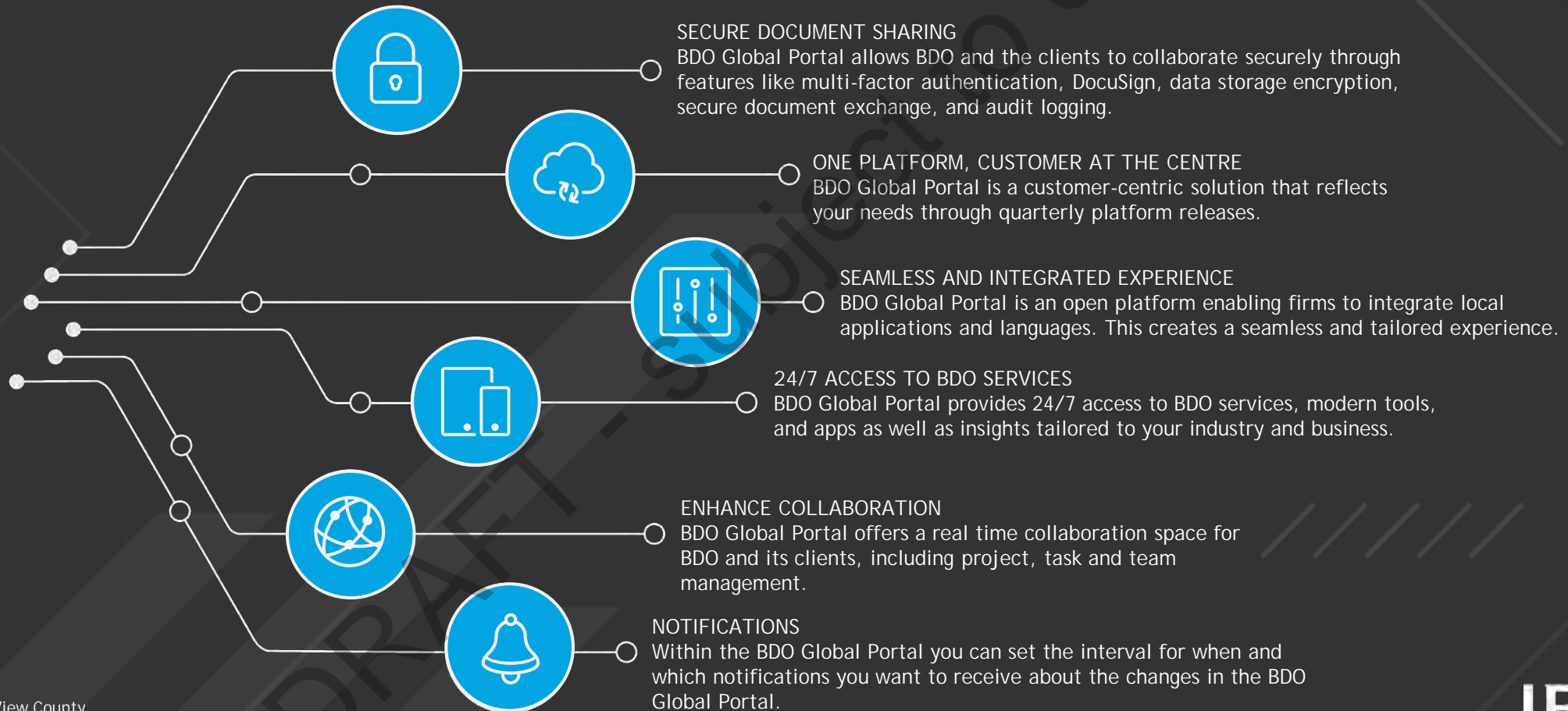
Through a strategic alliance with Microsoft and the introduction of new technology, this global, cloud-based application can now streamline and focus the audit process in even more ways for BDO professionals and their clients.



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## BDO Global Portal

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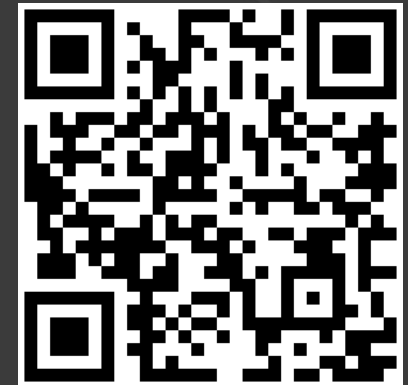
## Spotlight on ESG



Transformative world events—an international health crisis, social movements, shareholder and investor values, global supply chains, energy transition, smart cities, and sustainable finance—are transforming Canadian business.

Standards and regulations are rapidly changing to reflect the goals of all of your stakeholders. Organizations, investors, and customers are embracing environmental, social, and governance (ESG) considerations as important measures of success. Non-financial and financial information is becoming more interconnected.

### ESG Insights



Sector insights at your convenience

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## Spotlight on public sector



### Industry insights to shape your business

At BDO, we help governments create efficient ways of working to achieve better outcomes for their citizens and public servants. From technology-based solutions to program development, advisory and audit, our team can guide you through critical strategic decisions to ensure you deliver on your vision, goals, and accountability expectations.

#### Public sector Insights



Resources to support your business

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## Appendices

- ▶ Appendix A: Independent auditor's report
- ▶ Appendix B: Representation letter





# Appendix A: Independent auditor's report

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## Appendix B: Representation letter





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BDO Canada LLP  
903 - 8th Ave SW  
Calgary, Alberta  
T2P 0P7

April 23, 2024

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

Dear Agbonkhese,

The objective of an audit is to obtain reasonable assurance whether the financial statements are free of any material misstatement and it is not designed to identify matters that may be of interest to management in discharging its responsibilities. Accordingly an audit would not usually identify all such matters.

During the course of our audit of the financial statements of Rocky View County for the year ended December 31, 2023, we did not encounter any significant matters which we believe should be brought to your attention.

This communication is prepared solely for the information of management and is not intended for any other purposes. We accept no responsibility to a third party who uses this communication.

We shall be pleased to discuss with you further any matters mentioned in this report at your convenience.

Yours truly,

Lorriane Walker CPA, CA, MA  
Partner through a corporation  
BDO Canada LLP  
Chartered Professional Accountants

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## Independent Auditor's Report

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To the Council of Rocky View County

### Opinion

We have audited the financial statements of Rocky View County (the County), which comprise the statement of financial position as at December 31, 2023, statement of operations, statement of change in net financial assets, statement of cash flows, and notes to the financial statements, including a summary of significant accounting policy information.

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of the County as at December 31, 2023, and its results of operations, its changes in net assets, and its cash flows for the year ended in accordance with Public Sector Accounting Standards.

### Basis for Opinion

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

### Other Matters

The financial statements of the County for the year ended December 31, 2022 were audited by another auditor who expressed an unmodified opinion on the financial statements on April 25, 2023.

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

Management is responsible for the preparation and fair presentation of these financial statements in accordance with Public Sector Accounting Standards and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the County's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the County or to cease operations, or has no realistic alternative but to do so.

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

### Auditor's Responsibilities for the Audit of the Financial Statements

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

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

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit

evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the County's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the County's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the County to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

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

*[Signature in the name of the audit firm]*  
Chartered Professional Accountants

Calgary, Alberta  
TBD



# COUNCIL REPORT

## Madden Fire Station 105 Occupational Health & Safety Mitigation

Electoral Division: 4

File: N/A

Date:	April 23, 2024		
Presenter:	Merlin Klassen, Assistant Fire Chief, Paid Per Call, Fire Prevention		
Department:	Fire Services		
Approved by:	<input checked="" type="checkbox"/> Executive Director / Director	and/or	<input checked="" type="checkbox"/> Chief Administrative Officer

### REPORT SUMMARY

This report is for Council's consideration of a Temporary Use on Municipal Reserve (MR) Land at Lot 17 Block;1 Plan 2392EI, adjacent to Madden Fire Station 105 at 285052 Symons Valley Rd., as well as a budget adjustment for the associated costs to remedy historical and ongoing health and safety concerns at the Madden Fire Station.

### ADMINISTRATION'S RECOMMENDATION

THAT Council approve the use of the Municipal Reserve lands at Lot 17 Block;1 Plan 2392E for purposes related to the Madden Fire Station on a temporary basis.

THAT Council approve a budget adjustment of \$110,500 to fund interim health and safety measures at the Madden Fire Station, as per Attachment A.

### BACKGROUND

Council was informed of the historical and ongoing health and safety concerns at the Madden Fire Station on March 28, 2024; the two major safety concerns being access to clean water, and diesel exhaust particulate. Fire services staff have been focused on providing remedies for these concerns within the current facility.

#### Water Quality

Several remedies included flushing the current holding tanks, adding additional water filters, incorporating an inline chlorination induction system and replacement of all sinks, faucets, and toilet have been put into service; however, these actions have not met the requirement for improved water quality.

#### Diesel Particulate

Circulating ceiling fans were added in the attempt to force the exhaust out of the bays; however, this only added to the concentration of diesel particulate within the station. A vendor was brought in to assess if a ventilation system or an exhaust extraction system could be installed and determined that, based on the design and construction of the facility, it would not allow for the installation of any products that would hang from the ceiling without extensive structural upgrades to the facility, thus making investment in this solution to address concerns with the air quality cost prohibitive.

Administration recommends placing a temporary structure on the neighbouring Municipal Reserve (MR) land to allow for decontamination procedures, washroom facilities, and meeting and training space to be separated from the existing bays to address the above-noted concerns. In order to move forward with the temporary use MR land, Administration requires a resolution of Council.

## **Madden Fire Station 105 Occupational Health & Safety Mitigation**

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### **ANALYSIS**

---

Fire Services met with the Executive Leadership team on April 2, 2024, to present and review short-term mitigation strategies and long term remedy strategies.

A memo was sent to Council on April 3, 2024, stating that ELT had directed Administration to take interim measures to address the Occupational Health and Safety concerns of the station and its operations. Administration has identified the following recommendations to address the concerns of the station and its operations.

#### **Resolution to Approve a Temporary Use on MR Land**

An immediate solution would be to place a temporary, self-contained structure on the County-owned land directly adjacently east of the current station.

The parcel in question would be adequate to temporarily hold a 24 x 60 structure (ATCO Trailer) along with improving the current parking situation for the Paid Per Call (PPC) Fire Fighters. The structure would be self-contained with potable water tanks and dark water holding tanks. It would be fitted with two washrooms and three shower units, which would address the current lack of gender-specific washroom/shower availability, and would allow for the firefighter to decontaminate as per department guidelines after fire responses. The facility would allow for more room to conduct meetings, training sessions, and fire station administration duties in a non-contaminated area.

This facility could be supplied and set up in 7-10 days after site preparation is completed.

However, the proposed parcel is currently zoned MR, which is not suited to this temporary use. Due to the emergent and critical nature of the situation, Administration requires a resolution of Council to proceed with getting the temporary infrastructure ready and operational, and to allow the necessary permitting and installation steps to proceed. This resolution would also give Administration the direction to commence the redesignation process, the staff report for which would be brought back to Council at a forthcoming public hearing to recommend approval of the rezoning to accommodate this temporary structure. At a future date, upon completion of a permanent structure to replace the current station and proposed temporary use, a bylaw would again be brought back to Council to return the property to an MR designation.

#### **Budget Adjustment to Fund the Interim Measure**

The temporary office and washroom facility is a rental unit, with the costs based on a 24-month rental. The first-year costs include: rental costs, set up and delivery costs, site preparation, building permits, temporary utilities, potable water, and dark water removal costs.

A budget adjustment to the 2024 operating budget of \$110,464 is required to facilitate this urgent solution to temporarily remedy the current OHS safety concerns.

Tables 1 and 2 show the projected costs for the first and second year, for a two-year total of \$201,364, which includes the demobilization and site reclamation costs.



## Madden Fire Station 105 Occupational Health & Safety Mitigation

*Table 1: Year One Projected Costs:*

Item	Description	Cost
Rental Cost	3200/month X 8	25,600
Shower Retro fit cost	install of 3 showers	21,000
Set up	delivery, set up crane service	21,000
Site prep	site grade/ Gravel/fencing	15,000
Professional Services	Engineering, Survey	5,000
Utility services	Electrical service drop	5,000
Water delivery	272/delivery. 1.5 deliveries/month = 18 /year (12 x272 = 3264.)	3,264
Septic Services	150/service. 1.5 services / month= 18 services/year (12 X 150 = 1,800.)	1,800
Propane	Heating - 1000/month	8,000
Sewer tank for Showers	350./month X 8	2,800
Misc. furniture/supplies	Tables/chairs/whiteboards	2,000
	<b>Year One Projection Total</b>	<b>110,464</b>

*Table 2: Year Two Projected Costs*

Item	Description	Cost
Rental Cost	3200/month X 12	38,400
Water delivery	272/delivery. 1.5 deliveries/month = 18 /year (4896.00)	5,000
Septic Services	150/service. 1.5 services / month= 18 services/year	2,700
Propane	Heating 1000/month	12,000
Demobilization	Return delivery, take down, crane service	13,000
Site Reclamation	site grade/ Landscaping/fencing	15,000
Sewer tank Rental	350/month X 12	4,800
	<b>Year Two Projection Total</b>	<b>90,900</b>

## COMMUNICATIONS / OUTREACH

Fire Services has prepared a multi-phased Outreach plan in anticipation of the facility change. There will be a hosted Outreach event on the evening of May 6, 2024, at the Madden Fire Station. Leading up to the event, Transportation Services will stage several road side signs advising of the event, and Fire Service personnel will conduct a door knocking campaign in the immediate area on April 29, 2024, inviting residents to attend.

## Madden Fire Station 105 Occupational Health & Safety Mitigation

### IMPLICATIONS

Not removing the staff from the current station for the required administrative functions, training functions, and general meetings will continue to place Station 105 personnel at risk. Not providing gender specific washrooms or required shower facilities (as per Fire Department (FD) Standard Operating Guideline (SOG) 7-21 - decontamination procedures) will place Rocky View County in a non-compliance position with OHS Legislation parts 2, 18, and 24.

Additionally, not addressing the concerns poses a risk to public safety as the station will continue to depreciate/deteriorate.

### Financial

There is currently no accommodation in the 2024 budget to allow for the funding of a temporary structure. The request is to deal with an emergent safety issue and requires emergency funding. Waiting until the 2025 budget cycle would increase the health risks to staff as well place the County in OHS non-compliance.

### STRATEGIC ALIGNMENT

Key Performance Indicators			Strategic Alignment
Effective Service Delivery	SD4: Services are continually assessed for improvements in cost efficiency, effectiveness, and customer experience	SD4.3: Employee engagement score	Employee wellness and engagement would be significantly improved by creating a safe work environment for staff.
Effective Service Delivery	SD2: Services are resourced and delivered to specific groups as intended, and citizens are satisfied with the outcomes	SD2.3: Percent of services achieving defined service level targets	Ensuring that the County meets its own land use and zoning requirements and demonstrating proper process
Effective Service Delivery	SD4: Services are continually assessed for improvements in cost efficiency, effectiveness, and customer experience	SD4.1: Percent of services that are assessed annually for innovation opportunities and have demonstrable efficiency improvements	Providing compliant and safe facilities for staff that meet legislated requirements.

### ALTERNATE DIRECTION

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

### ATTACHMENTS

Attachment A: Budget Adjustment  
Attachment B: Maps of MR Area

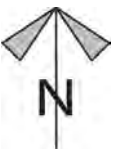
Description	Budget Adjustment
EXPENDITURES:	
Interim Measure for Madden Fire Station	110,500
TOTAL EXPENSE:	110,500
REVENUES:	
Transfer from the Tax Stabilization Reserve	(110,500)
TOTAL REVENUE:	(110,500)
NET BUDGET REVISION:	0
REASON FOR BUDGET REVISION:	
Budget adjustment to fund interim measure to address health and safety concerns at Madden Fire Station.	
AUTHORIZATION:	
Chief Administrative Officer: _____	Council Meeting Date: _____
Executive Director _____ Corporate Services: _____	Council Motion Reference: _____
Executive Director: _____	Date: _____
Rick McDonald	
Kent Robinson	
Matt Boscariol	

Posting Date:



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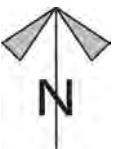




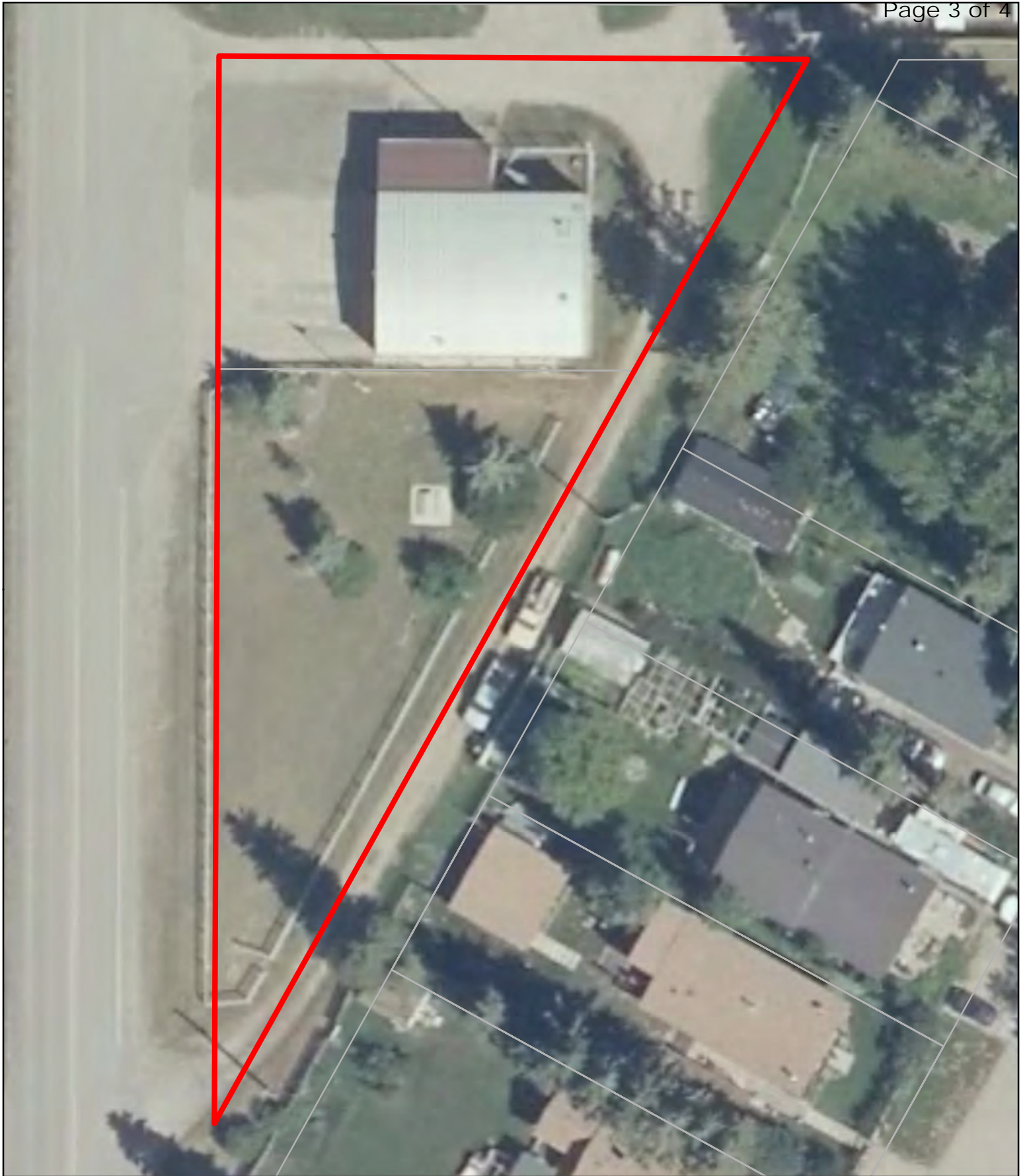


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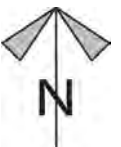


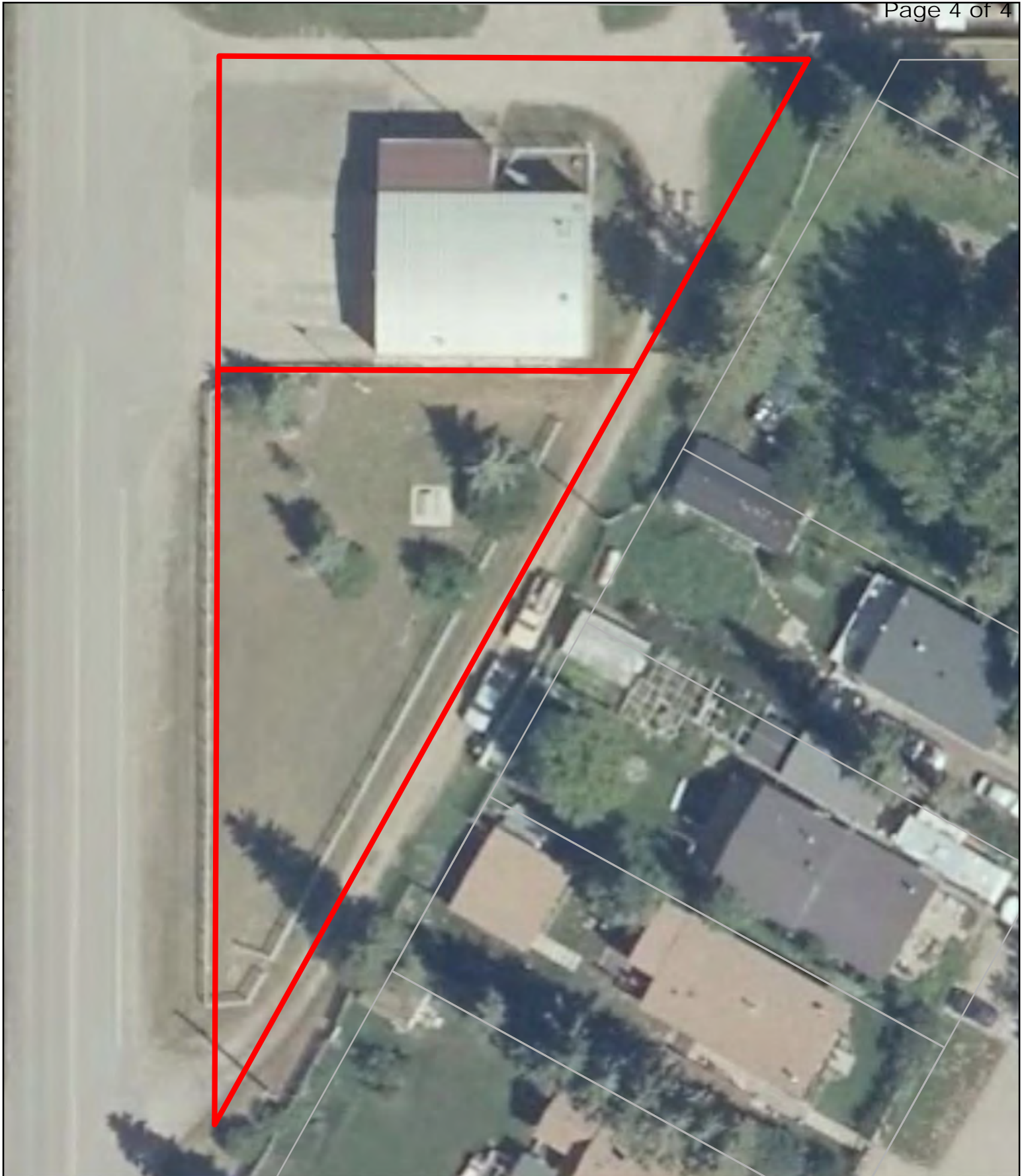




ROCKY VIEW COUNTY

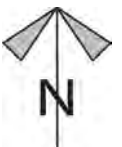
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ROCKY VIEW COUNTY

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# COUNCIL REPORT

## Update: Implementation of Policy C-327 (Circulation and Notification Standards) Amendments

Electoral Division: All

Project: Policy C-327

Date:	April 23, 2024		
Presenter:	Justin Rebello, Supervisor (Planning & Development)		
Department:	Planning		
Approved by:	<input checked="" type="checkbox"/> Executive Director / Director	and/or	<input checked="" type="checkbox"/> Chief Administrative Officer

### REPORT SUMMARY

The purpose of this report is to review the impacts of recent amendments to Policy C-327 (Circulation and Notification Standards), approved by Council on October 17, 2023.

Administration has noted a substantial increase in financial costs to the County resulting from the increased requirements set out within the amended Policy C-327, especially relating to the increased notification area required for development permit applications. Administration has also received correspondence from landowners within the County in relation to the increased circulation and notification areas, which is set out in Attachment D.

Considering the findings of its review, Administration is recommending further amendments to Policy C-327 to improve the effectiveness of development permit notifications. These amendments support Council's original intent of creating a simplified and inclusive circulation and notification process, while reducing notification requirements for a high volume of development permit applications that are of a lesser scale and intensity.

These amendments presented by Administration are proposed with the understanding that forthcoming technological improvements, including the release of an online Planning and Development Map, are anticipated to offer County landowners the ability to customize their notification preferences for applications in their area and to receive email notifications. This potential enhanced service would likely result in the need to undertake a comprehensive review of Policy C-327.

### ADMINISTRATION'S RECOMMENDATION

THAT Council amend Circulation and Notification Standards Policy C-327 in accordance with Attachment A.

THAT Council directs Administration to prepare and present a report to Council on the following before the end of Q3 2024:

- a. Confirming progress made on implementing a technological solution that provides landowners with opportunities to customize application notification preferences.
- b. Identifying potential options, approaches, and best practices for a comprehensive update to Policy C-327 which may cover the following areas:
  - i. Offering simple and clear application notification areas based on best practice, the scale of development, and local context.
  - ii. Potential replacement of signage requirements with additional requirements for applicant-led engagement measures on larger-scale proposals.

## Update: Implementation of Policy C-327 (Circulation and Notification Standards) Amendments

- iii. Provision of a range of both digital and hard copy methods that support an inclusive and accessible notification process.

### BACKGROUND

Council directed Administration to prepare amendments to Policy C-327, providing a standardized circulation and notification area of:

- 1600m (1 mile) for all applications outside of hamlets; and
- 800m (0.5 miles) for all applications within hamlets.

These amendments were approved by Council in October 2023, and it was further directed at that time that Administration bring a report back to Council with a review of the implementation of the amendments by April 30, 2024.

### ANALYSIS

Prior to Policy C-327 amendments approved on October 17, 2023, different circulation areas existed depending on the type of planning application (Local Plan, Redesignaton, Subdivision and Road Closure) and development permits. The amendments approved by Council provided a simpler, standardized circulation and notification approach for all planning applications and development permits with the intent to reduce confusion around the circulation and notification process and to ensure that the County is effectively notifying community stakeholders of development proposals.

Although the approved amendments have increased the number of landowners notified for most applications, this has come with a substantial increase in financial costs from postage, materials, printing, and staff resources particularly for development permits. Landowners have also raised concerns over the increased volume of letters being received and the resultant financial costs to the County.

A summary of the estimated additional financial costs for development permits since the October 17, 2023, Policy C-327 amendments is provided below.

Development Permit Notification Timeline	October 31, 2023 – March 19, 2024
<b>Total Number of Development Permits</b>	136
<b>Number of Notification Letters (which would have been sent under the old policy)</b>	10,222
<b>Additional Number of Notification Letters Sent (due to the new policy)</b>	27,923
<b>Additional Postage Cost (\$0.92 per letter)</b>	\$25,689.16
<b>Additional Paper Cost (\$0.04 per letter)</b>	\$1,200.00
<b>Additional Envelope Cost (\$0.14 per letter)</b>	\$3,900.00
<b>Additional Printing Cost (\$0.55 per letter)</b>	\$15,354.20
<b>Additional Staff Time Cost</b>	\$4,500.00
<b>Total Additional Cost</b>	<b>\$50,643.36</b>
<b>Additional Cost Per Permit (Average)</b>	<b>\$372.37</b>
<b>Additional Cost Per Letter</b>	<b>\$1.81</b>

Due to the noted costs to date and future anticipated costs, Administration recommends that certain development permit applications of a lower scale and intensity have reduced notification requirements, as their potential impacts do not appear to warrant landowner circulation beyond the immediate area. Administration recommends a 200m notification radius for these lesser scale uses. A 200m notification

## Update: Implementation of Policy C-327 (Circulation and Notification Standards) Amendments

radius would ensure a consistent notification area while notifying all properties within a reasonable proximity to the proposal.

A summary of the most common development permit uses submitted to the County, which are deemed of lower scale and intensity and have resulted in low levels of community concern, include:

- Accessory Building
- Accessory Dwelling Unit
- Dwelling, Manufactured
- Home-Based Business (Type II)
- Setback Relaxation
- Show Home
- Signage
- Stripping and Grading

Attachment C provides an example of the current and proposed notification area for an accessory dwelling unit development permit notice of decision, which along other uses listed above, is deemed a use of lower scale and intensity, which warrants a reduced notification requirement. Attachment C provides a detailed parcel map showing the amended notification area and resulting costs.

Administration is aware that there are development permit uses of a greater scale and intensity. These uses may have wider traffic, noise, odour or compatibility concerns, which warrant greater landowner notification compared to lower scale and less intense development permit applications. To ensure appropriate landowner notification requirements for these uses, which are listed in the table below, Administration is recommending keeping the current wider notification area set out in Policy C-327.

Application Type	Previous Policy	Current Policy (October 17, 2023 Amendment)	Proposed Amendments	Implications
Development Permit for the below uses: <ul style="list-style-type: none"> <li>▪ Abattoir;</li> <li>▪ Aggregate Resource Extractive Industry;</li> <li>▪ Agriculture (Regulated);</li> <li>▪ Airport;</li> <li>▪ Business uses outside of the East Balzac and Janet Area Structure Plans;</li> <li>▪ Cannabis Cultivation;</li> <li>▪ Cannabis Processing;</li> <li>▪ Cannabis Retail Store;</li> <li>▪ Care Facility (Group);</li> <li>▪ Firing Range;</li> <li>▪ Kennel;</li> <li>▪ Manure Storage Facility;</li> <li>▪ Natural Gas Plan;</li> <li>▪ Natural Resource Extraction/Processing;</li> </ul>	Lesser of: <ul style="list-style-type: none"> <li>• 2-lot depth</li> <li>• Up to 800m (1/2 mile)</li> </ul>	<ul style="list-style-type: none"> <li>• 800m (1/2 mile) when inside a hamlet boundary</li> <li>• 1600m (1 mile) when outside a hamlet boundary</li> </ul>	None	None



## Update: Implementation of Policy C-327 (Circulation and Notification Standards) Amendments

Application Type	Previous Policy	Current Policy (October 17, 2023 Amendment)	Proposed Amendments	Implications
<ul style="list-style-type: none"> <li>Recycling/Compost Facility;</li> <li>Solar Farm;</li> </ul>				
<ul style="list-style-type: none"> <li>Special Function Business;</li> <li>Vacation Rental;</li> <li>Waste Management Facility;</li> <li>Wind Farm; and</li> <li>Waste Transfer Site.</li> </ul>	Lesser of: <ul style="list-style-type: none"> <li>2-lot depth</li> <li>Up to 800m (1/2 mile)</li> </ul>	<ul style="list-style-type: none"> <li>800m (1/2 mile) when inside a hamlet boundary</li> <li>1600m (1 mile) when outside a hamlet boundary</li> </ul>	None	None
Development Permit for all other uses	Lesser of: <ul style="list-style-type: none"> <li>2-lot depth</li> <li>Up to 800m (1/2 mile)</li> </ul>	<ul style="list-style-type: none"> <li>800m (1/2 mile) when inside a hamlet boundary</li> <li>1600m (1 mile) when outside a hamlet boundary</li> </ul>	200m (1/8 mile)	Decreased notifications for proposals of a lesser intensity or scale.
Local Plan	1600m (1 mile)	<ul style="list-style-type: none"> <li>800m (1/2 mile) when inside a hamlet boundary</li> <li>1600m (1 mile) when outside a hamlet boundary</li> </ul>	None	None
Redesignation	<ul style="list-style-type: none"> <li>800m (1/2 mile) if within ASP</li> <li>1600m (1 mile) if outside ASP</li> </ul>	<ul style="list-style-type: none"> <li>800m (1/2 mile) when inside a hamlet boundary</li> <li>1600m (1 mile) when outside a hamlet boundary</li> </ul>	None	None
Road Closure / Subdivision	800m (1/2 mile)	<ul style="list-style-type: none"> <li>800m (1/2 mile) when inside a hamlet boundary</li> <li>1600m (1 mile) when outside a hamlet boundary</li> </ul>	None	None

### Online Mapping Project

Administration continues to work on the development of an online Planning and Development Map, which is expected to provide the potential for landowners to customize their notification preferences and also to receive electronic notifications. If successful, this technological solution would provide a significantly enhanced service that would remove many of the obstacles currently observed with planning and development circulations. It would provide an opportunity to reduce circulation costs, increase efficiency and reliability in the delivery of notifications, and most importantly, allow landowners to direct the level at which they wish to participate in the development of the County.

## Update: Implementation of Policy C-327 (Circulation and Notification Standards) Amendments

Administration is still exploring the capabilities of the proposed mapping system and will keep Council informed of progress in delivering the desired features of the system. Upon public release of the online map and circulation tool, it is considered likely that a comprehensive update to Policy C-327 would be required to accommodate the new notification capabilities and revisit the County's overall approach to notification methods.

### COMMUNICATIONS / ENGAGEMENT

Feedback received from County landowners directly affected by the Policy C-327 amendments approved by Council on October 17, 2023, have been considered as part of the proposed amendments.

### IMPLICATIONS

#### Financial

The proposed amendments would reduce the financial and staff cost to the County for development permit applications not required to align with the planning application requirement in Policy C-327. Approximately \$372.37 per application, and an additional approximately \$372.37 per appeal received for similar development permit applications.

### STRATEGIC ALIGNMENT

Key Performance Indicators			Strategic Alignment
Effective Service Delivery	SD2: Services are resourced and delivered to specific groups as intended, and citizens are satisfied with the outcomes	SD2.1: Percent of citizens satisfied with the range of County services available/delivered	Citizen satisfaction will be improved as the County has responded to concerns about the effective use of County resources, while still ensuring citizens are appropriately informed for all applications.
Effective Service Delivery	SD3: Citizens are satisfied with Public Engagement opportunities and availability of information	SD3.1: Percent of citizens satisfied with the information provided by the County (newspaper, website, social media)	Citizen satisfaction remains a priority for all development permit application notifications, with mailouts still implemented based upon the amended policy with recognition of a larger notification area for more intensive uses.
Effective Service Delivery	SD3: Citizens are satisfied with Public Engagement opportunities and availability of information	SD3.2: Percent of citizens satisfied with the public engagement opportunities provided by the County	Development permit information remains available on the County website and development permits are advertised through the County Connect e-newsletter.
Effective Service Delivery	SD4: Services are continually assessed for improvements in cost efficiency, effectiveness, and customer experience	SD4.1: Percent of services that are assessed annually for innovation opportunities and have demonstrable efficiency improvements	Policy C-327 Amendments were reviewed, landowner concerns responded to, and internal evaluation of increased financial and staffing costs addressed.

## Update: Implementation of Policy C-327 (Circulation and Notification Standards) Amendments

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### ALTERNATE DIRECTION

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Where Council is inclined to continue with the current circulation areas in Policy C-327, Administration recommends that Council may wish to commence a comprehensive update to the Policy exploring more cost-effective ways of providing an inclusive approach to landowner notification. However, noting the ongoing Planning Department Enhancement Strategy and associated technological improvements that are being developed, such an update may be premature and require subsequent revisions and rework.

THAT Council receive the Update: Implementation of Policy C-327 (Circulation and Notification Standards) Amendments report as information.

THAT Council directs Administration to undertake a comprehensive update of Circulation and Notification Standards Policy C-327 with a revised policy presented to Council by the end of Q4 2024. The update shall include the following areas:

- a. Offering simple and clear application notification areas based on best practice, the scale of development, and local context.
- b. Potential replacement of signage requirements with additional requirements for applicant-led engagement measures on larger-scale proposals.
- c. Provision of a range of both digital and hard copy methods that support an inclusive and accessible notification process.

### ATTACHMENTS

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Attachment A: Draft Policy C-327 – Redline Version  
Attachment B: Current Policy C-327  
Attachment C: Development Permit Example  
Attachment D: Landowner Correspondence



# CIRCULATION AND NOTIFICATION STANDARDS

## Council Policy

C-327

<b>Policy Number:</b>	<b>C-327</b>
<b>Policy Owner:</b>	<b>Planning &amp; Development Services</b>
<b>Adopted By:</b>	<b>Council</b>
<b>Adoption Date:</b>	<b>2017 October 3</b>
<b>Effective Date:</b>	<b>2017 October 3</b>
<b>Date Last Amended:</b>	<b>2023 October 17</b>
<b>Date Last Reviewed:</b>	<b><del>2023 October 17</del> 2024 March 28</b>

## Purpose

- 1 This policy establishes standards for public notice signs at Rocky View County (the County), and:
  - (1) the circulation of:
    - (a) statutory plan amendments;
    - (b) planning applications;
    - (c) license of occupation of County lands applications; and
    - (d) road allowance closure/opening applications;
  - (2) and notification of:
    - (a) Council public hearings;
    - (b) Subdivision and Development Appeal Board (SDAB) hearings; and
    - (c) development permit notices of approval.



## Policy Statement

- 2 The County commits to ensuring equitable circulation and notification processes that inform affected landowners and provide the opportunity for landowners to participate in the



# CIRCULATION AND NOTIFICATION STANDARDS

## Council Policy

C-327

development of the County.

- 3 The County commits to transparency and providing a high standard of customer service.



## Policy

### Measurement

- 4 The radii of a circulation area or notification area are determined by sections 18 and 19, of this policy.
- 5 Notwithstanding any section of this policy; all parcels adjacent to the subject lands shall be included in the circulation or notification area.
- 6 The circulation and notification radii may be varied at the discretion of Council, or SDAB.
- 7 All County circulations and notifications meet the requirements established by the *Municipal Government Act* (MGA) or other statutes and associated regulations.
- 8 Any applicable intermunicipal development plan and privacy legislation supersedes this policy.

### Hearing notifications

- 9 All Council public hearing notices are available on the County's website, as per the *Public Notification Bylaw C-7860-2019*, as amended or replaced from time to time.
  - (1) Should the *Public Notification Bylaw C-7860-2019* be rescinded, then notification processes will default back to Section 606 of the MGA.
- 10 Notification of a Council public hearing is mailed to the same area as the application circulation area.
- 11 Notification of a SDAB hearing on a development permit application is the same as the development permit notice of approval notification area.
- 12 Notification of a SDAB hearing on a subdivision application is the same as the subdivision application circulation area.





## CIRCULATION AND NOTIFICATION STANDARDS

### Council Policy

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#### Public Notice Sign Requirements

- 13 An applicant installs and maintains the display of a public notice sign for the following types of planning applications:
  - (1) to amend a statutory plan;
  - (2) to adopt or amend a local plan; and
  - (3) to amend the *Land Use Bylaw*, with the exception of redesignation to an Agricultural, General District as defined by the *Land Use Bylaw*.
- 14 At the beginning of the sign maintenance period, an applicant provides the County with:
  - (1) a statutory declaration stating that the public notice sign was placed on the subject lands in the format provided by the County and in accordance with this policy; and
  - (2) a photograph of the sign placed on the subject lands.
- 15 Where required by this policy, the public notice sign is maintained for the signage maintenance period.
  - (1) The signage maintenance period begins five business days after the planning application is sent to landowners in the identified circulation area.
  - (2) If a public notice sign is damaged or vandalized during the signage maintenance period, the applicant is responsible for replacing and repairing the sign.
- 16 At the end of the signage maintenance period, the applicant provides the County with a statutory declaration stating that the public notice sign was maintained according to this policy.
- 17 Public notification signs must be:
  - (1) placed in a manner that keeps traffic and safety in mind;
  - (2) placed on the subject lands, not within road right-of-ways;
  - (3) placed on each road frontage if the subject lands have multiple road frontages;



## CIRCULATION AND NOTIFICATION STANDARDS

### Council Policy

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- (4) positioned to be visible from each road frontage and located no further than 1.5 metres (m) from the property line of the subject lands which is adjacent to the road frontage;
- (5) positioned a minimum of 0.5 m above the ground level; and
- (6) a minimum of 0.5 m<sup>2</sup> (5.38ft<sup>2</sup>) in size.

### Circulation and Notification Area

- 18 The circulation area for planning applications ~~and the notification area for development permit applications~~ is 800 m (1/2 mile), when located on lands inside of a hamlet boundary.
  - (1) Any properties located wholly or partially within this circulation or notification area shall be included in the circulation or notification of the subject application.
  - (2) The set distance is be measured from the property line of the subject application property.
  - (3) Where the circulation or notification area reaches a property within a cul-de-sac, all properties in the cul-de-sac are included in the circulation area or notification area.
- 19 The circulation area for planning applications ~~and the notification areas for development permit applications~~ is 1600 m (1 mile) when located on lands outside of a hamlet boundary.
  - (1) Any properties located wholly or partially within this circulation area shall be included in the circulation or notification of the subject application.
  - (2) The set distance is measured from the property line of the subject application property.
  - (3) Where the notification area reaches a property within a cul-de-sac, all properties in the cul-de-sac are included in the circulation area or notification area.
- 20 The notification area for development permit applications is 200m (1/8) mile.
- 21 Notwithstanding Section 20, the notification area for development permit applications listed in section 23 is 800 m (1/2 mile), when located on lands inside of a hamlet boundary.
  - (1) Any properties located wholly or partially within this circulation or notification area shall be included in the circulation or notification of the subject application.



## CIRCULATION AND NOTIFICATION STANDARDS

### Council Policy

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- (2) The set distance is be measured from the property line of the subject application property.
  - (3) Where the circulation or notification area reaches a property within a cul-de-sac, all properties in the cul-de-sac are included in the circulation area or notification area.
- 22 Notwithstanding Section 20, the notification area for development permit applications listed in section 23 is 1600 m (1 mile) when located on lands outside of a hamlet boundary.
  - (1) Any properties located wholly or partially within this circulation area shall be included in the circulation or notification of the subject application.
  - (2) The set distance is measured from the property line of the subject application property.
  - (3) Where the notification area reaches a property within a cul-de-sac, all properties in the cul-de-sac are included in the circulation area or notification area.
- 23
  - Abattoir
  - Aggregate Resource Extractive Industry
  - Agriculture (Regulated)
  - Airport
  - Business uses outside of the East Balzac and Janet Area Structure Plans
  - Cannabis Cultivation
  - Cannabis Processing
  - Cannabis Retail Store
  - Care Facility (Group)
  - Firing Range
  - Kennel
  - Manure Storage Facility
  - Natural Gas Plant
  - Natural Resource Extraction/Processing
  - Recycling/Compost Facility
  - Solar Farm
  - Special Function Business
  - Vacation Rental
  - Waste Management Facility
  - Wind Farm
  - Waste Transfer Site



# CIRCULATION AND NOTIFICATION STANDARDS

Council Policy

C-327

## Additional Circulation and Notification Requirements

- 2024** In instances where a circulation or notification area includes landowners in an adjacent municipality, Administration attempts to procure the addresses for the affected landowners to mail to them a circulation package or notice of approval.



## References

Legal Authorities

Related Plans, Bylaws, Policies, etc.

Related Procedures

Other

- [Municipal Government Act, RSA 2000 M-26](#)
- County [Land Use Bylaw C-8000-2020](#)
- County [Public Notification Bylaw 7860-2019](#)
- County [Policy 314 License of Occupation for County Lands](#)
- County [Policy 443 Road Allowance Closure and Disposal](#)
- County [Policy A-308 Commercial Communication Facilities](#)
- County Procedure 314 *License of Occupation for County Lands*
- County Procedure 443 *Road Allowance Closure and Disposal*
- N/A



## Policy history

Amendment Date(s) – Amendment  
DescriptionReview Date(s) – Review Outcome  
Description

- 2021 May 11 – Major amendments by Council including applying current policy format and writing standards. Consistency of notification areas introduced through uniform measurement distances while allowing for variable distances for specific types of development permit applications.
- 2021 April 22 – Recommend amendments to simplify and clarify which properties are notified based on the type of application or hearing.





# CIRCULATION AND NOTIFICATION STANDARDS

Council Policy

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## Definitions

21 In this policy:

- (1) “adjacent” means land that is contiguous to the subject parcels and includes any other land identified in a *Land Use Bylaw* as adjacent land for the purpose of notification under the *MGA*;
- (2) “Administration” means the general operations of Rocky View County, including all employees and volunteers;
- (3) “applicant” means the registered owner of the land or their representative or agent certified as such;
- (4) “billboard” means a sign which stands independently of a Building for the purposes of third-party advertising of a product or service as per the *Land Use Bylaw*;
- (5) “circulation” means the referral period at the beginning of an application process where planning applications, license of occupation for county lands applications, and road allowance closure/opening applications are sent to landowners with the intent to receive resident and/or landowner comments/submissions on the application;
- (6) “circulation area” means the prescribed area that receives a circulation package;
- (7) “circulation package” means written notice and appropriate maps (i.e. location map);
- (8) “Council” means the duly elected Council of Rocky View County;
- (9) “County” means Rocky View County;
- (10) “County lands” means any and all land to which Rocky View County holds title;
- (11) “cul-de-sac” means a dead-end road that is less than 400 m in length;
- (12) “development permit application” means an application that is submitted for a development permit to the development authority;
- (13) “hamlet boundary” means the following areas as defined by the Municipal Development Plan (County Plan): Bragg Creek, Dalroy, Delacour, Indus, Kathryn, Cochrane Lakes, Harmony, and Langdon. The hamlets of Cochrane Lakes, Harmony and





## CIRCULATION AND NOTIFICATION STANDARDS

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Langdon are defined by their respective area structure plan or conceptual scheme boundaries.

- (14) “*Land Use Bylaw*” means Rocky View County Bylaw C-8000-2020, as amended or replaced from time to time;
- (15) “license of occupation” means a legal agreement authorizing the use/occupation of Crown lands managed by the County for a specific period of time with terms and conditions related to the use/occupation;
- (16) “listed use” means a use listed within a Land Use District or a Direct Control District;
- (17) “local plan” means a conceptual scheme as defined in the *MGA* or a master site development plan as defined in the County Plan;
- (18) “MGA” means the *Municipal Government Act*, RSA 2000, c M-26, as amended or replaced from time to time;
- (19) “natural resource extraction/processing” has the same meaning as defined in the *Land Use Bylaw*;
- (20) “notice of approval” means a notice that is published to the County website, or mailed to residents and owners providing notice of an approved development permit subject to the statutory appeal period;
- (21) “notification” means a notice that is published in a newspaper, to the County website, mailed, or delivered to residents and landowners providing notice of a bylaw, resolution, meeting, public hearing, appeal hearing, notice of decision on an approved development permit, or other thing;
- (22) “notification area” means the prescribed area that receives a notification package;
- (23) “notification package” means written notice;
- (24) “parcel” means the one or more areas of land described in a certificate of title, and may also be referred to as a site;
- (25) “planning application” means an application for redesignation, subdivision, local plan, or area structure plan amendment;
- (26) “public hearing” has the same meaning as in the *MGA*;



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- (27) “public notice signs” means a Coroplast or similar durable material with dimensions of 60 cm by 90 cm (24 x 36 inches) intended to advertise or call attention to a particular planning application applied for on the lands to which the object is affixed;
- (28) “retail (restricted)” means a use where potentially controversial goods and services are offered to the public for sale for use or consumption off-site. Typical uses include liquor stores, adult goods stores, and firearm sales but does not include Cannabis Retail Store, as per the *Land Use Bylaw*;
- (29) “road allowance closure/opening application” means an application for closure/opening of a road allowance, lane and/or right(s)-of-way, as defined within the MGA;
- (30) “Rocky View County” means Rocky View County as a municipal corporation and the geographical area within its jurisdictional boundaries, as the context requires;
- (31) “SDAB” means the Subdivision and Development Appeal Board as appointed by Council under the MGA;
- (32) “signage maintenance period” is the 21 day period where the applicant is responsible for the placement and removal of the sign, including replacement of the sign should it be damaged during the 21 day period;
- (33) “statutory declaration” means a solemn declaration made in writing by a person believing it to be true and knowing that is of the same force and effect as if made under oath, as defined within the *Canada Evidence Act*, RSC 1985, c C-5, as amended or replaced from time to time; and
- (34) “subject lands” means the property that is the subject of the application or hearing.



# CIRCULATION AND NOTIFICATION STANDARDS

## Council Policy

**C-327**

<b>Policy Number:</b>	<b>C-327</b>
<b>Policy Owner:</b>	<b>Planning &amp; Development Services</b>
<b>Adopted By:</b>	<b>Council</b>
<b>Adoption Date:</b>	<b>2017 October 3</b>
<b>Effective Date:</b>	<b>2017 October 3</b>
<b>Date Last Amended:</b>	<b>2023 October 17</b>
<b>Date Last Reviewed:</b>	<b>2023 August 21</b>

## Purpose

- 1 This policy establishes standards for public notice signs at Rocky View County (the County), and:
  - (1) the circulation of:
    - (a) statutory plan amendments;
    - (b) planning applications;
    - (c) license of occupation of County lands applications; and
    - (d) road allowance closure/opening applications;
  - (2) and notification of:
    - (a) Council public hearings;
    - (b) Subdivision and Development Appeal Board (SDAB) hearings; and
    - (c) development permit notices of approval.



## Policy Statement

- 2 The County commits to ensuring equitable circulation and notification processes that inform affected landowners and provide the opportunity for landowners to participate in the



## CIRCULATION AND NOTIFICATION STANDARDS

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development of the County.

- 3 The County commits to transparency and providing a high standard of customer service.



### Policy

#### Measurement

- 4 The radii of a circulation area or notification area are determined by sections 18 and 19, of this policy.
- 5 Notwithstanding any section of this policy; all parcels adjacent to the subject lands shall be included in the circulation or notification area.
- 6 The circulation and notification radii may be varied at the discretion of Council, or SDAB.
- 7 All County circulations and notifications meet the requirements established by the *Municipal Government Act* (MGA) or other statutes and associated regulations.
- 8 Any applicable intermunicipal development plan and privacy legislation supersedes this policy.

#### Hearing notifications

- 9 All Council public hearing notices are available on the County's website, as per the *Public Notification Bylaw C-7860-2019*, as amended or replaced from time to time.
  - (1) Should the *Public Notification Bylaw C-7860-2019* be rescinded, then notification processes will default back to Section 606 of the MGA.
- 10 Notification of a Council public hearing is mailed to the same area as the application circulation area.
- 11 Notification of a SDAB hearing on a development permit application is the same as the development permit notice of approval notification area.
- 12 Notification of a SDAB hearing on a subdivision application is the same as the subdivision application circulation area.



## CIRCULATION AND NOTIFICATION STANDARDS

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#### Public Notice Sign Requirements

- 13 An applicant installs and maintains the display of a public notice sign for the following types of planning applications:
  - (1) to amend a statutory plan;
  - (2) to adopt or amend a local plan; and
  - (3) to amend the *Land Use Bylaw*, with the exception of redesignation to an Agricultural, General District as defined by the *Land Use Bylaw*.
- 14 At the beginning of the sign maintenance period, an applicant provides the County with:
  - (1) a statutory declaration stating that the public notice sign was placed on the subject lands in the format provided by the County and in accordance with this policy; and
  - (2) a photograph of the sign placed on the subject lands.
- 15 Where required by this policy, the public notice sign is maintained for the signage maintenance period.
  - (1) The signage maintenance period begins five business days after the planning application is sent to landowners in the identified circulation area.
  - (2) If a public notice sign is damaged or vandalized during the signage maintenance period, the applicant is responsible for replacing and repairing the sign.
- 16 At the end of the signage maintenance period, the applicant provides the County with a statutory declaration stating that the public notice sign was maintained according to this policy.
- 17 Public notification signs must be:
  - (1) placed in a manner that keeps traffic and safety in mind;
  - (2) placed on the subject lands, not within road right-of-ways;
  - (3) placed on each road frontage if the subject lands have multiple road frontages;





## CIRCULATION AND NOTIFICATION STANDARDS

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- (4) positioned to be visible from each road frontage and located no further than 1.5 metres (m) from the property line of the subject lands which is adjacent to the road frontage;
- (5) positioned a minimum of 0.5 m above the ground level; and
- (6) a minimum of 0.5 m<sup>2</sup> (5.38ft<sup>2</sup>) in size.

### Circulation and Notification Area

- 18 The circulation area for planning applications and the notification area for development permit applications is 800 m (1/2 mile), when located on lands inside of a hamlet boundary.
  - (1) Any properties located wholly or partially within this circulation or notification area shall be included in the circulation or notification of the subject application.
  - (2) The set distance is be measured from the property line of the subject application property.
  - (3) Where the circulation or notification area reaches a property within a cul-de-sac, all properties in the cul-de-sac are included in the circulation area or notification area.
- 19 The circulation area for planning applications and the notification areas for development permit applications is 1600 m (1 mile) when located on lands outside of a hamlet boundary.
  - (1) Any properties located wholly or partially within this circulation area shall be included in the circulation or notification of the subject application.
  - (2) The set distance is measured from the property line of the subject application property.
  - (3) Where the notification area reaches a property within a cul-de-sac, all properties in the cul-de-sac are included in the circulation area or notification area.

### Additional Circulation and Notification Requirements

- 20 In instances where a circulation or notification area includes landowners in an adjacent municipality, Administration attempts to procure the addresses for the affected landowners to mail to them a circulation package or notice of approval.





# CIRCULATION AND NOTIFICATION STANDARDS

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### References

#### Legal Authorities

- [Municipal Government Act, RSA 2000 M-26](#)

#### Related Plans, Bylaws, Policies, etc.

- County [Land Use Bylaw C-8000-2020](#)
- County [Public Notification Bylaw 7860-2019](#)
- County [Policy 314 License of Occupation for County Lands](#)
- County [Policy 443 Road Allowance Closure and Disposal](#)
- County [Policy A-308 Commercial Communication Facilities](#)

#### Related Procedures

- County Procedure 314 *License of Occupation for County Lands*
- County Procedure 443 *Road Allowance Closure and Disposal*

#### Other

- N/A



### Policy history

#### Amendment Date(s) – Amendment Description

- 2023 October 17 – Standardized notification areas for all application types into sections 18 and 19 to 1600 m (1 mile) outside of hamlets and 800m (1/2 mile) inside hamlets. Schedule A added to clearly define hamlet boundaries.
- 2021 May 11 – Major amendments by Council including applying current policy format and writing standards. Consistency of notification areas introduced through uniform measurement distances while allowing for variable distances for specific types of development permit applications.

#### Review Date(s) – Review Outcome Description

- 2023 August 21 – Recommend amendments to standardize notification areas for all application types.
- 2021 April 22 – Recommend amendments to simplify and clarify which properties are notified based on the type of application or hearing.





# CIRCULATION AND NOTIFICATION STANDARDS

## Council Policy

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### Definitions

21 In this policy:

- (1) “adjacent” means land that is contiguous to the subject parcels and includes any other land identified in a *Land Use Bylaw* as adjacent land for the purpose of notification under the *MGA*;
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- (10) “County lands” means any and all land to which Rocky View County holds title;
- (11) “cul-de-sac” means a dead-end road that is less than 400 m in length;
- (12) “development permit application” means an application that is submitted for a development permit to the development authority;
- (13) “hamlet boundary” are the areas shown in Attachment A.
- (14) “*Land Use Bylaw*” means Rocky View County Bylaw C-8000-2020, as amended or replaced from time to time;



## CIRCULATION AND NOTIFICATION STANDARDS

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## CIRCULATION AND NOTIFICATION STANDARDS

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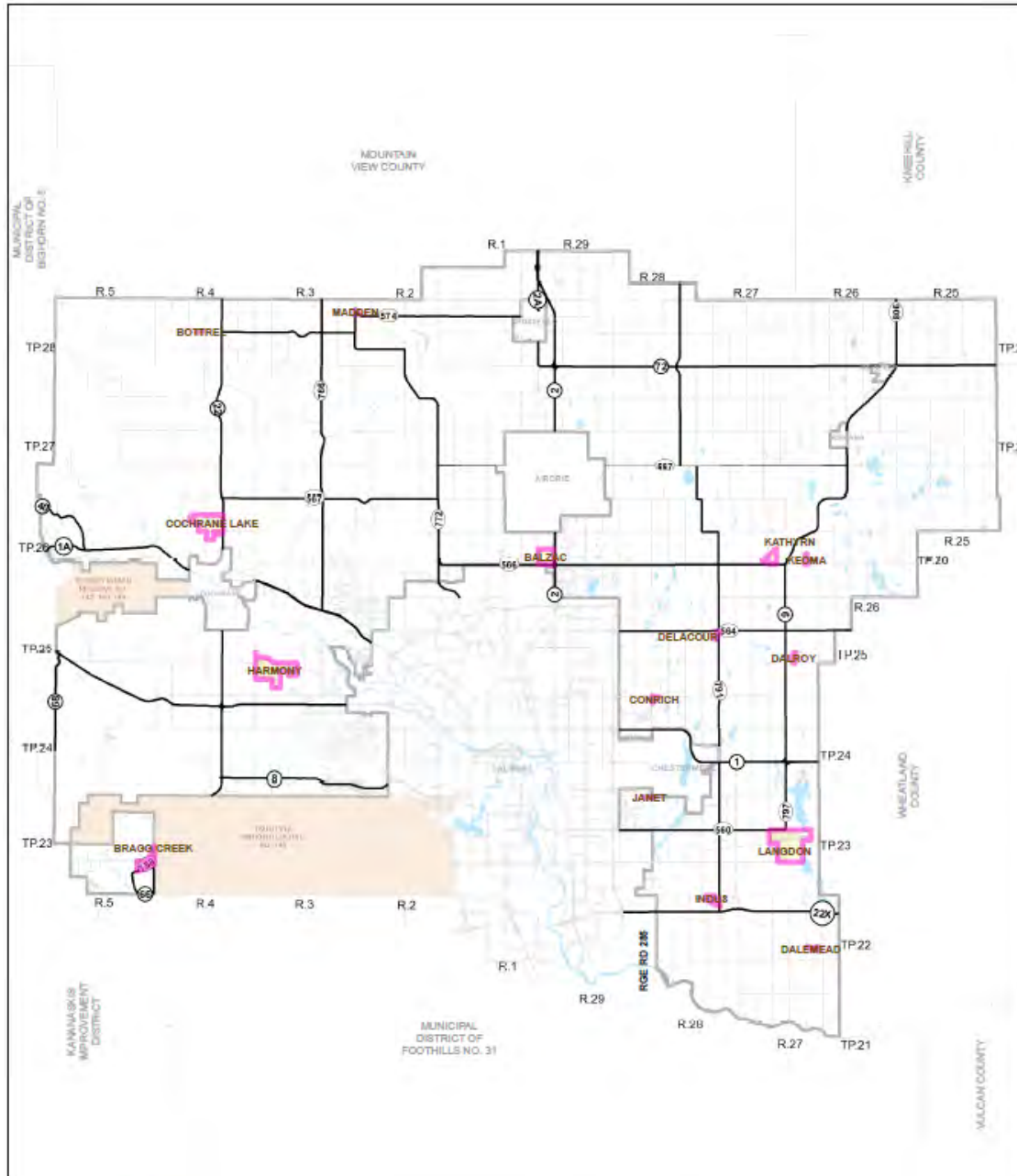


# CIRCULATION AND NOTIFICATION STANDARDS

Council Policy

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## Schedule A – Hamlet Boundary Maps





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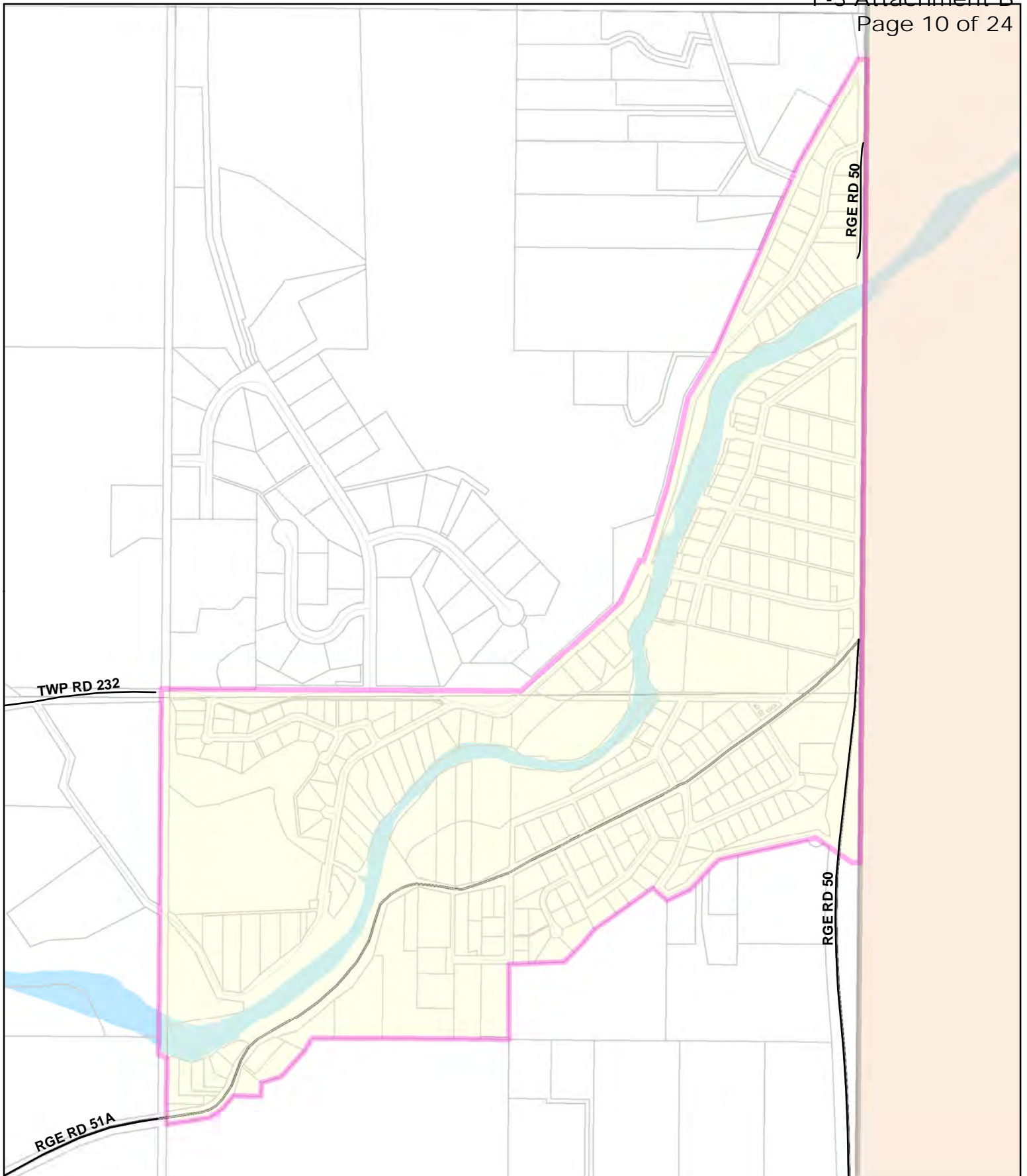
Location of Hamlets



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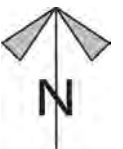


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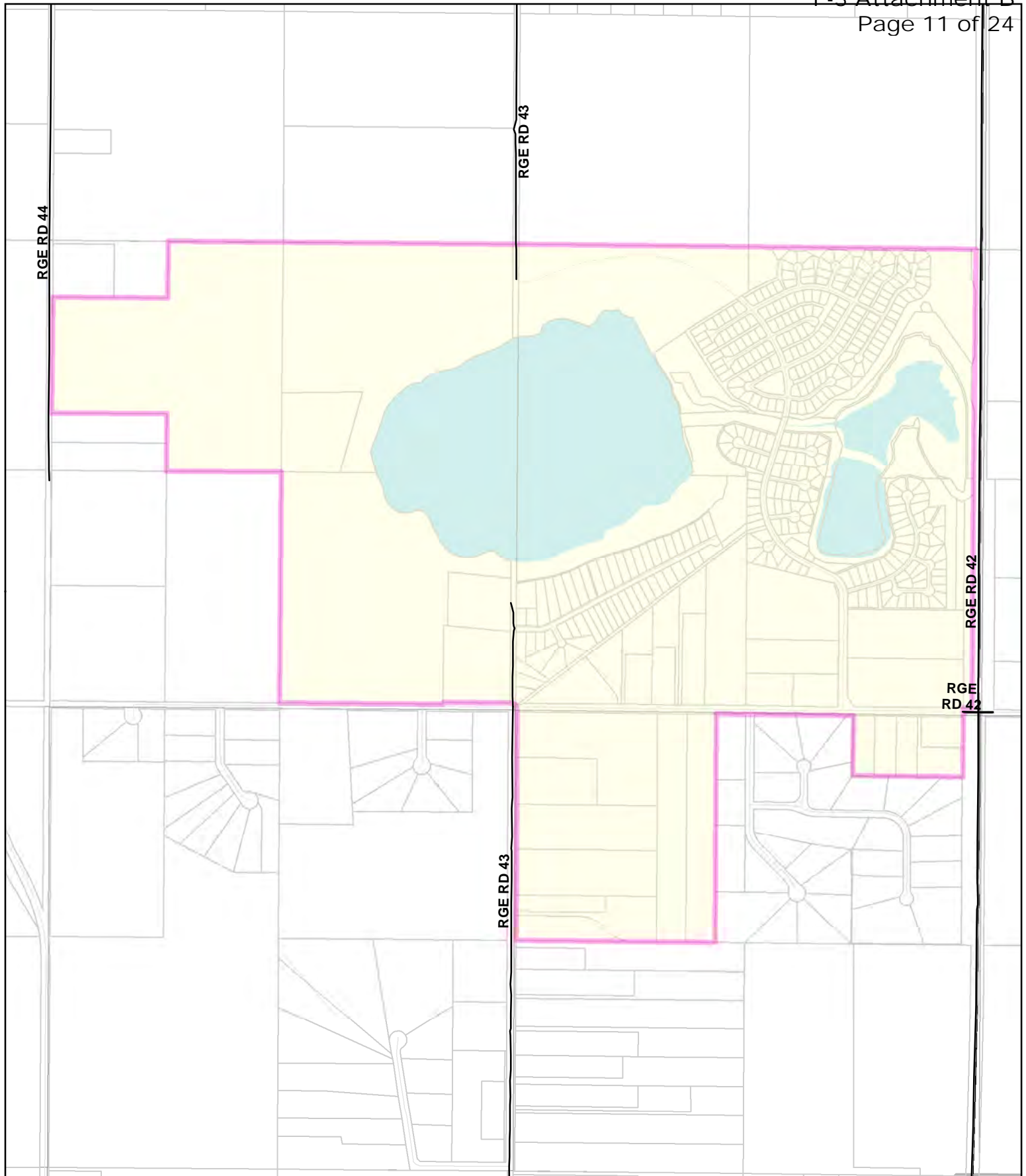
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## Location of Hamlets

**BRAGG CREEK**



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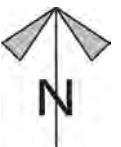


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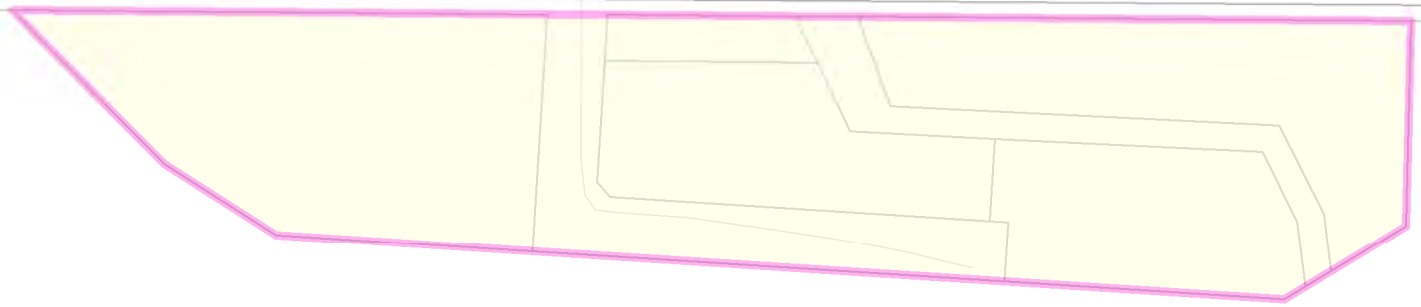
Location of Hamlets

COCHRANE LAKE



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TWP RD 284

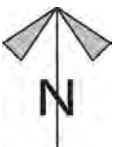


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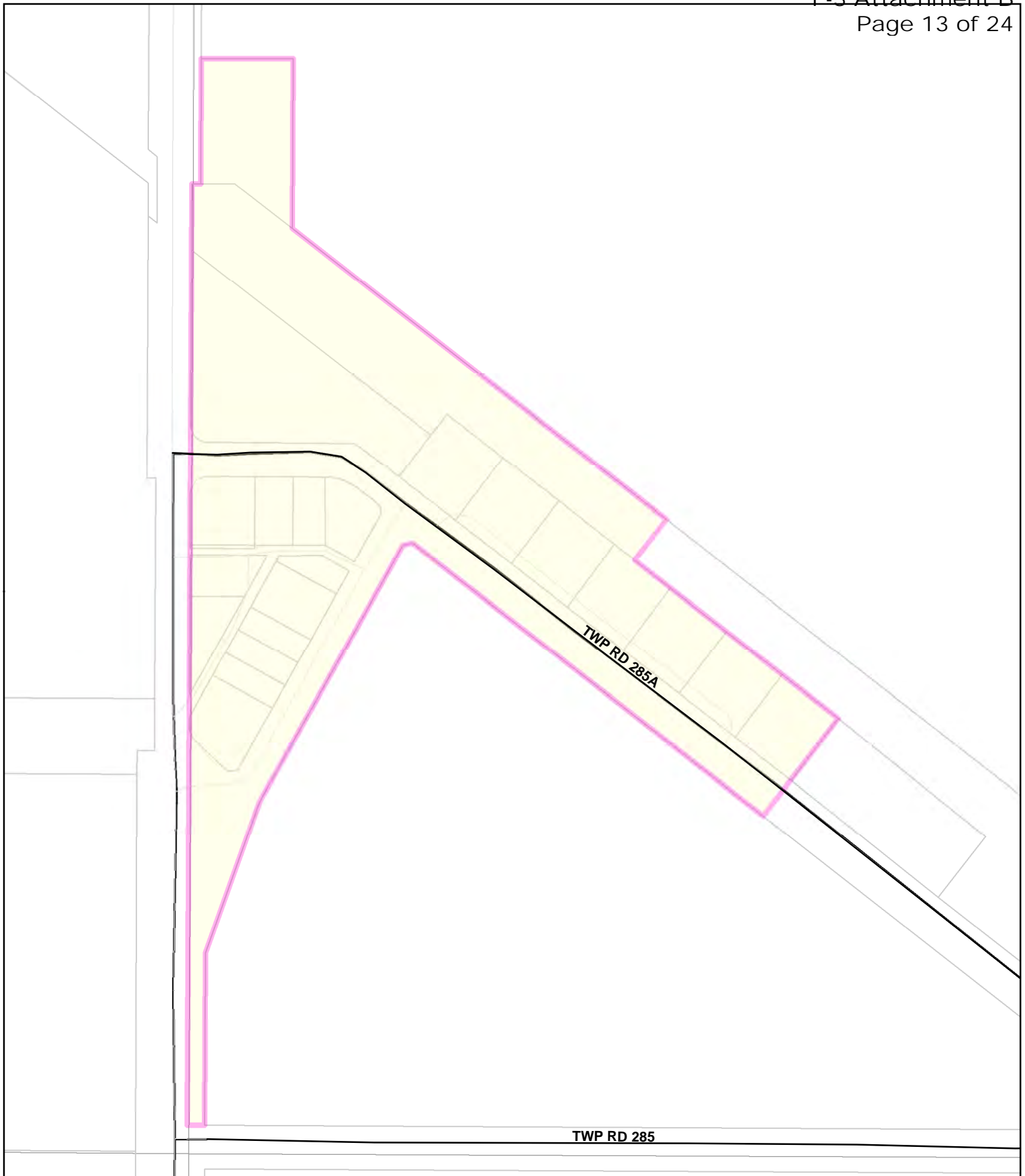
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**Location of Hamlets**

**BOTTREL**



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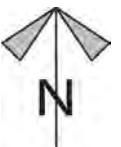


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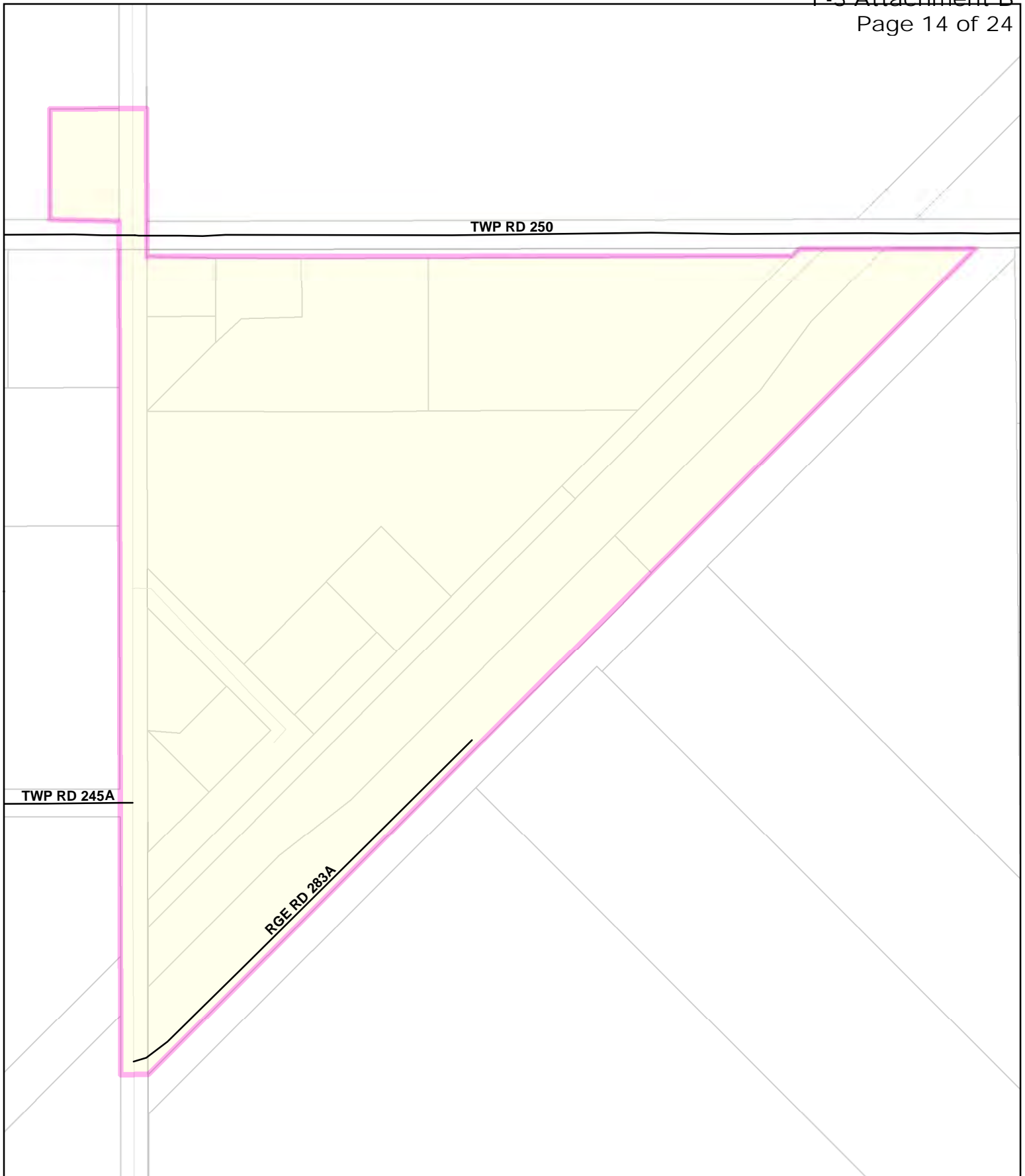
## Location of Hamlets

MADDEN



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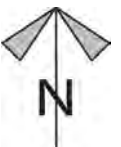


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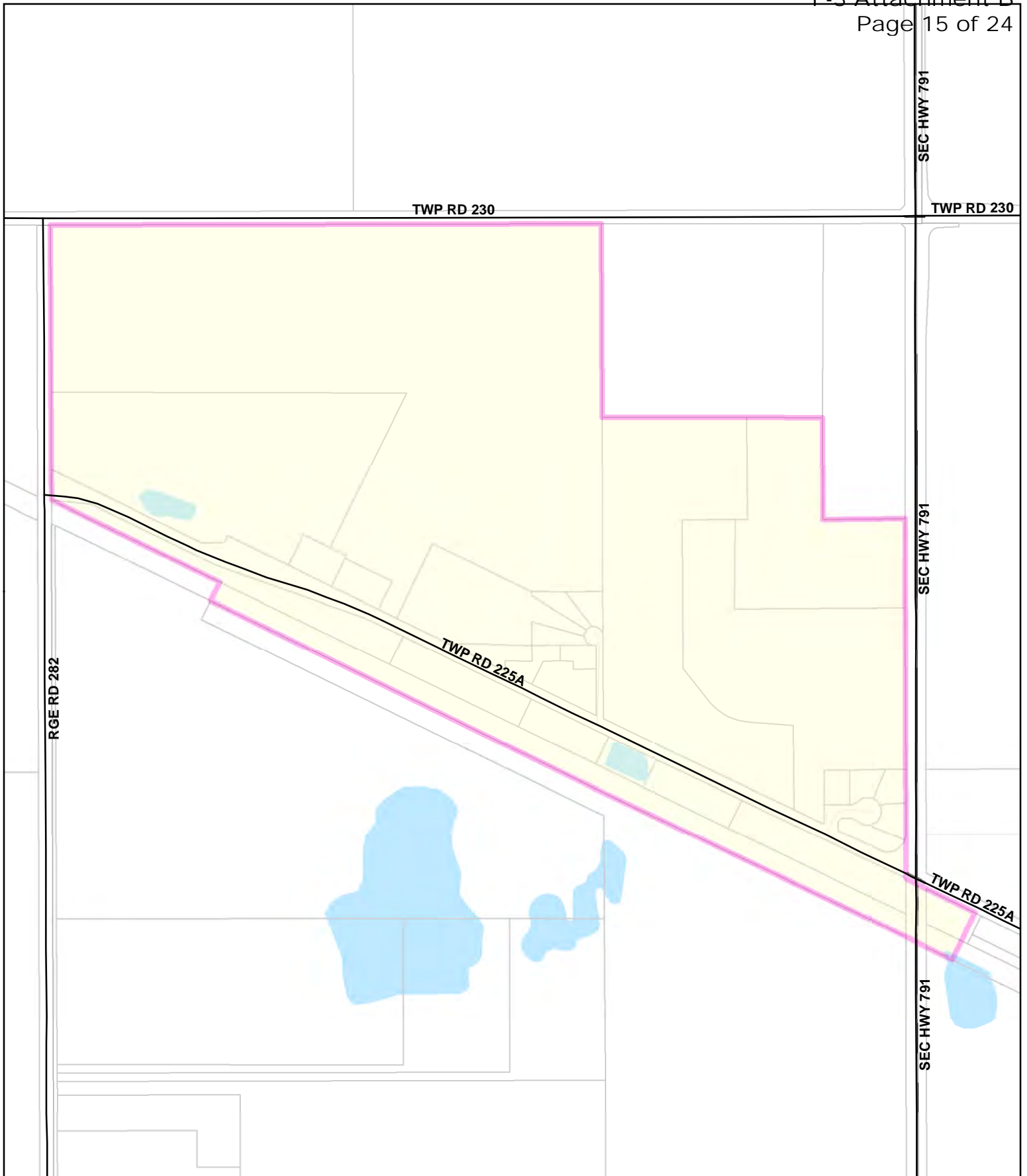
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**Location of Hamlets**

**CONRICH**



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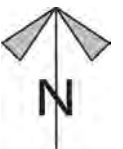


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Location of Hamlets

INDUS

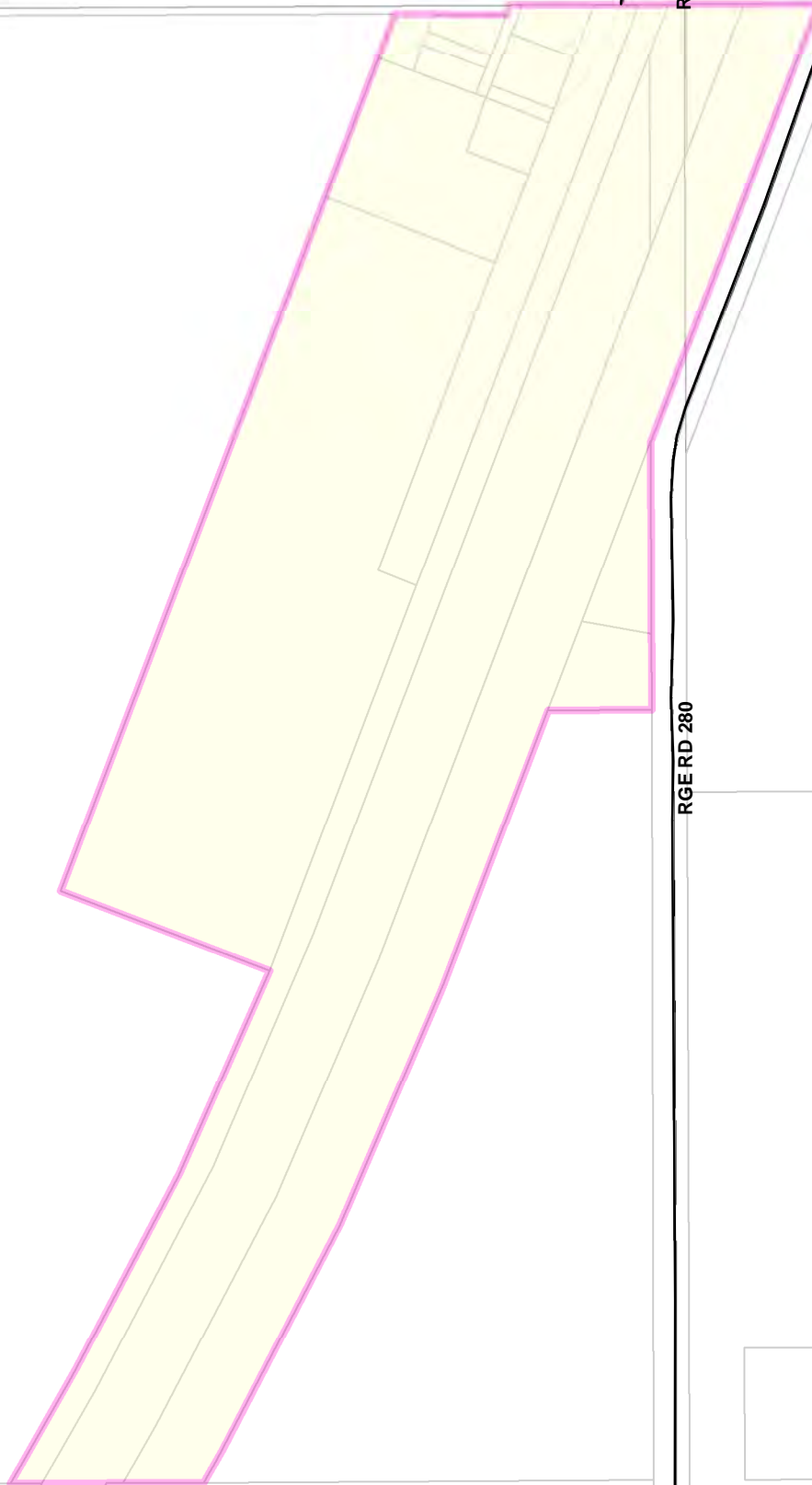


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TWP RD 254

RGE RD  
280

TWP RD 254



RGE RD 280

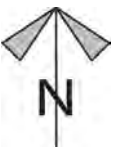


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Location of Hamlets

DELACOUR



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TWP RD 252A

TWP RD 252A

TWP RD 252

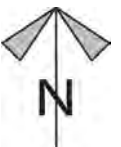


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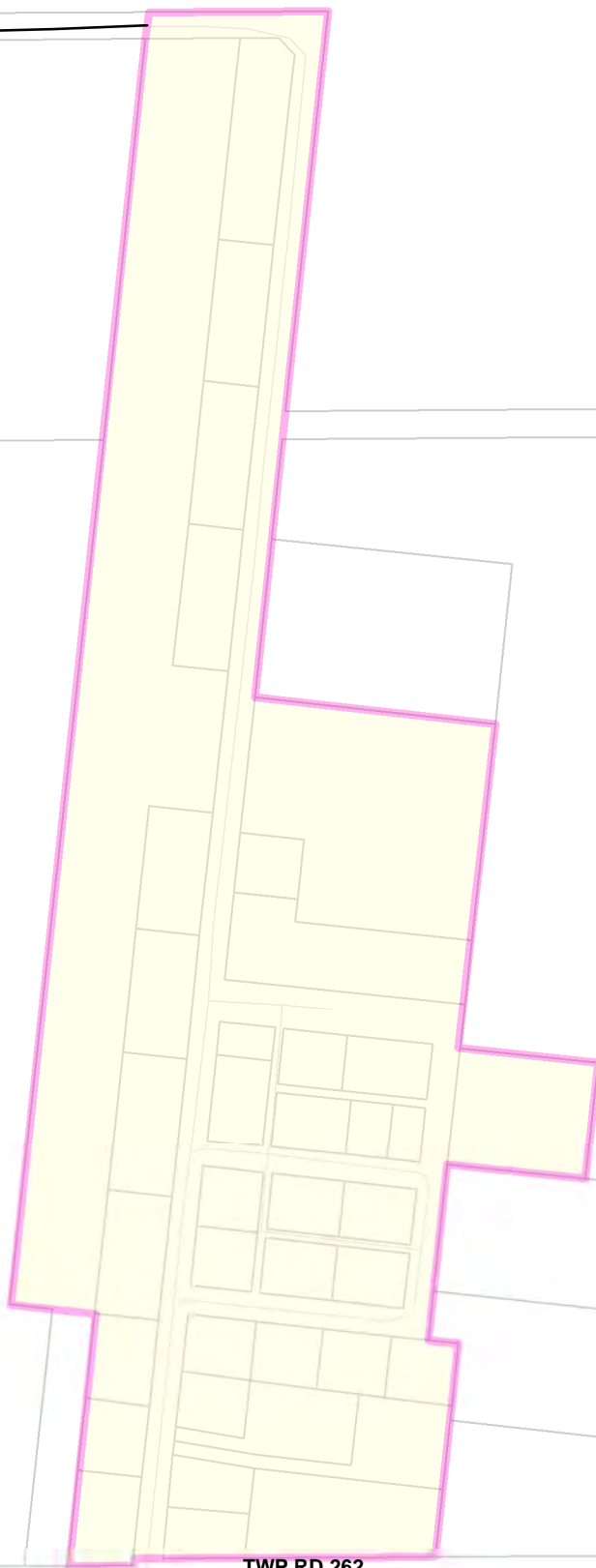
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RGERD  
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TWP RD 262A



TWP RD 262

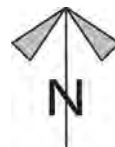


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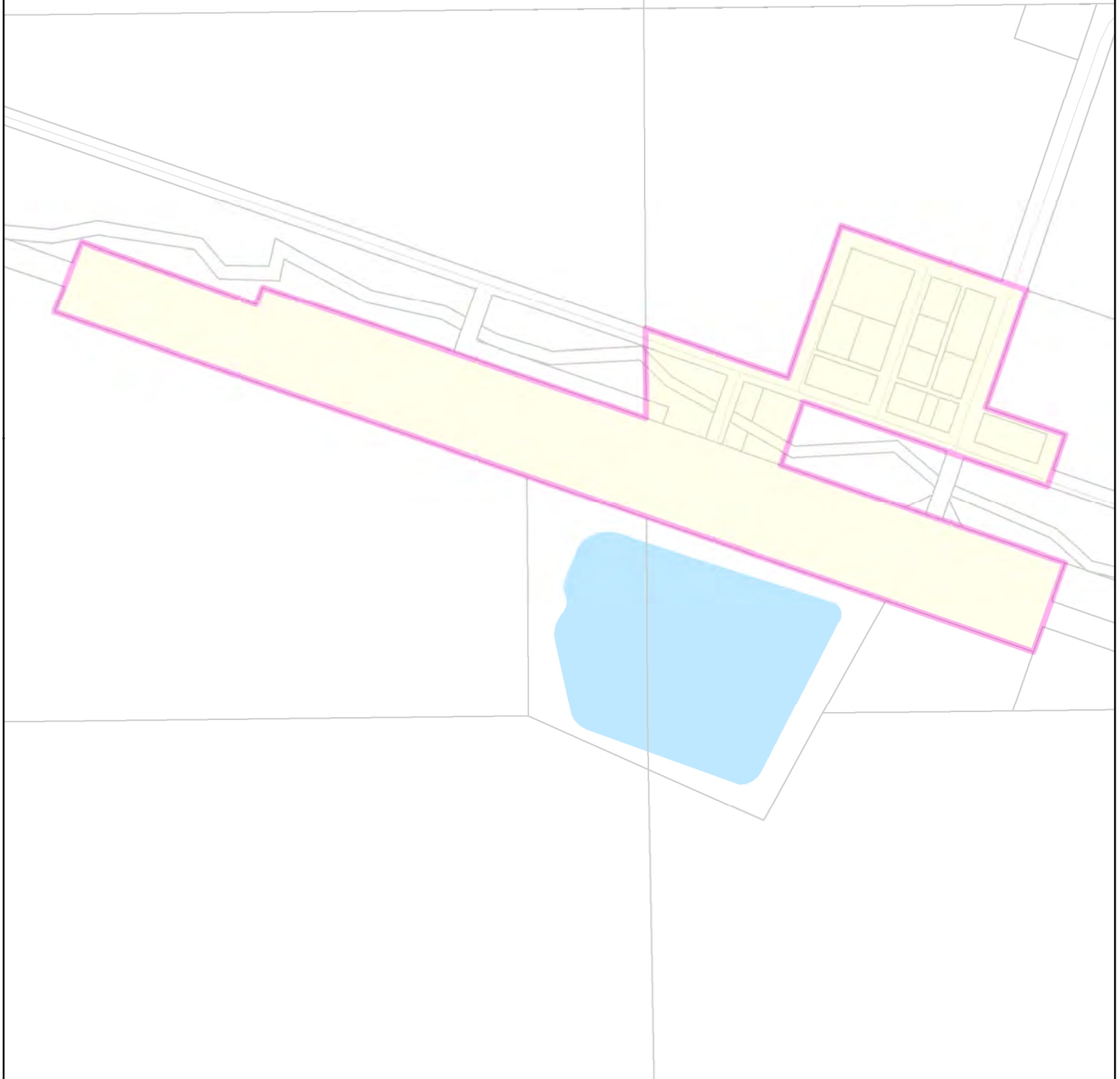
## Location of Hamlets

KEOMA



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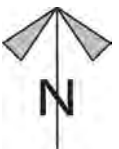


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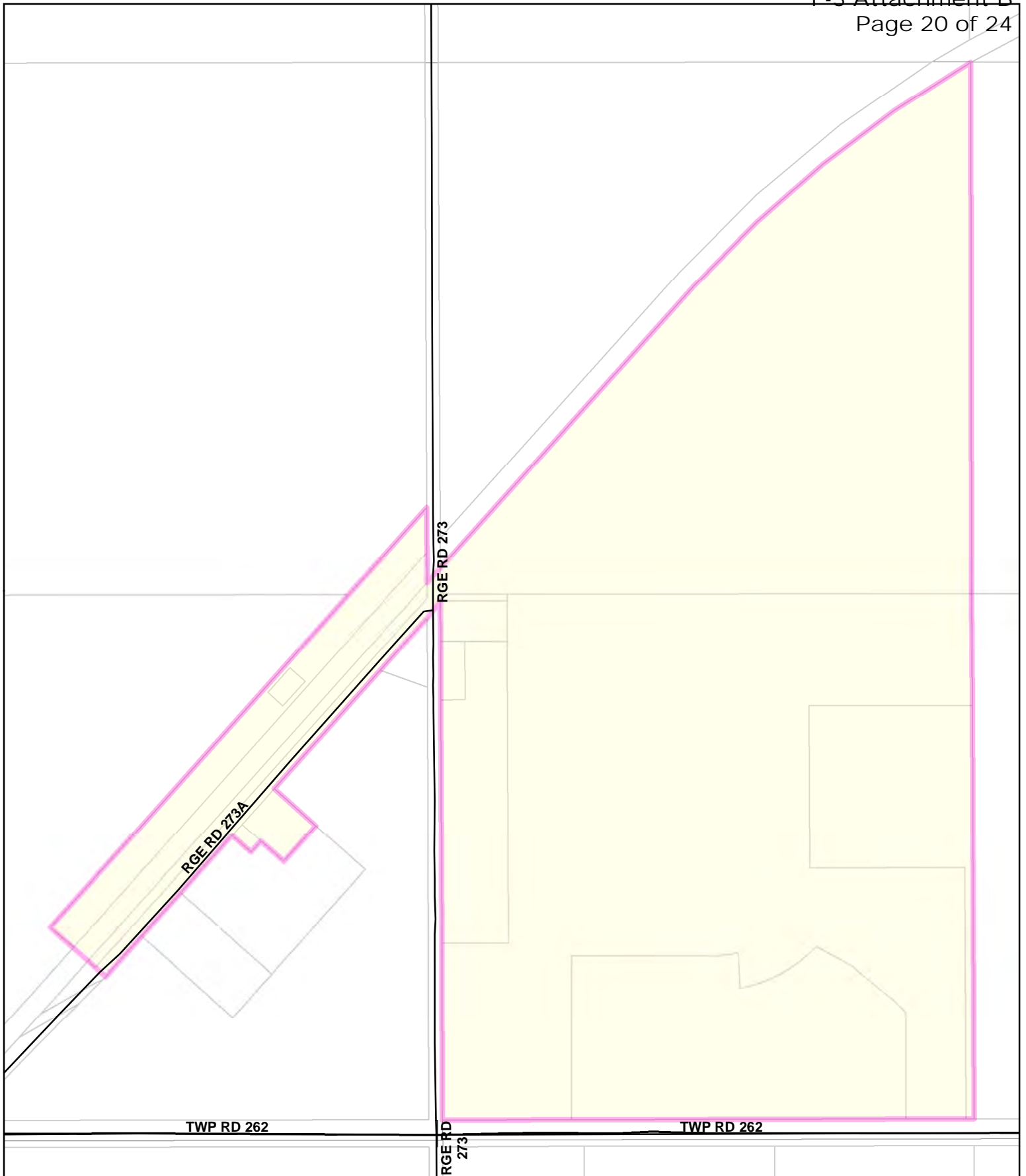
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## Location of Hamlets

DALEMEAD



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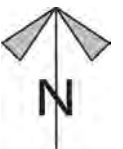


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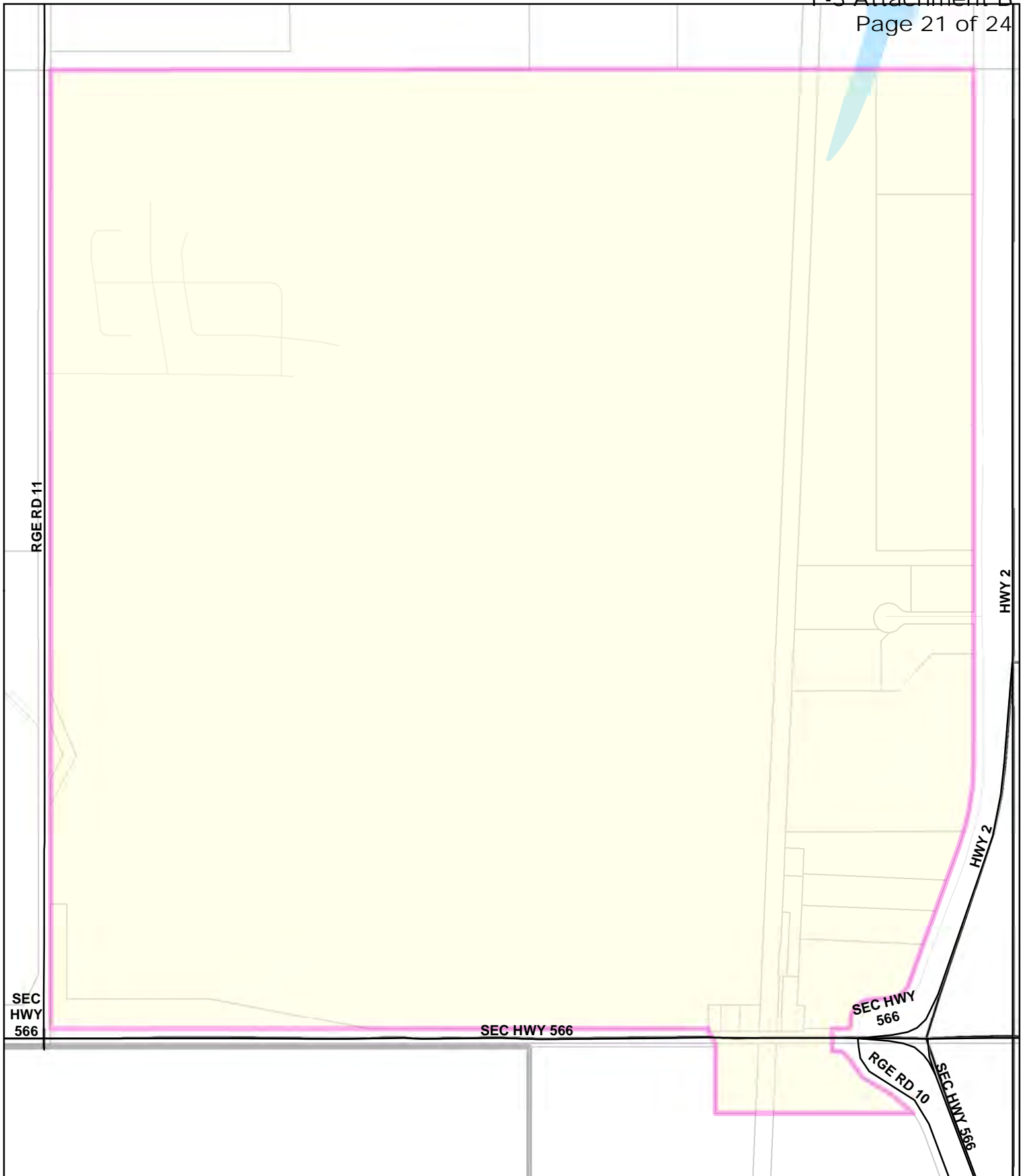
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## Location of Hamlets

KATHYRN



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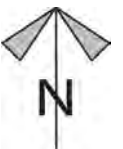


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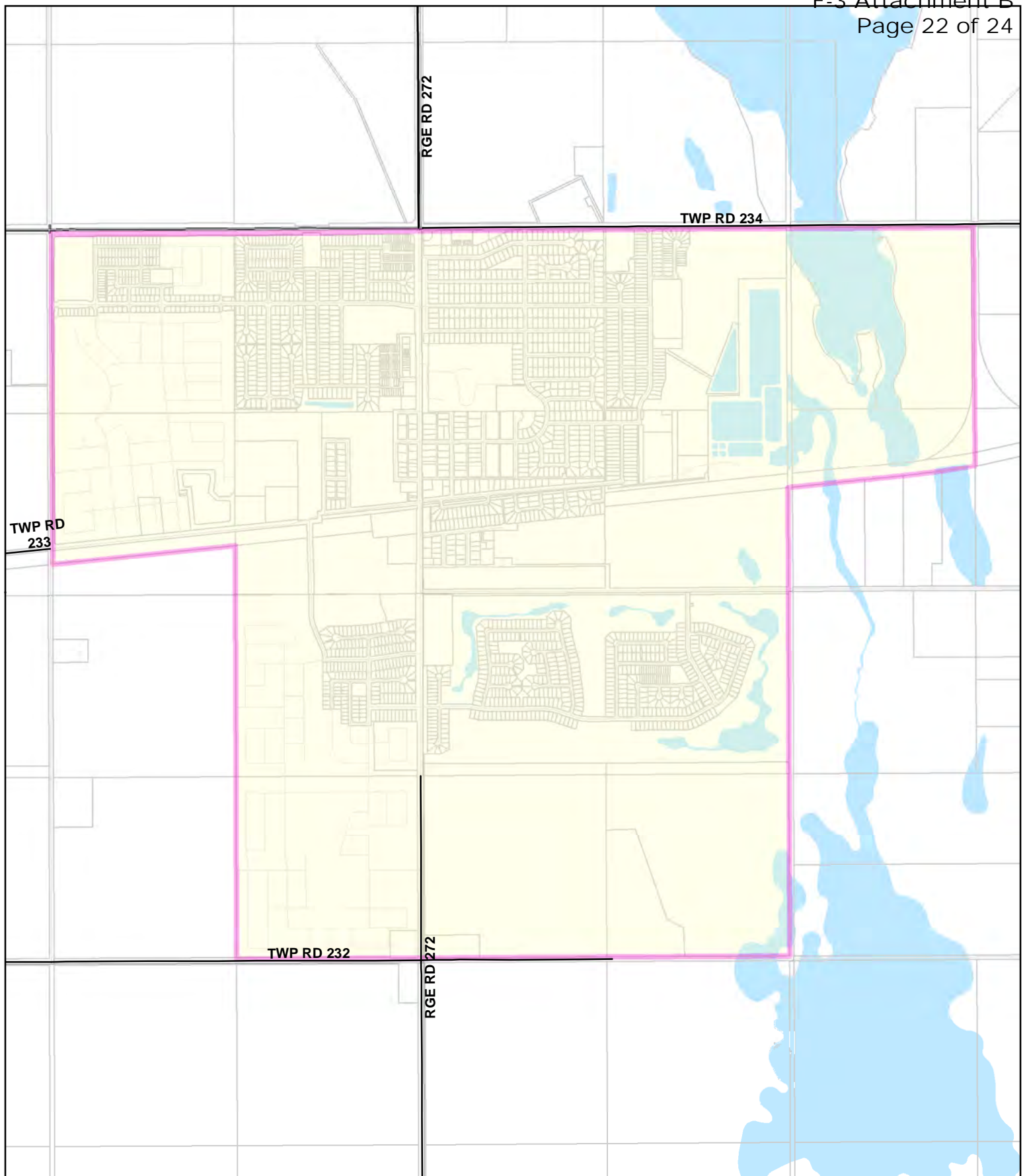
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Location of Hamlets

BALZAC



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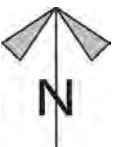


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Location of Hamlets

LANGDON



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TWP RD 240

RGERD 284

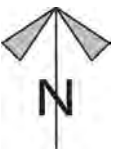


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Cultivating Communities

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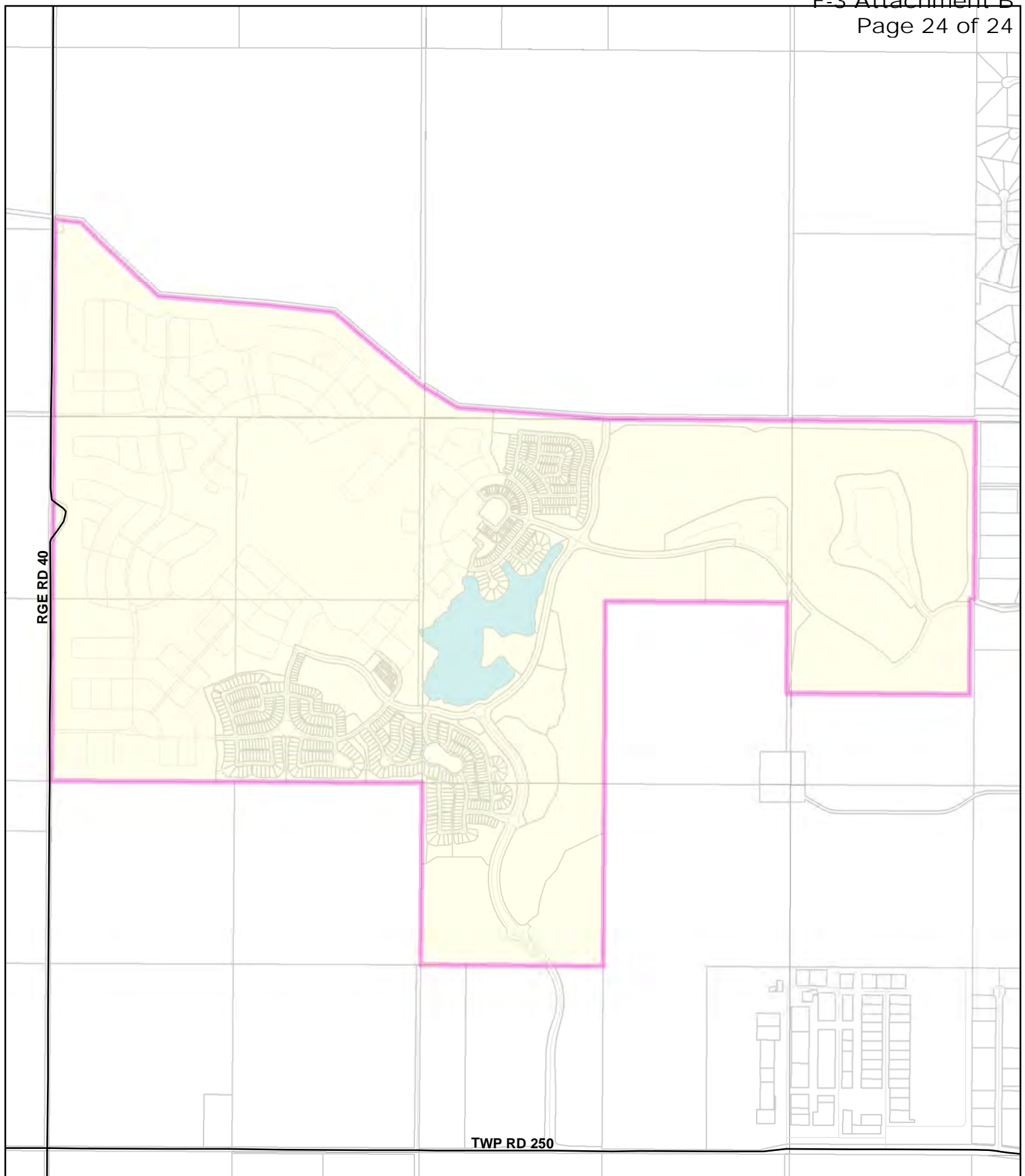
## Location of Hamlets

JANET



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Printed: Aug 27, 2023



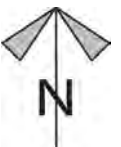


**ROCKY VIEW COUNTY**  
Cultivating Communities

Information as depicted is subject to change, therefore Rocky View County assumes no responsibility for discrepancies after date of printing.

Location of Hamlets

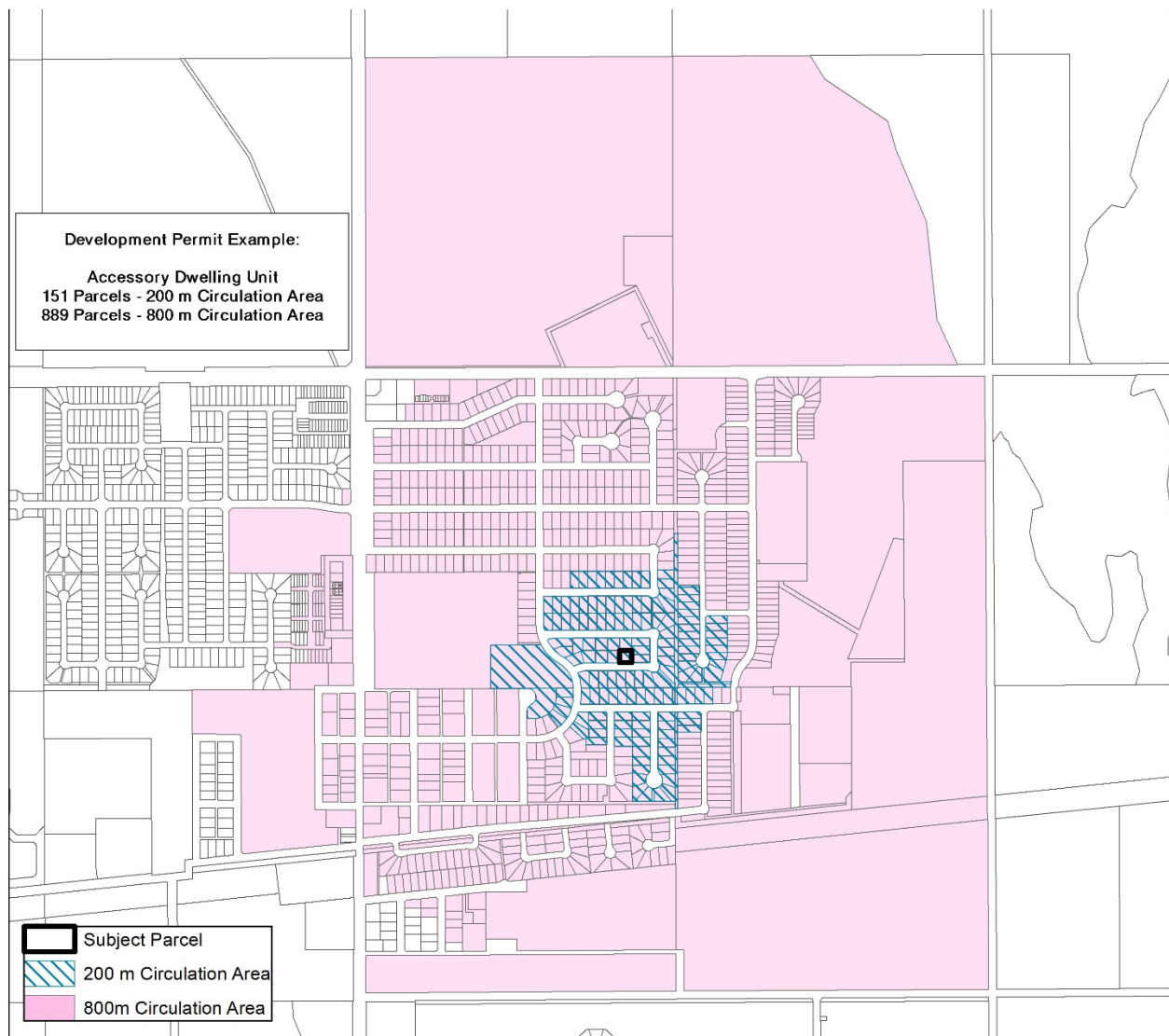
HARMONY



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Printed: Aug 27, 2023

## Policy 327 Implementaton Review

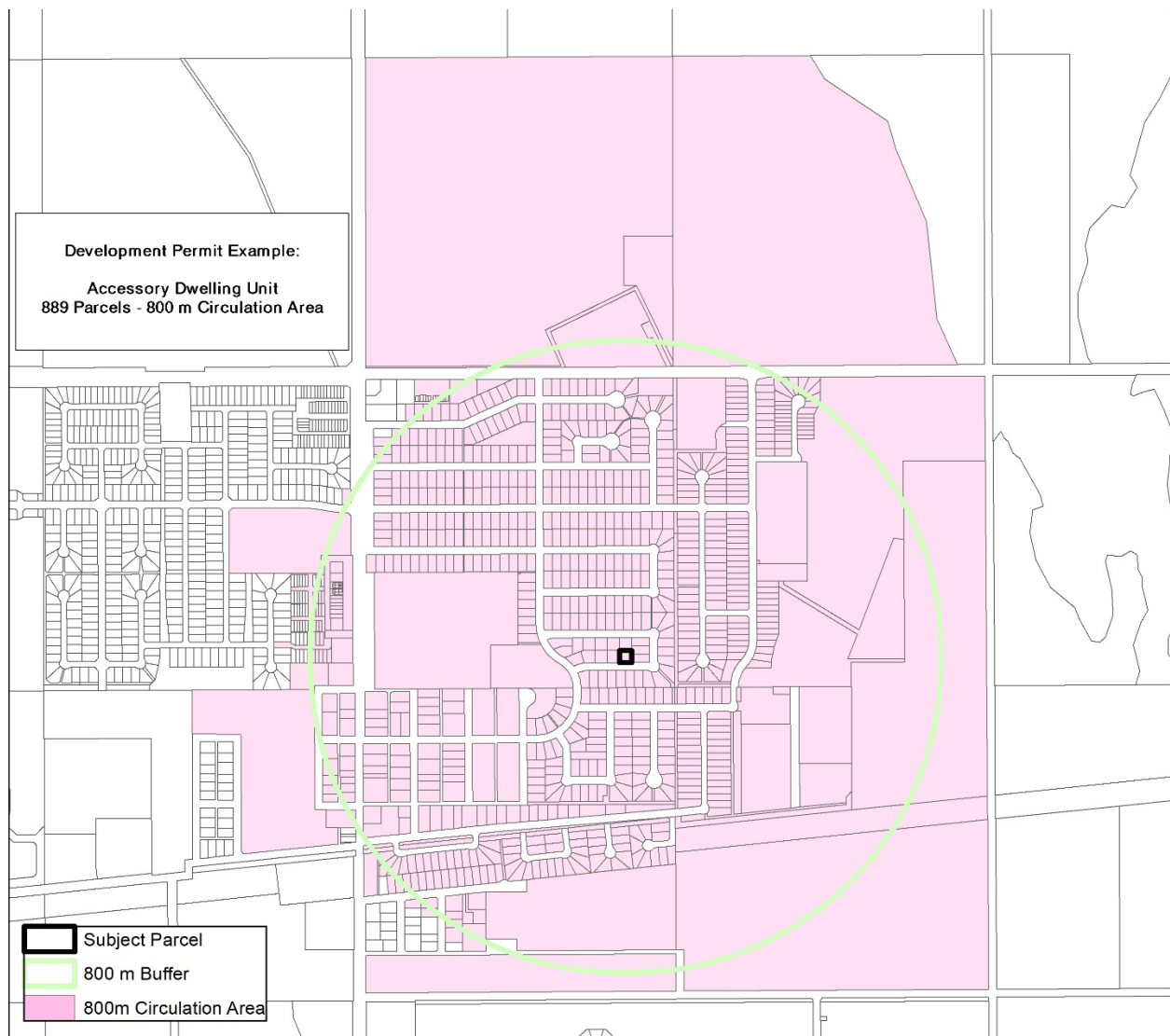
## Attachment C – Development Permit Example



	Number of Parcels	Cost of Circulation
<b>Current Policy Requirement</b> 800m (1/2 mile) when inside a hamlet boundary	889 Parcels	\$1,609.09
<b>Proposed Amendment</b> (200m (1/8 mile)	151 Parcels	\$273.31
<b>Difference</b>	- 738 Parcels	- \$1,335.78 (County Savings)

## Development Permit Example

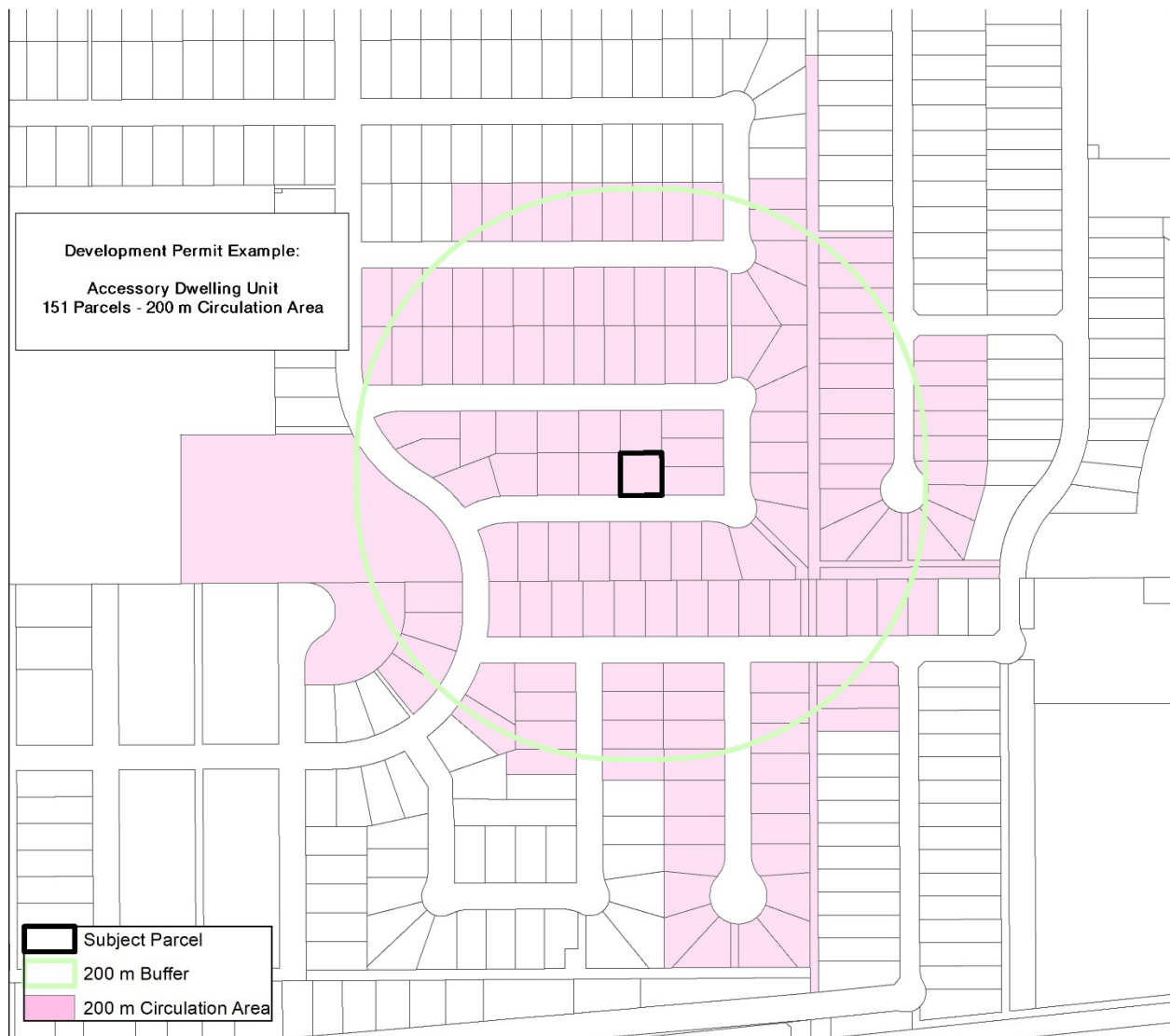
## Current Policy 327 Requirement - 800m (1/2) mile when inside a hamlet boundary



	Number of Parcels	Cost of Circulation
<b>Current Policy Requirement</b> 800m (1/2 mile) when inside a hamlet boundary	889 Parcels	\$1,609.09

## Development Permit Example

## Proposed Policy 327 Amendment - (2 Lot Depth, Up to 800m)



	Number of Parcels	Cost of Circulation
<b>Proposed Amendment</b> (200m (1/8 mile))	26 Parcels	\$273.31



**Policy 327 Implementaton Review****Attachment D: Landowner Correspondence**

Karin Hunter  
Springbank Community Association  
244259 RR33  
Calgary, Alberta  
T3Z 2E8



Rocky View County: Planning Department  
Attention: Dominic Kazmierczak  
Re: Circulation and Notification Standards: Change Request  
Delivered Via Email to: DKazmierczak@rockyview.ca

September 10, 2021

The current Public Notification Policy, C-327, Circulation and Notification Standards<sup>1</sup>, does not provide for adequate notification to communities for planning and development items. The objective of Policy C-327 should be to facilitate sufficient review of, and thoughtful comment on, planning items by affected residents and communities.

The undersigned respectfully request that Rocky View County:

1. Update the Policy C-327 to permit administration to circulate planning items to any Community Association or Chamber of Commerce that requests such circulation for the division(s) in which they operate.
2. Circulate all notices of development (permits, applications, hearings, comment periods, etc) to the undersigned, according to their respective divisions, while Policy C-327 is under review.
3. Post all planning and development applications to the Planning section of the Rocky View County website. Applications should be organized by division. As an example, applications such as PL20210118 (RR31 river access closure in Springbank) are not currently available on the County website until they pass first reading. Communities have a right to know what is upcoming/ proposed in their areas.
4. Update the County website planning section to list all planning documents by division, rather than alphabetically. This includes *MSDPs*, *Plans Under Review*, *Approved Conceptual Schemes* and *Proposed Conceptual Schemes*.
5. Create a map for the Planning homepage that shows planning items across the County, by status, with links to the appropriate documents. This would enable anyone to quickly find out what is happening in their area.

Thank you.

Karin Hunter, President, Springbank Community Association

Chrissy Craig, President, Langdon Community Association

Terry Brooker, President, Elbow Valley Residents Club

Kathleen Burk, President, Bragg Creek & Area Chamber of Commerce

Cc: RVC Reeve Henn, Deputy Reeve Kim McKylor, Councillor Kevin Hanson, Councillor Al Schule, Councillor Mark Kamachi, SCA Board, Kathleen Burk, Terry Brooker, Chrissy Craig

<sup>1</sup> <https://www.rockyview.ca/Portals/0/Files/Government/Policies/Policy-C-327.pdf>



**From:** Karin Hunter <president@springbankcommunity.com>

**Sent:** Wednesday, February 21, 2024 11:37 AM

**To:** Matt Boscariol <MBoscariol@rockyview.ca>; Al Schmidt <[REDACTED]>

**Cc:** [REDACTED]; Rhonda Pusnik <RPusnik@rockyview.ca>; Division 2, Don Kochan <DKochan@rockyview.ca>; Devin LaFleche <DLaFleche@rockyview.ca>; Karin Hunter <president@springbankcommunity.com>

**Subject:** Re: PetroCanada public engagement

Hi Matt,

As previously provided, I am including a link to the SCA's 2021 letter regarding Policy C-327 requesting improved circulation and notice. For a proposed development like Petro Canada that will impact nearly all residents north of Highway 1 in some way, the current circulation policy is insufficient. As you mention, C-327 is under view / been reviewed. Although you mention comments from "affected stakeholders" are being collected, the SCA has not been contacted on this item despite our clear interest in improving this policy over the past three years. We request that administration review our 2021 letter (supported by Elbow Valley, Landgon, and Bragg Creek) and also consider improved site signage (discussed below). I would encourage you to speak with Al (copied) about the SCAs specific feedback on circulation and notification improvements.

[https://drive.google.com/file/d/11Xcwkv9dkc3EWVuZdMIAtZWQHawOMc-c/view?usp=drive\\_link](https://drive.google.com/file/d/11Xcwkv9dkc3EWVuZdMIAtZWQHawOMc-c/view?usp=drive_link)

Site Signage:

The SCA has spoken with administration several times regarding the inadequacy of signage at sites for proposed land use changes or developments. The current signage requirement is not acceptable in a rural community where people are largely driving by. I would go so far as to say that generally, signage is NOT noticeable at all unless you are looking, and even then, it is too far from the road to read any of the writing. A person would have to pull over on the side of the road or into the nearest turn and walk back, through the ditch to even read the sign. The Airport Authority has some large signs in the community that would be useful as an example. I am sure Zuzana or I can take some photos showing the differences between the Petro-Can signage (RVC requirement) and the Airport Authority if that would help.

A QR code should be added to these signs that opens the RVC link to the application. The City of Calgary can inform some requirements, rather than starting from scratch.

Regards,

Karin

On Thu, Feb 15, 2024 at 3:35 PM Matt Boscarior <[MBoscarior@rockyview.ca](mailto:MBoscarior@rockyview.ca)> wrote:

Good afternoon, Karin and Zuzana;

I was forwarded your correspondence regarding the Petro Canada Application and provide you with the following information to address the questions and concerns.

Prior to an application being submitted, many applicants – especially of larger developments such as the subject proposal – perform their own public engagement and notification. This is not managed or enforced by the County as it is not relative to an active application. Once the application is submitted, the applicant is bound by [Policy C-327](#); this policy does have requirements for public notice signage under sections 13 through 17, and effectively requires the installation of signage to amend a statutory plan, to adopt or amend a local plan, and to amend the Land Use Bylaw with the exception of Agricultural General.

Specific to PL20230127, 128, and 158 for the Petro Canada redesignation, Master Site Development Plan, and ASP amendment applications, the applicant was required to install signage, which was posted for 30 days, coinciding with the agency and landowner circulations. There were two sign posted on the subject property: one facing Township Road 250, and one facing Range Road 33; photos were taken to confirm their placement.

You may already be aware, but regarding policy C-327, On April 11, 2023, Council submitted a Notice of Motion to review and amend this policy, and on April 25, 2023, Council directed Administration to prepare amendments to Policy C-327 to provide a standardized notification area of 1600m (1 mile) for all application types outside of hamlets and 800m (1/2 mile) for all application types within hamlets. Administration then prepared the report and bylaw amendments as directed. On October 17, 2023, Administration presented the analysis to Council and Council approved the amended policy, effectively increasing the circulation area from subject application properties to the properties around them. Administration was also directed to bring a report back to Council with a review of the new policy's implementation by April 30, 2024. Administration is currently collecting any comments received from affected stakeholders on the policy and how it is working, as well as related statistics and numbers to reflect the impact to the organization and the community; we have provided your comments to that file so they can be included for Council's consideration.

The County is working on a number of initiatives to improve communication and information sharing; unfortunately it does take time to get those mechanisms in place. We appreciate your comments and will ensure they are taken into consideration moving forward.

The PetroCanada application is still in very early stages; the circulation period that just recently closed is at the beginning of the evaluation process. The file manager will now work with the applicant to address any requirements submitted by required agencies, and to consider and address concerns raised by landowners during the circulation period. The policy analysis will be completed and the staff report will be written. While the circulation period itself has come to a close, affected parties are welcome to submit comments at any time between now and the public hearing, the date for which has not been determined. Two weeks prior to the public hearing, public notice will again be submitted, will be posted

to the website, and will be circulated via Safe & Sound messaging. All comments received will be included in the staff report and will be presented to Council for their consideration.

We trust this answers your questions regarding the engagement and notification process. Should you have any further questions or comments, please reach out to the file manager, Bernice Leyeza a [BLeyeza@rockyview.ca](mailto:BLeyeza@rockyview.ca)

Sincerely,

**MATTHEW BOSCARIOL, MES, MCIP, RPP, CLGM**  
Executive Director | Community Development Services

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**From:** Karin Hunter <[president@springbankcommunity.com](mailto:president@springbankcommunity.com)>  
**Sent:** Tuesday, February 13, 2024 7:19:31 PM  
**To:** Zuzana Ritzer <[REDACTED]>  
**Cc:** Division 2, Don Kochan <[DKochan@rockyview.ca](mailto:DKochan@rockyview.ca)>; Karin Hunter <[president@springbankcommunity.com](mailto:president@springbankcommunity.com)>  
**Subject:** Re: PetroCanada public engagement

Hi Zuzana,

We first heard about the PetroCan late last summer I think. They reached out to my VP asking us to distribute information to the community. We expected a site plan (as one was originally shown to us) but in the end just received the "letter" which we distributed in our newsletter. We posted our survey in early October with the provided letter and have discussed in each of our newsletters since then.

We were not "consulted" and we take issue with that liberal use of the term in their application. I would rather say that we were "advised" of the application and consented to share their letter in the interest of providing a heads up to the community. We also have provided all the comments received on our survey to RVC. I would say that the concerns from residents were very consistent. The SCA has expressed time and time again to RVC that better signage needs to exist on these sites where land use changes or developments are proposed (in fact, I reiterated this request just last week, citing the Petro-Canada as an example). RVC's notice protocols are archaic - you must generally be directly adjacent to the proposal to receive a letter. I can say emphatically that we have pushed for changes (with now both the old and new CAO, our councillors and administration) to the notification policy but as of yet RVC hasn't taken up the fight. Don is copied.

Thanks,

Karin

On Sun, Feb 11, 2024 at 12:01 PM Zuzana Ritzer <[z\[REDACTED\]](#)> wrote:

Hi Karin,

Hope you are well.

I am reading through PetroCanada masterplan and I am very surprised by the “public engagement” section and want to check

With you- did PC reached out to SCA in June 2023 to meet? The first mentioning about PC was in SCA's November newsletter where you mentioned that SCA doesn't consider this a proper engagement. They also claim that email

Was provided with the notice (there wasn't) and that there is a signage on the property (there isn't).

Thank you for letting me know!

Zuzana

Sent from my iPhone

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

From: Albert Fialkow <[REDACTED]>

Sent: Wednesday, November 8, 2023 11:31 AM

To: Questions <[questions@rockyview.ca](mailto:questions@rockyview.ca)>

Subject: Waste on Notices

Dear Rockyview County,

I appreciate the need to keep neighbours and land holders advised of developments and public hearings. However, in this day and age it is not necessary to snail mail these notices. I can't imagine the costs to do so. The costs have to be tens, nay hundreds of thousands of dollars on an annual basis. Not to mention, the hours needed to stuff and deliver the notices. There are also the environmental costs. You should, you need to go to an electronic means of communication. Email would be a preferable and perfectly acceptable means of communication. In every case to date, I could not care less about the information you are conveying. This is a terrible use of our tax dollars and resources.

If there are government requirements to do so, amend the laws, change the requirements.

Please make the change.

Respectfully,

1144631 Alberta Ltd - New Horizon Mall

Albert Fialkow

[REDACTED]

Century 21 Bravo

3009 23 St NE

Calgary, Ab.

T2E 7A4



**From:** Jackie Glen <g[REDACTED]>  
**Sent:** Wednesday, April 3, 2024 4:27 PM  
**To:** Justin Rebello <JRebello@rockyview.ca>  
**Cc:** Matt Boscariol <MBoscariol@rockyview.ca>; Don Kochan <kochandiv2@gmail.com>  
**Subject:** Feedback on Policy C-327 - for the review meeting April 30th, 2024

Justin, Matt and Don:

I have attached a second version of my comments on C-327 - changed from the version sent this morning!

Sorry - not sure how the other earlier version got sent. I just realized this now re-reading what I sent.

Attached is the correct version to use and read. It has the suffix "\_ver2".

Again - sorry for the mix-up!

Jackie Glen  
[REDACTED]  
[REDACTED]

Page 1 of 3

Justin Rebello:  
Matt Boscariol indicated I should send you my comments for consideration for the meeting on April 30th on Policy C-327.  
I speak for a multitude of residents in Springbank.  
The overwhelming majority of residents knew nothing about the ASP (Area Structure Plan) - nor did they know about the upcoming Open House at the end of June 2023. We are talking about for example, commercializing a country residential community - and only a few residents were notified and allowed to give feedback???

A very good representation ended up attending the Open House - considering they knew nothing beforehand except from word of mouth. The residents were extremely vocal about the lack of notification. Rocky View finally sent notification and allowed folks in Idlewild and Country Lane to voice their opinion.

As a result, I believe the Planners had a meeting to discuss how and who gets notified. However - nothing changed.

The 1-mile notification for the Petro-Can at RR 33 and Twp. 250 was sent to only approx. a dozen residents and hundreds of commercial owners, plus those owners can forward to their lessees!! Very few residents, including schools, even knew this massive truck stop was being proposed!

Costco: Costco was conveniently passed right before the last election. Costco has an astronomical impact in every respect to thousands of our country residential area residents and only a handful of residents were notified!

Not only is RV not notifying residents of developments affecting them, they are also restricting feedback to only a few residents!

RV needs to revamp the 1-mile distance criteria for developments and instead closely look at who and how the development will impact.

## Criteria suggestions:

- How the development will impact the country residential lifestyle of a community
- How it changes the community dynamics
- How it impacts traffic – number of vehicles added, existing road loads
- It needs an up to date traffic assessment done - one where planners actually have a real impact study and know the numbers - not like in the “Heartland Road” coming out of Harmony onto RR 33 in North Springbank where the road was approved with no vehicle numbers – so how can one assess the impact to the community..??
- How it impacts safety - vehicles, school buses, school and daycare students, bicycles, crime etc.
- How number of acres, number of proposed parcels, parcel size etc. affects the community

## Improving notification zones:

- A suggestion for how to improve circulation zones is to use scaled circulation zones, so that the larger the application impacts the community, the larger the circulation zone. “Zone” does not have to be a radius. “Larger” could be determined on a number of criteria (e.g. a redesignation application for one additional parcel could be treated differently from one proposing 20 additional parcels) and consider changes in use relative to predominant uses in the area.
- There needs to be a minimum circulation zone set to ensure real-life circulation zones will not shrink with no recourse – however RV staff need to know this is Policy and decision makers need to know they are mandated to use sound and fair judgement to expand the area when and where appropriate.

## The decision on who to contact is made by a decision maker or decision makers:

- The Circulation and Notification Policy (C-327) used by RVC to determine who receives notice by being adjacent to or in the immediate vicinity of the proposal is guidance. Policy is not statute and staff ought to exhibit independent and strategic decision making when considering who may be affected by considering factors beyond a radius prescribed in policy (i.e., ~246 homes north on RR33 whose only access is RR33).
- “Staff” decision makers on notifications should not be anyone connected to the planning of the development – i.e. when planning to commercialize Springbank with the “Springbank Airport Employment Area, plus “Future Development”– the planners suggesting this should not be involved in making the decision on who to contact as contacting a few is in their favour - for example the fewer contacted the fewer who will comment in opposition to what the Planners/Administration wants and this was very clear in the past. □ Note: The Foundation of Administrative Justice offers a course on decision making where one can learn the blind adoption of policy fetters the discretion of the decision maker.
- 

Even consider using community planning groups to assess who and how it will impact - like the Springbank Community Association

It is SO clear the notification zone in Policy C-327 does not work regarding developments affecting residents.

Notifying folks by mail is the best way. We pay taxes and my taxes can certainly include the cost of a stamp! Although it may be costly for RV – it will reach the individuals.

It is all very well to say sign up for RV newsletters - but the reality is, folks do not do this. - it is not a good way to contact folks of impending developments in their area. I have found most folks do not even know about Safe and Sound.

In addition, RVC needs to ensure that all applications are well advertised in all media sources, on a timely basis - newspapers, posted on website, sent out by Safe & Sound (or other RVC email communications), RVC social media platforms and include local community groups. This means that all redesignation applications, subdivision applications, and development permit applications, as well as open houses, county surveys, etc., need to be advertised on all these platforms on a sufficiently timely basis so that people have a meaningful opportunity to respond. Maybe there should be a separate group other than safe and sound for these large developments – or a separate section in Safe and Sound.

It is very hard for individuals to notify folks in their area – i.e. word of mouth, and RV should be doing everything in their power to change the status quo of only notifying only a few residents of developments greatly impacting their life.

Thank you for your consideration,

Jackie Glen

[REDACTED]

[REDACTED]

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

From: Albert Fialkow <[REDACTED]>

Sent: Wednesday, November 29, 2023 11:52 AM

To: Legislative and Intergovernmental Services <[LegislativeServices@rockyview.ca](mailto:LegislativeServices@rockyview.ca)>; Justin Rebello <[JRebello@rockyview.ca](mailto:JRebello@rockyview.ca)>

Subject: Government Waste

Dear Councillors of Rockyview County,

I am glad that people are developing in the county. I appreciate that people need to be apprised of developments in their 'backyard'. However, it is a colossal waste of time, effort, energy, postage, paper and MONEY to send landowners snail mail for every application made to the county. There should be, needs to be an option to have notifications sent by email. I imagine that this would save the county 100's of thousands of dollars each year. Really, what does it cost to send out all the notices that very, very few people care about? Please, please, please provide a paperless option. It seems self evident to me that this is necessary. It may help if you educate the public by informing them of how much money it costs on an annual basis to send out these notices. This is a terrible use of our tax dollars.

Thank you for your time and consideration.

At your service, sincerely,

Albert Fialkow  
[REDACTED]

Century 21 Bravo  
3009 23 St NE  
Calgary, Ab.  
T2E 7A4

Original Message-----

From: J Tooth <[REDACTED]>

Sent: Friday, April 5, 2024 1:22 PM

To: Justin Rebello <JRebello@rockyview.ca>

Subject: Policy C-327 feedback for April 30th meeting

Dear J. Rebello,

I believe the 1 mile notification zone for residents adjacent to a proposed project is inadequate for projects which will greatly increased traffic. The notification area needs to be extended to all potentially affected parties. For example, the major projects planned between Highway 1 and TWP 250, along RR33, will impact every resident who accesses Highway 1 from RR33, and also RR31 (Old Banff Coach Rd) as the increased traffic on RR 33 will induce more motorists to use RR31. I also believe that the cumulative effect of projects should be taken into consideration and residents notified of such. To be more specific: changes to land use at the airport will add to the increased traffic from Costco and Petro-Can and need to be addressed as a whole and residents notified beyond the 1 mile cutoff.

With the above criteria, basically everybody in North Springbank should be on the notification list for the above projects. As e-mail notification should be adequate, I don't think it is an onerous requirement.

Regards,

J. Tooth  
250032 Range Rd 32





# COUNCIL REPORT

## 2024 Prince of Peace Sage Local Improvement Tax Bylaw C-8520-2024

Electoral Division: 6

File: N/A

Date:	April 23, 2024		
Presenter:	Issy Agbonkhese, Manager		
Department:	Financial Services		
Approved by:	<input checked="" type="checkbox"/> Executive Director / Director	and/or	<input checked="" type="checkbox"/> Chief Administrative Officer

### REPORT SUMMARY

Section 403(3) of the *Municipal Government Act* (MGA) states that if, after a local improvement tax rate has been set, it is discovered that the actual cost of the local improvement is higher than the estimated cost on which the local improvement tax rate is based, Council may revise, once only over the life of the local improvement, the rate with respect to future years so that the local improvement tax bylaw will raise sufficient revenue to pay the actual cost of the local improvement.

Approval of Bylaw C-8520-2024 is required as the actual cost of the local improvement is higher than the estimated cost on which the local improvement tax rate in Bylaw C-8402-2023 was based due to higher-than-anticipated borrowing costs. Whereas Bylaw C-8402-2023 was approved on April 23, 2023, the cost of borrowing was finalized with the debenture approval on September 8, 2023.

Approval of Bylaw C-8520-2024 will replace Bylaw C-8402-2023, authorizing Council to revise the local improvement tax for the benefitting lands in Prince of Peace Sage Properties (Portion of NE 19-24-28-W4).

### ADMINISTRATION'S RECOMMENDATION

THAT Bylaw C-8520-2024 be given first reading.

THAT Bylaw C-8520-2024 be given second reading.

THAT Bylaw C-8520-2024 be considered for third reading.

THAT Bylaw C-8520-2024 be given third and final reading.

### BACKGROUND

Section 399 of the MGA states that the undertaking of a local improvement may be started, the local improvement tax bylaw may be passed, and debentures may be issued before or after the actual cost of the local improvement has been determined.

Section 396(4) of the MGA states that if a sufficient petition objecting to the local improvement is not filed with the Chief Administrative Officer within 30 days from sending the notices under subsection (1), Council may undertake the local improvement and impose the local improvement tax at any time in the three years following the sending of the notices.

Approval of Bylaw C-8402-2023 on April 23, 2023, was before the actual cost of the local improvement tax was finalized. This allowed the County to keep within the regulated time frame of imposing a local improvement tax within three years of sending the notices. Communication with affected parties at the

## 2024 Prince of Peace Sage Local Improvement Tax Bylaw C-8520-2024

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time stated that the final project cost may vary from the estimate, and interest rates are subject to change, and as such, the actual payment may vary slightly.

As per borrowing Bylaw C-8432-2023, Council accepted local improvement tax petitions to upgrade the water and wastewater infrastructure for the Prince of Peace Sage Properties. Under Sections 397 and 402 of the MGA, Council must approve a local improvement tax bylaw to impose a local improvement tax. The maximum borrowing cost detailed in Bylaw C-8180-2021 was amended from 5% to 8% by Bylaw C-8432-2023 to reflect the borrowing cost environment when the local improvement was completed.

### ANALYSIS

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Approval of Bylaw C-8520-2024 is required as the actual cost of the local improvement is higher than the estimated cost on which the local improvement tax rate in Bylaw C-8402-2023 was based due to higher-than-anticipated borrowing costs. Whereas Bylaw C-8402-2023 was approved on April 23, 2023, the cost of borrowing was finalized with the debenture approval on September 8, 2023.

### COMMUNICATIONS / ENGAGEMENT

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Upon approval of the Bylaw, tax notices, including taxes imposed by Bylaw C-8520-2024, will be mailed to residents on May 17, 2024.

### IMPLICATIONS

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#### Financial

There are no budget implications currently. Completion of this project will be funded by the benefitting owners for \$12,000 per year (annual interest and principal payment), based on each parcel's area (in square meters).

The increase in funding from \$11,397.34 to \$12,000.00 between Bylaw C-8402-2023 (Bylaw to be repealed) and Bylaw C-8520-2024 (Bylaw to be approved) is a result of interest rates increasing from 4.84% in April of 2023, when Bylaw C-8402-2023 was approved, to 5.43% in September of 2023 when project cost and borrowing were finalized. Below is the impact per benefitting owner:

\$137.31 increase to Prince of Peace – Manor (increased from \$4,042.27 to \$4,179.58)  
\$205.81 increase to Prince of Peace – Harbor (increased from \$3,413.18 to \$3,618.99)  
\$344.13 increase to Prince of Peace – School (increased from \$3,941.89 to \$4,286.02)

### STRATEGIC ALIGNMENT

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The proposed bylaw supports financial prosperity by ensuring that the County remains financially sustainable for future generations.

### ALTERNATE DIRECTION

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Administration does not have an alternate direction for Council's consideration.

### ATTACHMENTS

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Attachment A: 2024 Prince of Peace Sage Local Improvement Tax Bylaw C-8520-2024  
Attachment B: Prince of Peace Sage Properties Area Map



# BYLAW C-8520-2024

A bylaw of Rocky View County, in the Province of Alberta, authorizes the Council of the County to impose a local improvement tax for all lands that directly benefit from the Prince of Peace-Sage Properties Rehabilitation of the Water Distribution local improvement project.

**NOW THEREFORE** Rocky View County Council enacts as follows:

## Title

- 1 This bylaw shall be known as the *Prince of Peace – Sage Properties Rehabilitation of the Water Distribution Local Improvement Project*.
- 2 Council, having previously passed Bylaw C-8402-2023, being the *Prince of Peace Sage Properties Rehabilitation of the Water Distribution Local Improvement Project Bylaw*, has decided to revise the rate of the local improvement tax in accordance with section 403(3) of the *Municipal Government Act* with this bylaw.

## Definitions

- 3 Words in this Bylaw have the same meaning as in the *Municipal Government Act*, except as follows:
  - (a) **“Council”** means the duly elected Council of Rocky View County;
  - (b) **“Municipal Government Act”** means the *Municipal Government Act*, RSA 2000, c M-26, as amended or replaced from time to time;
  - (c) **“Rocky View County”** means Rocky View County as a municipal corporation and the geographical area within its jurisdictional boundaries, as the context requires.

## Prince of Peace – Sage Properties Rehabilitation of the Water Distribution Local Improvement Project

- 4 Council has decided to set a tax rate based on the area (square meters) of land assessed against the benefitting owners.

The total cost of the project was \$164,243 with contributions as follows:

Municipality at Large	\$0
Benefitting Owners	<u>\$164,243</u>
Total Cost	\$164,243

- 5 In accordance with Section 404 of the *Municipal Government Act*, 12,060 square meters associated with the school fields on Lot 3 Block 1 Plan 211007, were removed from calculating the total area due to the fact that these lands are a common area with no specific use.
- 6 The local improvement tax will be collected for TWENTY-FIVE (25) years, and the total amount levied annually against the benefiting owners is based on the area (square meters) of each property.
- 7 All required approvals for the project have been obtained, and the project complies with all Acts and Regulations of the Province of Alberta.
- 8 For the purpose of completing the Prince of Peace-Sage Properties Rehabilitation of the Water Distribution local improvement project, the sum of TWELVE THOUSAND, EIGHTY FOUR DOLLARS AND SIXTY CENTS (\$12,084.60) includes principal and interest to be collected by way of an annual, local improvement tax rate assessed against the benefiting owners as provided in Schedule A attached.
- 9 The net amount levied under the bylaw shall be applied only to the local improvement project specified by this bylaw.

**Repeal and Effective Date**

- 10 Bylaw C-8402-2023, being the *Prince of Peace Sage Properties Rehabilitation of the Water Distribution Local Improvement Project Bylaw*, and all amendments thereto are repealed upon this bylaw passing and coming into full force and affect.
- 11 Bylaw C-8520-2024 is passed and comes into full force and effect when it receives third reading and is signed in accordance with the *Municipal Government Act*.

READ A FIRST TIME this \_\_\_\_\_ day of \_\_\_\_\_, 2024

READ A SECOND TIME this \_\_\_\_\_ day of \_\_\_\_\_, 2024

UNANIMOUS PERMISSION FOR THIRD READING this \_\_\_\_\_ day of \_\_\_\_\_, 2024

READ A THIRD AND FINAL TIME this \_\_\_\_\_ day of \_\_\_\_\_, 2024

\_\_\_\_\_  
Reeve

\_\_\_\_\_  
Chief Administrative Officer or Designate

\_\_\_\_\_  
Date Bylaw Signed



Schedule "A" for BYLAW C-8520-2024  
Prince of Peace - Sage Properties LIT Bylaw

1.)

Parcels to be Assessed	Facility	Area (Square Meters)	Total Cost Allocation	Prepayment	Annual Rate
Lot 2 Block 1 Plan 2111007	Harbor	20,639	\$90,474.83	\$0.00	\$3,618.99
Lot 1 Block 1 Plan 2111007	Manor	23,836	\$104,489.57	\$0.00	\$4,179.58
Lot 3 Block 1 Plan 2111007	School	24,443	\$107,150.59	\$0.00	\$4,286.02
Total Annual Interest and Principal Payment					\$12,084.60

- 2.) Total number of Parcels: 3
- 3.) Remaining Term of the Annual Assessment: 25 Years
- 4.) Annual Interest Rate: 5.43%



**ROCKY VIEW COUNTY**  
Cultivating Communities

Information as depicted is subject to change, therefore Rocky View County assumes no responsibility for discrepancies after date of printing.

**Sage Properties**  
**Rocky View County**





## 2024 Prince of Peace Village Rehabilitation of the Water Distribution Local Improvement Tax Bylaw C-8521-2024

Electoral Division: 6

File: N/A

Date:	April 23, 2024		
Presenter:	Issy Agbonkhese, Manager		
Department:	Financial Services		
Approved by:	<input checked="" type="checkbox"/> Executive Director / Director	and/or	<input checked="" type="checkbox"/> Chief Administrative Officer

### REPORT SUMMARY

Section 403(3) of the *Municipal Government Act* (MGA) states that if, after a local improvement tax rate has been set, it is discovered that the actual cost of the local improvement is higher than the estimated cost on which the local improvement tax rate is based, Council may revise, once only over the life of the local improvement, the rate with respect to future years so that the local improvement tax bylaw will raise sufficient revenue to pay the actual cost of the local improvement.

Approval of Bylaw C-8521-2024 is required as the actual cost of the local improvement is higher than the estimated cost on which the local improvement tax rate in Bylaw C-8396-2023 was based due to higher-than-anticipated borrowing costs. Whereas Bylaw C-8396-2023 was approved on April 25, 2023, the cost of borrowing was finalized with the approval of two debentures on June 12, 2023, and September 8, 2023.

Approval of Bylaw C-8521-2024 will replace Bylaw C-8396-2023, authorizing Council to revise the local improvement tax for the benefiting lands in Prince of Peace Village (Portion of NE 19-24-28-W4).

### ADMINISTRATION'S RECOMMENDATION

THAT Bylaw C-8521-2024 be given first reading.

THAT Bylaw C-8521-2024 be given second reading.

THAT Bylaw C-8521-2024 be considered for third reading.

THAT Bylaw C-8521-2024 be given third and final reading.

### BACKGROUND

Section 399 of the MGA states that the undertaking of a local improvement may be started, the local improvement tax bylaw may be passed, and debentures may be issued before or after the actual cost of the local improvement has been determined.

Section 396(4) of the MGA states that if a sufficient petition objecting to the local improvement is not filed with the Chief Administrative Officer within 30 days from sending the notices under subsection (1), Council may undertake the local improvement and impose the local improvement tax at any time in the three years following the sending of the notices.

Approval of Bylaw C-8396-2023 on April 25, 2023, was granted prior to the actual cost of the local improvement tax finalization. This allowed the County to keep within the regulated time frame of

## 2024 Prince of Peace Village Rehabilitation of the Water Distribution Local Improvement Tax Bylaw C-8521-2024

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imposing a local improvement tax within three years of sending the notices. Communication with affected parties at the time stated that the final project cost may vary from the estimate, and interest rates are subject to change, and as such, the actual payment may vary slightly.

As per borrowing Bylaw C-8083-2020 and C-8433-2023, Council accepted local improvement tax petitions to upgrade the water and wastewater infrastructure for the Prince of Peace Village community. Under Sections 397 and 402 of the MGA, the Council must approve a local improvement tax bylaw to impose a local improvement tax. The maximum borrowing cost detailed in Bylaw C-8238-2021 was amended from 5% to 8% by Bylaw C-8433-2023 to reflect the borrowing cost environment when the local improvement was completed.

### ANALYSIS

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Approval of Bylaw C-8521-2024 is required as the actual cost of the local improvement is higher than the estimated cost on which the local improvement tax rate in Bylaw C-8396-2023 was based due to higher-than-anticipated borrowing costs. Whereas Bylaw C-8396-2023 was approved on April 25, 2023, the cost of borrowing was finalized with the approval of two debentures on June 12, 2023, and September 8, 2023.

### COMMUNICATIONS / ENGAGEMENT

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Upon approval of Bylaw C-8521-2024, County tax notices, including taxes imposed by Bylaw C-8521-2024, will be mailed to residents on May 17, 2024.

### IMPLICATIONS

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#### Financial

There are no budget implications currently. Completion of this project will be funded by the benefitting owners for \$66,600 per year (annual interest and principal payment), based on each parcel's area (in square meters).

The per annum increase in funding per benefitting owner is from \$389.52 to \$406.35 between Bylaw C-8396-2023 (Bylaw to be repealed) and Bylaw C-8521-2024 (Bylaw to be approved) as a result of interest rates increasing from 4.84% in April of 2023, when Bylaw C-8396-2023 was approved, to 5.19% in June of 2023, and 5.43% in September of 2023 when project costs and borrowing were finalized.

### STRATEGIC ALIGNMENT

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The proposed bylaw supports financial prosperity by ensuring that the County remains financially sustainable for future generations.

### ALTERNATE DIRECTION

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Administration does not have an alternate direction for Council's consideration.

### ATTACHMENTS

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Attachment A: 2024 Prince of Peace Village Local Improvement Tax Bylaw C-8521-2024  
Attachment B: Prince of Peace Village Area Map



# BYLAW C-8521-2024

**A bylaw of Rocky View County, in the Province of Alberta, authorizes the Council of the County to impose a local improvement tax for all lands that directly benefit from the Prince of Peace Village Rehabilitation of the Water Distribution Local Improvement Project.**

**NOW THEREFORE** Rocky View County Council enacts as follows:

## Title

- 1 This bylaw shall be known as the *Prince of Peace Village Rehabilitation of the Water Distribution Local Improvement Project*.
- 2 Council, having previously passed Bylaw C-8396-2023, being the *Prince of Peace Village Rehabilitation of the Water Distribution Local Improvement Project Bylaw*, has decided to revise the rate of the local improvement tax in accordance with section 403(3) of the *Municipal Government Act* with this bylaw.

## Definitions

- 3 Words in this Bylaw have the same meaning as in the *Municipal Government Act*, except as follows:
  - (a) **“Council”** means the duly elected Council of Rocky View County;
  - (b) **“Municipal Government Act”** means the *Municipal Government Act*, RSA 2000, c M-26, as amended or replaced from time to time;
  - (c) **“Rocky View County”** means Rocky View County as a municipal corporation and the geographical area within its jurisdictional boundaries, as the context requires.

## Prince of Peace Village Rehabilitation of the Water Distribution Local Improvement Project

- 4 Council has decided to set a tax rate based on each parcel of land assessed against the benefitting owners.

The total cost of the project was \$982,308 with contributions as follows:

Municipality at Large	\$0
Benefitting Owners	<u>\$982,308</u>
Total Cost	\$982,308



- 5 The local improvement tax will be collected for TWENTY-FIVE (25) years, and the total amount levied annually against the benefiting owners is \$406.35.
- 6 All required approvals for the project have been obtained, and the project complies with all Acts and Regulations of the Province of Alberta.
- 7 For the purpose of completing the Prince of Peace Village Rehabilitation of the Water Distribution local improvement project, the sum of SIXTY-SIX THOUSAND, SIX HUNDRED and FORTY DOLLARS and SIXTY FOUR CENTS (\$66,640.64) includes principal and interest to be collected by way of an annual, uniform local improvement tax rate assessed against the benefiting owners as provided in Schedule A attached.
- 8 The net amount levied under the bylaw shall be applied only to the local improvement project specified by this bylaw.

### **Repeal and Effective Date**

- 9 Bylaw C-8396-2023, being the *Prince of Peace Village Rehabilitation of the Water Distribution Local Improvement Project Bylaw*, and all amendments thereto are repealed upon this bylaw passing and coming into full force and affect.
- 10 Bylaw C-85210-2024 is passed and comes into full force and effect when it receives third reading and is signed in accordance with the *Municipal Government Act*.

READ A FIRST TIME this \_\_\_\_\_ day of \_\_\_\_\_, 2024

READ A SECOND TIME this \_\_\_\_\_ day of \_\_\_\_\_, 2024

UNANIMOUS PERMISSION FOR THIRD READING this \_\_\_\_\_ day of \_\_\_\_\_, 2024

READ A THIRD AND FINAL TIME this \_\_\_\_\_ day of \_\_\_\_\_, 2024

\_\_\_\_\_  
Reeve

\_\_\_\_\_  
Chief Administrative Officer or Designate

\_\_\_\_\_  
Date Bylaw Signed

**Schedule "A" for BYLAW C-8521-2024**

Prince of Peace Village LIT

Bylaw

1.)

Rolls	Parcels to be Assessed	Total Cost Allocation	Prepayment	Annual Rate
04319011	Unit 1 Plan 9812469	\$10,158.63	\$0.00	\$406.35
04319012	Unit 2 Plan 9812469	\$10,158.63	\$0.00	\$406.35
04319013	Unit 3 Plan 9812469	\$10,158.63	\$0.00	\$406.35
04319014	Unit 4 Plan 9812469	\$10,158.63	\$0.00	\$406.35
04319015	Unit 5 Plan 9812469	\$10,158.63	\$0.00	\$406.35
04319016	Unit 6 Plan 9812469	\$10,158.63	\$0.00	\$406.35
04319017	Unit 7 Plan 9812469	\$10,158.63	\$0.00	\$406.35
04319018	Unit 8 Plan 9812469	\$10,158.63	\$0.00	\$406.35
04319019	Unit 9 Plan 9812469	\$10,158.63	\$0.00	\$406.35
04319020	Unit 10 Plan 9812469	\$10,158.63	\$0.00	\$406.35
04319021	Unit 11 Plan 9812469	\$10,158.63	\$0.00	\$406.35
04319022	Unit 12 Plan 9812469	\$10,158.63	\$0.00	\$406.35
04319023	Unit 13 Plan 9812469	\$10,158.63	\$0.00	\$406.35
04319024	Unit 14 Plan 9812469	\$10,158.63	\$0.00	\$406.35
04319025	Unit 15 Plan 9812469	\$10,158.63	\$0.00	\$406.35
04319026	Unit 16 Plan 9812469	\$10,158.63	\$0.00	\$406.35
04319027	Unit 17 Plan 9812469	\$10,158.63	\$0.00	\$406.35
04319028	Unit 18 Plan 9812469	\$10,158.63	\$0.00	\$406.35
04319029	Unit 19 Plan 9812469	\$10,158.63	\$0.00	\$406.35
04319030	Unit 20 Plan 9812469	\$10,158.63	\$0.00	\$406.35
04319032	Unit 22 Plan 9812469	\$10,158.63	\$0.00	\$406.35
04319033	Unit 23 Plan 9812469	\$10,158.63	\$0.00	\$406.35
04319034	Unit 24 Plan 9812469	\$10,158.63	\$0.00	\$406.35
04319035	Unit 25 Plan 9812469	\$10,158.63	\$0.00	\$406.35
04319036	Unit 26 Plan 9812469	\$10,158.63	\$0.00	\$406.35
04319037	Unit 27 Plan 9812469	\$10,158.63	\$0.00	\$406.35
04319038	Unit 28 Plan 9812469	\$10,158.63	\$0.00	\$406.35
04319040	Unit 30 Plan 9812469	\$10,158.63	\$0.00	\$406.35
04319041	Unit 31 Plan 9812469	\$10,158.63	\$0.00	\$406.35
04319042	Unit 32 Plan 9812469	\$10,158.63	\$0.00	\$406.35
04319043	Unit 33 Plan 9812469	\$10,158.63	\$0.00	\$406.35
04319044	Unit 34 Plan 9812469	\$10,158.63	\$0.00	\$406.35
04319045	Unit 35 Plan 9812469	\$10,158.63	\$0.00	\$406.35
04319046	Unit 36 Plan 9812469	\$10,158.63	\$0.00	\$406.35
04319049	Unit 39 Plan 9812469	\$10,158.63	\$0.00	\$406.35

04319050	Unit 41 Plan 0011410	\$10,158.63	\$0.00	\$406.35
04319051	Unit 42 Plan 0011410	\$10,158.63	\$0.00	\$406.35
04319052	Unit 43 Plan 0011410	\$10,158.63	\$0.00	\$406.35
04319053	Unit 44 Plan 0011410	\$10,158.63	\$0.00	\$406.35
04319054	Unit 45 Plan 0011410	\$10,158.63	\$0.00	\$406.35
04319055	Unit 46 Plan 0011410	\$10,158.63	\$0.00	\$406.35
04319056	Unit 47 Plan 0011410	\$10,158.63	\$0.00	\$406.35
04319057	Unit 48 Plan 0011410	\$10,158.63	\$0.00	\$406.35
04319059	Unit 50 Plan 0011410	\$10,158.63	\$0.00	\$406.35
04319060	Unit 51 Plan 0011410	\$10,158.63	\$0.00	\$406.35
04319061	Unit 52 Plan 0011410	\$10,158.63	\$0.00	\$406.35
04319062	Unit 53 Plan 0011410	\$10,158.63	\$0.00	\$406.35
04319063	Unit 54 Plan 0011410	\$10,158.63	\$0.00	\$406.35
04319064	Unit 55 Plan 0011410	\$10,158.63	\$0.00	\$406.35
04319065	Unit 56 Plan 0011410	\$10,158.63	\$0.00	\$406.35
04319066	Unit 57 Plan 0011410	\$10,158.63	\$0.00	\$406.35
04319067	Unit 58 Plan 0011410	\$10,158.63	\$0.00	\$406.35
04319068	Unit 59 Plan 0011410	\$10,158.63	\$0.00	\$406.35
04319069	Unit 60 Plan 0011410	\$10,158.63	\$0.00	\$406.35
04319072	Unit 64 Plan 0013287	\$10,158.63	\$0.00	\$406.35
04319073	Unit 65 Plan 0013287	\$10,158.63	\$0.00	\$406.35
04319074	Unit 66 Plan 0013287	\$10,158.63	\$0.00	\$406.35
04319075	Unit 67 Plan 0013287	\$10,158.63	\$0.00	\$406.35
04319076	Unit 68 Plan 0013287	\$10,158.63	\$0.00	\$406.35
04319077	Unit 69 Plan 0013287	\$10,158.63	\$0.00	\$406.35
04319079	Unit 71 Plan 0013287	\$10,158.63	\$0.00	\$406.35
04319080	Unit 72 Plan 0013287	\$10,158.63	\$0.00	\$406.35
04319081	Unit 73 Plan 0013287	\$10,158.63	\$0.00	\$406.35
04319082	Unit 74 Plan 0013287	\$10,158.63	\$0.00	\$406.35
04319083	Unit 75 Plan 0013287	\$10,158.63	\$0.00	\$406.35
04319084	Unit 76 Plan 0013287	\$10,158.63	\$0.00	\$406.35
04319085	Unit 77 Plan 0013287	\$10,158.63	\$0.00	\$406.35
04319086	Unit 78 Plan 0013287	\$10,158.63	\$0.00	\$406.35
04319087	Unit 79 Plan 0013287	\$10,158.63	\$0.00	\$406.35
04319088	Unit 80 Plan 0013287	\$10,158.63	\$0.00	\$406.35
04319089	Unit 81 Plan 0013287	\$10,158.63	\$0.00	\$406.35
04319094	Unit 87 Plan 0111629	\$10,158.63	\$0.00	\$406.35
04319095	Unit 88 Plan 0111629	\$10,158.63	\$0.00	\$406.35
04319096	Unit 89 Plan 0111629	\$10,158.63	\$0.00	\$406.35
04319097	Unit 90 Plan 0111629	\$10,158.63	\$0.00	\$406.35
04319098	Unit 91 Plan 0111629	\$10,158.63	\$0.00	\$406.35
04319100	Unit 93 Plan 0111629	\$10,158.63	\$0.00	\$406.35

04319101	Unit 94 Plan 0111629	\$10,158.63	\$0.00	\$406.35
04319102	Unit 95 Plan 0111629	\$10,158.63	\$0.00	\$406.35
04319103	Unit 96 Plan 0111629	\$10,158.63	\$0.00	\$406.35
04319104	Unit 97 Plan 0111629	\$10,158.63	\$0.00	\$406.35
04319105	Unit 98 Plan 0111629	\$10,158.63	\$0.00	\$406.35
04319106	Unit 99 Plan 0111629	\$10,158.63	\$0.00	\$406.35
04319107	Unit 100 Plan 0111629	\$10,158.63	\$0.00	\$406.35
04319108	Unit 101 Plan 0111629	\$10,158.63	\$0.00	\$406.35
04319109	Unit 102 Plan 0111629	\$10,158.63	\$0.00	\$406.35
04319110	Unit 103 Plan 0111629	\$10,158.63	\$0.00	\$406.35
04319111	Unit 104 Plan 0111629	\$10,158.63	\$0.00	\$406.35
04319114	Unit 108 Plan 0113520	\$10,158.63	\$0.00	\$406.35
04319115	Unit 109 Plan 0113520	\$10,158.63	\$0.00	\$406.35
04319116	Unit 110 Plan 0113520	\$10,158.63	\$0.00	\$406.35
04319117	Unit 111 Plan 0113520	\$10,158.63	\$0.00	\$406.35
04319118	Unit 112 Plan 0113520	\$10,158.63	\$0.00	\$406.35
04319120	Unit 114 Plan 0113520	\$10,158.63	\$0.00	\$406.35
04319121	Unit 115 Plan 0113520	\$10,158.63	\$0.00	\$406.35
04319123	Unit 117 Plan 0113520	\$10,158.63	\$0.00	\$406.35
04319124	Unit 118 Plan 0113520	\$10,158.63	\$0.00	\$406.35
04319126	Unit 120 Plan 0113520	\$10,158.63	\$0.00	\$406.35
04319127	Unit 121 Plan 0113520	\$10,158.63	\$0.00	\$406.35
04319128	Unit 122 Plan 0113520	\$10,158.63	\$0.00	\$406.35
04319129	Unit 123 Plan 0113520	\$10,158.63	\$0.00	\$406.35
04319130	Unit 124 Plan 0113520	\$10,158.63	\$0.00	\$406.35
04319131	Unit 125 Plan 0113520	\$10,158.63	\$0.00	\$406.35
04319132	Unit 126 Plan 0113520	\$10,158.63	\$0.00	\$406.35
04319134	Unit 128 Plan 0113520	\$10,158.63	\$0.00	\$406.35
04319135	Unit 129 Plan 0113520	\$10,158.63	\$0.00	\$406.35
04319138	Unit 132 Plan 0113520	\$10,158.63	\$0.00	\$406.35
04319140	Unit 134 Plan 0113520	\$10,158.63	\$0.00	\$406.35
04319141	Unit 135 Plan 0113520	\$10,158.63	\$0.00	\$406.35
04319142	Unit 136 Plan 0113520	\$10,158.63	\$0.00	\$406.35
04319143	Unit 137 Plan 0113520	\$10,158.63	\$0.00	\$406.35
04319144	Unit 138 Plan 0113520	\$10,158.63	\$0.00	\$406.35
04319145	Unit 139 Plan 0113520	\$10,158.63	\$0.00	\$406.35
04319147	Unit 141 Plan 0113520	\$10,158.63	\$0.00	\$406.35
04319148	Unit 142 Plan 0113520	\$10,158.63	\$0.00	\$406.35
04319149	Unit 143 Plan 0113520	\$10,158.63	\$0.00	\$406.35
04319150	Unit 144 Plan 0113520	\$10,158.63	\$0.00	\$406.35
04319151	Unit 145 Plan 0113520	\$10,158.63	\$0.00	\$406.35
04319152	Unit 146 Plan 0113520	\$10,158.63	\$0.00	\$406.35



04319153	Unit 147 Plan 0113520	\$10,158.63	\$0.00	\$406.35
04319154	Unit 148 Plan 0113520	\$10,158.63	\$0.00	\$406.35
04319155	Unit 149 Plan 0113520	\$10,158.63	\$0.00	\$406.35
04319156	Unit 150 Plan 0113520	\$10,158.63	\$0.00	\$406.35
04319157	Unit 151 Plan 0113520	\$10,158.63	\$0.00	\$406.35
04319158	Unit 152 Plan 0113520	\$10,158.63	\$0.00	\$406.35
04319159	Unit 153 Plan 0113520	\$10,158.63	\$0.00	\$406.35
04319161	Unit 156 Plan 0310076	\$10,158.63	\$0.00	\$406.35
04319162	Unit 157 Plan 0310076	\$10,158.63	\$0.00	\$406.35
04319163	Unit 158 Plan 0310076	\$10,158.63	\$0.00	\$406.35
04319164	Unit 159 Plan 0310076	\$10,158.63	\$0.00	\$406.35
04319165	Unit 160 Plan 0310076	\$10,158.63	\$0.00	\$406.35
04319166	Unit 161 Plan 0310076	\$10,158.63	\$0.00	\$406.35
04319167	Unit 162 Plan 0310076	\$10,158.63	\$0.00	\$406.35
04319168	Unit 163 Plan 0310076	\$10,158.63	\$0.00	\$406.35
04319169	Unit 164 Plan 0310076	\$10,158.63	\$0.00	\$406.35
04319170	Unit 165 Plan 0310076	\$10,158.63	\$0.00	\$406.35
04319171	Unit 166 Plan 0310076	\$10,158.63	\$0.00	\$406.35
04319172	Unit 167 Plan 0310076	\$10,158.63	\$0.00	\$406.35
04319173	Unit 168 Plan 0310076	\$10,158.63	\$0.00	\$406.35
04319174	Unit 169 Plan 0310076	\$10,158.63	\$0.00	\$406.35
04319175	Unit 170 Plan 0310076	\$10,158.63	\$0.00	\$406.35
04319176	Unit 171 Plan 0310076	\$10,158.63	\$0.00	\$406.35
04319177	Unit 172 Plan 0310076	\$10,158.63	\$0.00	\$406.35
04319178	Unit 173 Plan 0310076	\$10,158.63	\$0.00	\$406.35
04319179	Unit 174 Plan 0310076	\$10,158.63	\$0.00	\$406.35
04319180	Unit 175 Plan 0310076	\$10,158.63	\$0.00	\$406.35
04319181	Unit 176 Plan 0310076	\$10,158.63	\$0.00	\$406.35
04319182	Unit 177 Plan 0310076	\$10,158.63	\$0.00	\$406.35
04319183	Unit 178 Plan 0310076	\$10,158.63	\$0.00	\$406.35
04319184	Unit 179 Plan 0310076	\$10,158.63	\$0.00	\$406.35
04319185	Unit 180 Plan 0310076	\$10,158.63	\$0.00	\$406.35
04319186	Unit 181 Plan 0310076	\$10,158.63	\$0.00	\$406.35
04319187	Unit 182 Plan 0310076	\$10,158.63	\$0.00	\$406.35
04319188	Unit 183 Plan 0310076	\$10,158.63	\$0.00	\$406.35
04319189	Unit 184 Plan 0310076	\$10,158.63	\$0.00	\$406.35
04319190	Unit 185 Plan 0310076	\$10,158.63	\$0.00	\$406.35
04319191	Unit 186 Plan 0310076	\$10,158.63	\$0.00	\$406.35
04319192	Unit 187 Plan 0310076	\$10,158.63	\$0.00	\$406.35
04319193	Unit 188 Plan 0310076	\$10,158.63	\$0.00	\$406.35
04319194	Unit 189 Plan 0310076	\$10,158.63	\$0.00	\$406.35
04319195	Unit 190 Plan 0310076	\$10,158.63	\$0.00	\$406.35

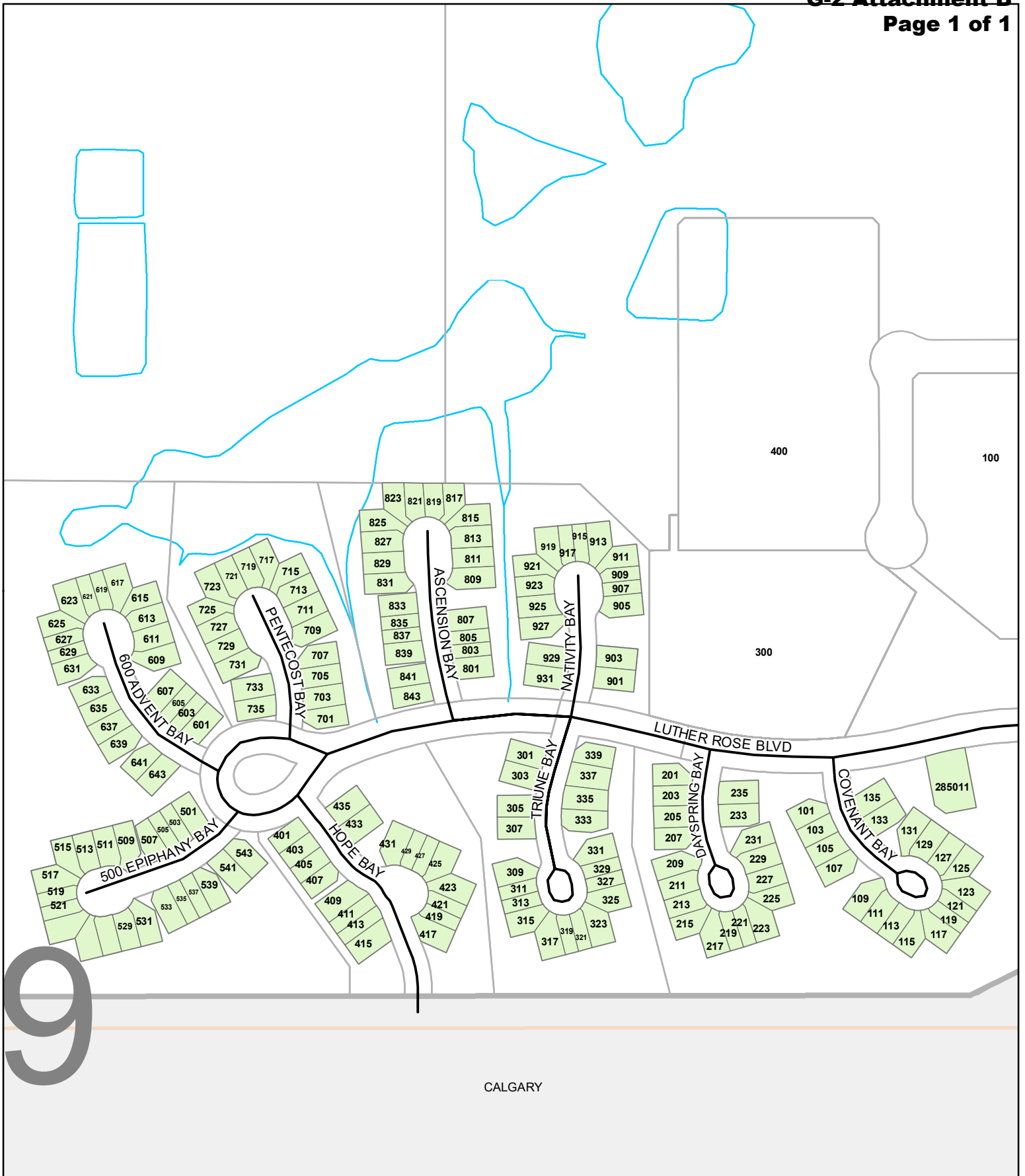
04319196	Unit 191 Plan 0310076	\$10,158.63	\$0.00	\$406.35
04319197	Unit 192 Plan 0310076	\$10,158.63	\$0.00	\$406.35
04319198	Unit 193 Plan 0310076	\$10,158.63	\$0.00	\$406.35

Total Annual Interest and Principal Payment	\$66,640.64
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Rolls	Parcels to be Assessed	Prepayment	Annual Rate
04319122	Unit 116 Plan 0113520	\$5,613.19	\$0.00
04319125	Unit 119 Plan 0113520	\$5,613.19	\$0.00
04319146	Unit 140 Plan 0113520	\$5,613.19	\$0.00
04319031	Unit 21 Plan 9812469	\$5,613.19	\$0.00
04319119	Unit 113 Plan 0113520	\$5,613.19	\$0.00
04319133	Unit 127 Plan 0113520	\$5,613.19	\$0.00
04319058	Unit 49 Plan 0011410	\$5,613.19	\$0.00
04319139	Unit 133 Plan 0113520	\$5,613.19	\$0.00
04319099	Unit 92 Plan 0111629	\$5,613.19	\$0.00
04319078	Unit 70 Plan 0013287	\$5,613.19	\$0.00
04319039	Unit 29 Plan 9812469	\$5,613.19	\$0.00

Total Prepaid Payment	\$61,745.06
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- 2.) Total Number of Parcels: 164 (11 Properties Pre-paid)
- 3.) Remaining Term of the Annual Assessment: 24 Years
- 4.) Annual Interest Rate: 5.19% on \$636,243.89
- 5.) Annual Interest Rate: 5.43% on \$284,318.67



9



**ROCKY VIEW COUNTY**  
Cultivating Communities

Information as depicted is subject to change, therefore Rocky View County assumes no responsibility for discrepancies after date of printing.

Prince of Peace  
Rocky View County





## Master Rates Amending Bylaw C-8531-2024

Electoral Division: All

File: 1007-500

Date:	April 23, 2024		
Presenter:	Mason Austen, Acting Manager		
Department:	Utility Services		
Approved by:	<input checked="" type="checkbox"/> Executive Director / Director	and/or	<input checked="" type="checkbox"/> Chief Administrative Officer

### REPORT SUMMARY

Municipal fees and charges are a common aspect of living in urban and rural areas. The fees are collected by local governments to cover the cost of the services provided, such as waste collection, water supply, and maintenance of public spaces. Fees can vary depending on where constituents live and the type of services that are required. The *Municipal Government Act* authorizes Council to establish bylaws regarding services provided by Rocky View County (County), which includes the fees in the Master Rates Bylaw.

At the April 9<sup>th</sup>, 2023, Council Meeting, Council requested an amendment to the Utility Rates in the Master Rates Bylaw:

*MOVED by Deputy Reeve Kochan that the operating and capital budget adjustment presented in Attachment B be amended as follows:*

- 2) *That a utility rate increase for water and wastewater services of 3% be applied in the 2024 budget.*

The approval of the proposed bylaw will amend the 2024 *Master Rates Bylaw C-8515-2024* and would be effective May 1, 2024.

### ADMINISTRATION'S RECOMMENDATION

THAT Bylaw C-8531-2024 be given first reading.

THAT Bylaw C-8531-2024 be given second reading.

THAT Bylaw C-8531-2024 be considered for third reading.

THAT Bylaw C-8531-2024 be given third and final reading.

### BACKGROUND

The *Master Rates Bylaw* consolidates the established list of fees assigned to certain County services and is reviewed annually as part of the County's budgeting process.

Utility Rate increases were not included in the 2024 Operating budget which was approved by Council on November 29, 2023. Administration proposed a 5% increase to the Master Rates Bylaw C-8515-2024 on March 13<sup>th</sup> which was not approved.

## Master Rates Amending Bylaw C-8531-2024

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### ANALYSIS

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Administration is proposing that Master Rates Bylaw C-8531-2024 (proposed bylaw) be approved. The approval of the proposed bylaw will repeal the 2024 *Master Rates Bylaw*. Should Council decide to approve the proposed bylaw, the proposed bylaw would come into effect on May 1, 2024.

Proposed changes to the fees include a 3% increase in the Water and Wastewater rates per Council's direction. This would result in approximately \$200,000 increase in revenue and a 2% increase in overall full cost recovery.

Alternatively, a 5% and 8% increase to the water and wastewater rates has been listed below for Council's information.

- 5% would result in approximately \$350,000 increase in revenue and a 3% increase in overall full cost recovery.
- 8% would result in approximately \$590,000 increase in revenue and a 5 % increase in overall full cost recovery.

These changes are to the current *Master Rates Bylaw* structure and are system specific. The adjustments consider operating and maintenance contracts, alongside debt servicing obligations.

### COMMUNICATIONS / ENGAGEMENT

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The proposed bylaw will be published on the County's website to ensure it is accessible to the public, along with additional customer communication and notification.

### IMPLICATIONS

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#### Financial

The proposed fee changes would result in approximately \$200,000 increase in water and wastewater revenues.

### STRATEGIC ALIGNMENT

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The proposed bylaw supports financial prosperity in ensuring that the County remains financially sustainable for future generations.

### ALTERNATE DIRECTION

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

### ATTACHMENTS

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Attachment A: Master Rates Amending Bylaw C-8531-2024





ROCKY VIEW COUNTY

# BYLAW C-8531-2024

**A bylaw of Rocky View County, in the Province of Alberta, to amend Rocky View County Bylaw C-8515-2024, being the *Master Rates Bylaw*.**

**WHEREAS** section 191 of the *Municipal Government Act, RSA 2000, c M-26*, allows Council to amend bylaws;

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

## Title

- 1 This bylaw may be cited as *Bylaw C-8531-2024*.

## Effect

- 2 The Water & Sewer section in Shedule 'A' of *Master Rates Bylaw C-8515-2024* is replaced in its entirety as per Attachment 'A' of this bylaw.

## Repeal and Effective Date

- 3 *Bylaw C-8531-2024* is passed and comes into full force and effect when it receives third reading and is signed in accordance with the *Municipal Government Act, RSA 2000, c M-26*.

READ A FIRST TIME this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_

READ A SECOND TIME this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_

UNANIMOUS PERMISSION FOR THIRD READING this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_

READ A THIRD AND FINAL TIME this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_

\_\_\_\_\_  
Reeve

\_\_\_\_\_  
Chief Administrative Officer

\_\_\_\_\_  
Date Bylaw Signed



ROCKY VIEW COUNTY

## Attachment A

## Water &amp; Sewer

Fee Description	Rate
<b>Blazer Water Systems</b>	
Potable Water: 0 to 60 cubic meters	\$3.08/m <sup>3</sup>
Potable Water: Over 60 cubic meters	\$6.15/m <sup>3</sup>
Irrigation Water: Lynx Ridge Golf Course Commercial Customer	\$0.333/m <sup>3</sup>
Irrigation Water: Lynx Ridge Estate Irrigation Customer Group	\$1.04/m <sup>3</sup>
<b>Bearspaw Regional Wastewater System</b>	
Sewer Rate	\$1.94/m <sup>3</sup> water use
<b>Bragg Creek Water Service</b>	
<i>*Additional off-site infrastructure borrowing costs apply, calculated to the date of fee payment.</i>	
Wintergreen Woods Communal bulk water supply; per month	\$2,000.00 + \$3.11/m <sup>3</sup>
Water rate	\$3.11/m <sup>3</sup>
<b>Bragg Creek Sewer Service</b>	
<i>*Additional off-site infrastructure borrowing costs apply, calculated to the date of fee payment</i>	
Sewer rate	\$7.81/m <sup>3</sup> water use
<b>Cochrane Lake Community Water Service</b>	



ROCKY VIEW COUNTY

Fee Description	Rate
0 to 30 cubic meters	\$1.83/m <sup>3</sup>
30 to 60 cubic meters	\$3.07/m <sup>3</sup>
60 cubic meters and over	\$4.30/m <sup>3</sup>
<b>Cochrane Lake Community Sewer Service</b>	
0 – 60 cubic meters of water use	\$1.83/m <sup>3</sup> water use
<b>East Rocky View Water Service</b>	
Residential water rate; per month	\$15.00 +\$5.29/m <sup>3</sup>
0 to 49 cubic meters	\$20.00 + \$5.29/m <sup>3</sup>
50 to 499 cubic meters	\$50.00 + \$5.29/m <sup>3</sup>
500 cubic meters and over	\$150.00 + \$5.29/m <sup>3</sup>
<b>East Rocky View Sewer Service</b>	
Residential metered sewer rate; per month	\$30.00 + \$2.88/m <sup>3</sup> water use
Residential unmetered sewer rate; per month	\$70.06
Multi-unit residential sewer rate; per month	\$30.00 + \$3.826/m <sup>3</sup> water use
Non-residential sewer rate; per month	\$45.00 + \$2.879/m <sup>3</sup> water use
<b>Elbow Valley/Pinebrook Sewer Service</b>	
Sewer rate; per month	\$85.76
<b>Langdon Sewer</b>	



Fee Description	Rate
<b>Service</b>	
<i>*Additional off-site infrastructure borrowing costs apply, calculated to the date of fee payment.</i>	
Residential sewer rate; per month	\$70.09
Non-residential sewer rate; per month	\$76.89
Combined residential/commercial with restaurant sewer rate; per month	\$189.32
Combined residential/commercial without restaurant sewer rate; per month	\$94.66
Restaurant sewer rate; per month	\$105.18
<b>West Balzac Water Service</b>	
Residential water rate; per month	\$15.00 + \$5.29/m <sup>3</sup>
<i>Non-residential water rate; per month</i>	
0 to 49 cubic meters	\$20.00 + \$5.29/m <sup>3</sup>
50 to 499 cubic meters	\$50.00 + \$5.29/m <sup>3</sup>
500 cubic meters and over	\$150.00 + \$5.29/m <sup>3</sup>
<b>West Balzac Sewer Service</b>	
Residential metered sewer rate; per month	\$30.00 + \$2.879/m <sup>3</sup> water use
Multi-unit residential sewer rate; per month	\$30.00 + \$3.826/m <sup>3</sup> water use



ROCKY VIEW COUNTY

Fee Description	Rate
Non-residential sewer rate; per month	\$45.00 + \$2.879/m <sup>3</sup> water use





# COUNCIL REPORT

## 2024 Tax Rate Bylaw C-8517-2024

Electoral Division: All

File: 0785

Date:	April 23, 2024		
Presenter:	Issy Agbonkhese, Manager		
Department:	Financial Services		
Approved by:	<input checked="" type="checkbox"/> Executive Director / Director	and/or	<input checked="" type="checkbox"/> Chief Administrative Officer

### REPORT SUMMARY

Section 353(1) of the *Municipal Government Act* (MGA) states that Council must pass a property tax bylaw annually. The property tax bylaw authorizes Council to impose a tax on property in the County to raise revenue for the payment of requisitions and delivery of County services.

Council and Administration set and approve an operating and capital budget annually. Property taxes are the difference between the County's total expenditures and revenues relating to user fees and government transfers.

The 2024 Tax Rate Bylaw C-8517-2024 authorizes Rocky View County to tax properties to fund and balance the approved operating budget.

### ADMINISTRATION'S RECOMMENDATION

THAT Bylaw C-8517-2024 (Attachment B, Alternative #1) be given first reading.

THAT Bylaw C-8517-2024 (Attachment B, Alternative #1) be given second reading.

THAT Bylaw C-8517-2024 (Attachment B, Alternative #1) be considered for third reading.

THAT Bylaw C-8517-2024 (Attachment B, Alternative #1) be given third and final reading.

THAT Council approves a budget adjustment of \$6,277,500 to transfer net tax to the Tax Stabilization Reserve, as per Attachment D.

### BACKGROUND

#### Municipal Property Tax

On April 9, 2024, Council approved the 2024 Spring Budget Finalization, which included a 0% property tax increase.

The final assessment roll is used to set the County's tax rates, as shown in Attachment A. Random property samples have been included to demonstrate total tax impacts as outlined in Attachment C (Alternative #1) and Attachment F (Alternative #2). Municipal funds raised from taxes support the general municipal services and emergency services delivered by Rocky View County to its residents.

## 2024 Tax Rate Bylaw C-8517-2024

### External Requisitions

Under the MGA section 359(1), Rocky View County collects external requisitions on behalf of external organizations through the property tax system and forwards these amounts to the requisitioning bodies. Requisitions include Alberta Education property tax, Rocky View Foundation, and Designated Industrial Property.

### ANALYSIS

#### Municipal Property Tax

With a 0% tax rate increase, below are the municipal and emergency services taxes to be collected for 2024 compared to amounts collected in 2023.

As a result of higher inflationary increases in the Residential assessment class, the resulting municipal tax burden has shifted. In order to mitigate some of the shift, Administration has prepared two alternatives for Council's consideration.

Administration recommends approval of *ALTERNATIVE #1* as it strikes a balance between reducing the impact on the Residential assessment class, and keeping the Non-Residential tax rate similar to what it was in 2023. Both of these alternatives meet the criteria set out in the *Municipal Tax Ratio Policy C-223*.

#### ALTERNATIVE #1

##### Impacts

- Inflationary assessment values shifts \$1.0 million+/- municipal tax to the Residential assessment class
- Increases the Non-Residential tax ratio from 3.0x to 3.25x
- Results in \$6,277,500 net transfer to the Tax Stabilization Reserve
- Non-Residential pays 61% of the total municipal tax

Municipal Taxes				
	2024	2023	Difference	Percentage
<b>Residential</b>	29,745,000	27,528,000	2,217,000	8.0%
<b>Non-Residential</b>	46,805,000	38,849,000	7,956,000	20.5%
<b>Total</b>	<b>76,550,000</b>	<b>66,377,000</b>	<b>10,173,000</b>	

**2024 Tax Rate Bylaw C-8517-2024**

<b>Emergency Services Taxes</b>				
	<b>2024</b>	<b>2023</b>	<b>Difference</b>	<b>Percentage</b>
<b>Residential</b>	9,039,000	9,224,000	-185,000	-2.0%
<b>Non-Residential</b>	14,222,000	13,018,000	1,204,000	9.2%
<b>Total</b>	<b>23,261,000</b>	<b>22,242,000</b>	<b>1,019,000</b>	

<b>Total Tax Rates</b>		
	<b>2024</b>	<b>2023</b>
<b>Residential</b>	2.2740	2.4440
<b>Farm</b>	5.1165	5.4990
<b>Non-Residential</b>	7.3904	7.3320

**ALTERNATIVE #2**

**Impacts**

- Inflationary assessment values shifts \$2.8 million+/- municipal tax to the Residential assessment class
- Non-Residential tax ratio remains at 3.0x
- Results in a \$5,965,700 net transfer to the Tax Stabilization Reserve
- Non-Residential pays 59% of the total municipal tax

<b>Municipal Taxes</b>				
	<b>2024</b>	<b>2023</b>	<b>Difference</b>	<b>Percentage</b>
<b>Residential</b>	31,066,000	27,528,000	3,538,000	12.8%
<b>Non-Residential</b>	45,172,000	38,849,000	6,323,000	16.3%
<b>Total</b>	<b>76,238,000</b>	<b>66,377,000</b>	<b>9,861,000</b>	

## 2024 Tax Rate Bylaw C-8517-2024

Emergency Services Taxes				
	2024	2023	Difference	Percentage
<b>Residential</b>	9,479,000	9,224,000	255,000	2.8%
<b>Non-Residential</b>	13,782,000	13,018,000	764,000	5.9%
<b>Total</b>	<b>23,261,000</b>	<b>22,242,000</b>	<b>1,019,000</b>	

Total Tax Rates		
	2024	2023
<b>Residential</b>	2.3773	2.4440
<b>Farm</b>	5.3489	5.4990
<b>Non-Residential</b>	7.1318	7.3320

### External Requisitions

Bylaw C-8517-2024 includes requisitions for the Alberta School Foundation Fund (ASFF) and the Calgary Catholic School District (CCSD), which has increased by \$7,770,000 or 14.1% year-over-year. Other external requisitions include the Rocky View Seniors Foundation, with an increase of \$895,980 or 84.6% year-over-year. The Designated Industrial Property amount has increased by \$5,187 or 3.5% year-over-year.

### **COMMUNICATIONS / ENGAGEMENT**

Upon approval of the Bylaw, tax notices for the County, including taxes imposed by Bylaw C-8517-2024, will be mailed to residents on May 17, 2024.

### **IMPLICATIONS**

#### **Financial**

The related budget adjustments are set out in Attachment D (Alternative #1) and Attachment G (Alternative #2).

### **STRATEGIC ALIGNMENT**

The proposed bylaw supports financial prosperity by ensuring that the County remains financially sustainable for future generations.

## 2024 Tax Rate Bylaw C-8517-2024

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### ALTERNATE DIRECTION

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THAT Bylaw C-8517-2024 (Attachment E, Alternative #2) be given first reading.

THAT Bylaw C-8517-2024 (Attachment E, Alternative #2) be given second reading.

THAT Bylaw C-8517-2024 (Attachment E, Alternative #2) be considered for third reading.

THAT Bylaw C-8517-2024 (Attachment E, Alternative #2) be given third and final reading.

THAT Council approves a budget adjustment of \$5,965,700 to transfer net tax to the Tax Stabilization Reserve, as per Attachment G.

### ATTACHMENTS

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Attachment A: Final 2024 Assessment Roll

Attachment B: 2024 Tax Rate Bylaw C-8517-2024 Alternative #1

Attachment C: 2024 Tax Impacts – Property Samples Alternative #1

Attachment D: Budget Adjustment Alternative #1

Attachment E: 2024 Tax Rate Bylaw C-8517-2024 Alternative #2

Attachment F: 2024 Tax Impacts – Property Samples Alternative #2

Attachment G: Budget Adjustment Alternative #2

<b>Final Assessment Roll for 2024 Tax Rates</b>				
Property Class	2023			
	\$	%		
Residential	17,055,503,250	67.3%		
Farmland	150,919,490	0.6%		
Non-Residential	6,072,426,870	23.9%		
Machinery & Equipment	707,564,120	2.8%		
**LINEAR	1,373,182,540	5.4%		
Totals	<b>25,359,596,270</b>	<b>100.00%</b>		





# BYLAW C-8517-2024

A bylaw of Rocky View County, in the Province of Alberta, authorizes the rate of taxation to be levied against an assessable property for the 2024 taxation year.

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

## Title

- 1 The purpose of this bylaw is to authorize the rates of taxation to be levied against an assessable property for the 2024 taxation year.
- 2 This bylaw shall be known as the “2024 Tax Rate Bylaw”.

## Definitions

- 3 Words in this Bylaw have the same meaning as in the *Municipal Government Act*, except as follows:
  - (a) **“Council”** means the duly elected Council of Rocky View County;
  - (b) **“Designated Industrial Property”** has the same meaning as in Section 284(1)(f.01);
  - (c) **“Farm Land”** means land used for farming operations as defined in the regulations passed under the *Municipal Government Act*;
  - (d) **“Machinery and Equipment”** has the same meaning as in Section 284(1)(l) and 297(4)(a.1) of the *Municipal Government Act*;
  - (e) **“Municipal Government Act”** means the *Municipal Government Act*, RSA 2000, c M-26, as amended from time to time;
  - (f) **“Non-Residential Property”** has the same meaning as in Section 297(4)(b) of the *Municipal Government Act*;
  - (g) **“Parcel of Land”** has the same meaning as in Section 1(1)(v) of the *Municipal Government Act*;
  - (h) **“Property”** has the same meaning as in Section 284(1)(r) of the *Municipal Government Act*;
  - (i) **“Residential Property”** has the same meaning as in Section 297(4)(c) of the

Municipal Government Act;

- (j) **“Rocky View County”** means Rocky View County as a municipal corporation and the geographical area within its jurisdictional boundaries, as the context requires.

TAX RATES

- 4 Rocky View County (hereinafter referred to as the "County") has prepared and adopted detailed estimates of the municipal revenues and expenditures as required.
- 5 The estimated municipal expenditures and transfers set out in the budget for the County for 2024 total \$364,787,300.
- 6 The estimated municipal revenues and transfers from all sources other than taxation are estimated at \$200,473,064, and the balance of \$164,314,236 is to be raised by general municipal taxation.
- 7 The requisitions are:

<b><u>Alberta School Foundation Fund (ASFF)</u></b>	
Residential	\$ 36,180,105
Non-Residential	<u>21,508,022</u>
	<u>\$ 57,688,127</u>
<b><u>Opted Out School Boards</u></b>	
Residential	\$3,125,740
Non-Residential	<u>1,892,463</u>
	<u>\$ 5,018,203</u>
<b><u>Rocky View Seniors Foundation</u></b>	\$ 1,955,541
<b><u>Designated Industrial Property</u></b>	\$ 152,707

- 8 The Council of the County is required each year to levy the tax rates on the assessed value of all property sufficient to meet the estimated expenditures and the requisitions.
- 9 The Council is authorized to classify assessed property and establish different taxation rates concerning each class of property, subject to the *Municipal Government Act*.
- 10 Section 297 of the *Municipal Government Act* provides that the assessor must assign one or more of the following classes to the property: residential, non-residential, farmland, and machinery and equipment and that the assessor may assign one or more sub-classes to a property if a Council, by bylaw, divides the residential and non-residential classes into sub-classes.
- 11 The Chief Administrative Officer is hereby authorized to levy the following rates of taxation on the assessed value of all taxable property as shown on the Assessment Roll of the County:

<u>Tax</u>	<u>Tax Levy</u>	<u>Assessment</u>	<u>Rate</u>
<b><u>Municipal-General</u></b>			
Residential	\$ 29,745,313	17,055,503,250	1.7440
Farmland	592,218	150,919,490	3.9241
Non-Residential	34,419,112	6,072,426,870	5.6681
Machinery and Equipment	4,010,543	707,564,120	5.6681
Linear	<u>7,783,334</u>	<u>1,373,182,540</u>	5.6681
	<u>\$ 76,550,520</u>	<u>25,359,596,270</u>	
<b><u>Municipal-Emergency Services</u></b>			
Residential	\$ 9,038,550	17,055,503,250	0.5299
Farmland	179,954	150,919,490	1.1924
Non-Residential	10,458,753	6,072,426,870	1.7223
Machinery and Equipment	1,218,662	707,564,120	1.7223
Linear	<u>2,365,080</u>	<u>1,373,182,540</u>	1.7223
	<u>\$ 23,261,000</u>	<u>25,359,596,270</u>	
<b><u>Alberta School Foundation Fund (ASFF)</u></b>			
Residential/Farmland	\$ 36,180,105	15,837,209,453	2.2845
Non-Residential	<u>21,508,022</u>	<u>6,719,786,814</u>	3.2007
	<u>\$ 57,688,127</u>	<u>22,556,996,267</u>	
<b><u>Opted Out School Boards (Calgary)</u></b>			
Residential/Farmland	\$ 3,125,740	1,368,238,197	2.2845
Non-Residential	<u>1,892,463</u>	<u>591,265,246</u>	3.2007
	<u>\$ 5,018,203</u>	<u>1,959,503,443</u>	
<b><u>Rocky View Seniors Foundation</u></b>			
	\$ 1,955,541	25,359,596,270	0.0771
<b><u>Designated Industrial Property</u></b>			
	\$ 152,707	2,014,030,300	0.0758

12 The assessed value of all taxable property in the County, as shown on the Assessment Roll, is:

<u>Assessments</u>	
Residential	17,055,503,250
Farmland	150,919,490
Non-Residential	6,072,426,870
Machinery and Equipment	707,564,120
Linear	<u>1,373,182,540</u>
	<u>25,359,596,270</u>



Rocky View County  
2024 Tax Impacts  
Property Samples

	2023 Assmt	2023 Mun.Portion	2023 External Req's	2023 Total Tax	2024 Assmt	2024 Mun.Portion	2024 External Req's	2024 Total Tax
Example #1: Gravel Pit with improvements*	\$5,004,960	\$36,696.37	\$8,730.98	\$45,427.35	\$5,142,360	\$38,004.10	\$9,147.70	\$47,151.80
Example #2: Highway Commercial*	\$2,486,700	\$18,232.48	\$7,694.10	\$25,926.58	\$2,469,600	\$18,251.33	\$8,094.85	\$26,346.19
Example #3: Golf Course West of Calgary*	\$6,614,500	\$48,497.51	\$20,465.92	\$68,963.44	\$7,022,400	\$51,898.34	\$23,018.02	\$74,916.37
Example #4: Shopping Centre	\$986,600	\$6,454.31	\$2,947.51	\$9,401.82	\$984,400	\$6,475.51	\$3,078.21	\$9,553.72
Example #5: Wrangler office/shop	\$3,607,100	\$26,447.26	\$11,160.73	\$37,607.99	\$3,638,700	\$26,891.45	\$11,926.93	\$38,818.38
Example #6: Bottrel area acreage 19.37 ac.	\$926,200	\$2,263.63	\$2,255.11	\$4,518.74	\$1,015,700	\$2,309.70	\$2,398.68	\$4,708.38
Example #7: Res.in Conrich area - 2.00 ac.	\$1,346,300	\$3,290.36	\$3,277.97	\$6,568.33	\$1,527,800	\$3,474.22	\$3,608.05	\$7,082.27
Example #8: Res. In Escarpment - 2.00 ac.	\$2,220,200	\$5,426.17	\$5,405.74	\$10,831.91	\$2,435,800	\$5,539.01	\$5,752.39	\$11,291.39
Example #9: Res. in Bearspaw - 2.00 ac.	\$1,145,500	\$2,799.60	\$2,789.06	\$5,588.67	\$1,272,800	\$2,894.35	\$3,005.84	\$5,900.19
Example #10: Res. in Harmony - 0.15 ac.	\$945,900	\$2,311.78	\$2,303.08	\$4,614.86	\$1,001,200	\$2,276.73	\$2,364.43	\$4,641.16
Example #11: Res. in Indus area - 3.72 ac.	\$684,000	\$1,671.70	\$1,665.40	\$3,337.10	\$771,200	\$1,753.71	\$1,821.27	\$3,574.97

ROCKY VIEW COUNTY  
BUDGET ADJUSTMENT REQUEST FORM  
BUDGET YEAR: 2024

Description	Budget Adjustment
EXPENDITURES:	
Transfer to Tax Stabilization Reserve	6,277,500
TOTAL EXPENSE:	6,277,500
REVENUES:	
Increase in Live Growth	(9,192,300)
TOTAL REVENUE:	(9,192,300)
NET BUDGET REVISION:	(2,914,800)
REASON FOR BUDGET REVISION: 2024 Spring Finalization - Alternative 1	
AUTHORIZATION:	
Chief Administrative Officer: _____ Rick McDonald	Council Meeting Date: _____
Executive Director Corporate Services: _____ Kent Robinson	Council Motion Reference: _____
Manager: _____	Date: _____

Budget AJE No: \_\_\_\_\_

Posting Date: \_\_\_\_\_





# BYLAW C-8517-2024

A bylaw of Rocky View County, in the Province of Alberta, authorizes the rate of taxation to be levied against an assessable property for the 2024 taxation year.

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

## Title

- 1 The purpose of this bylaw is to authorize the rates of taxation to be levied against an assessable property for the 2024 taxation year.
- 2 This bylaw shall be known as the “2024 Tax Rate Bylaw”.

## Definitions

- 3 Words in this Bylaw have the same meaning as in the *Municipal Government Act*, except as follows:
  - (a) **“Council”** means the duly elected Council of Rocky View County;
  - (b) **“Designated Industrial Property”** has the same meaning as in Section 284(1)(f.01);
  - (c) **“Farm Land”** means land used for farming operations as defined in the regulations passed under the *Municipal Government Act*;
  - (d) **“Machinery and Equipment”** has the same meaning as in Section 284(1)(l) and 297(4)(a.1) of the *Municipal Government Act*;
  - (e) **“Municipal Government Act”** means the *Municipal Government Act*, RSA 2000, c M-26, as amended from time to time;
  - (f) **“Non-Residential Property”** has the same meaning as in Section 297(4)(b) of the *Municipal Government Act*;
  - (g) **“Parcel of Land”** has the same meaning as in Section 1(1)(v) of the *Municipal Government Act*;
  - (h) **“Property”** has the same meaning as in Section 284(1)(r) of the *Municipal Government Act*;
  - (i) **“Residential Property”** has the same meaning as in Section 297(4)(c) of the

*Municipal Government Act;*

- (j) **“Rocky View County”** means Rocky View County as a municipal corporation and the geographical area within its jurisdictional boundaries, as the context requires.

## **TAX RATES**

- 4 Rocky View County (hereinafter referred to as the "County") has prepared and adopted detailed estimates of the municipal revenues and expenditures as required.
- 5 The estimated municipal expenditures and transfers set out in the budget for the County for 2024 total \$364,787,300.
- 6 The estimated municipal revenues and transfers from all sources other than taxation are estimated at \$200,473,064, and the balance of \$164,314,236 is to be raised by general municipal taxation.
- 7 The requisitions are:

### **Alberta School Foundation Fund (ASFF)**

Residential	\$ 36,180,105
Non-Residential	<u>21,508,022</u>
	<u>\$ 57,688,127</u>

### **Opted Out School Boards**

Residential	\$3,125,740
Non-Residential	<u>1,892,463</u>
	<u>\$ 5,018,203</u>

### **Rocky View Seniors Foundation**

\$ 1,955,541

### **Designated Industrial Property**

\$ 152,707

- 8 The Council of the County is required each year to levy the tax rates on the assessed value of all property sufficient to meet the estimated expenditures and the requisitions.
- 9 The Council is authorized to classify assessed property and establish different taxation rates concerning each class of property, subject to the *Municipal Government Act*.
- 10 Section 297 of the *Municipal Government Act* provides that the assessor must assign one or more of the following classes to the property: residential, non-residential, farmland, and machinery and equipment and that the assessor may assign one or more sub-classes to a property if a Council, by bylaw, divides the residential and non-residential classes into sub-classes.
- 11 The Chief Administrative Officer is hereby authorized to levy the following rates of taxation on the assessed value of all taxable property as shown on the Assessment Roll of the County:

<u>Tax</u>	<u>Tax Levy</u>	<u>Assessment</u>	<u>Rate</u>
<b><u>Municipal-General</u></b>			
Residential	\$ 31,066,810	17,055,503,250	1.8215
Farmland	618,529	150,919,490	4.0984
Non-Residential	33,183,002	6,072,426,870	5.4645
Machinery and Equipment	3,866,510	707,564,120	5.4645
Linear	<u>7,503,807</u>	<u>1,373,182,540</u>	5.4645
	<u>\$ 76,238,659</u>	<u>25,359,596,270</u>	
<b><u>Municipal-Emergency Services</u></b>			
Residential	\$ 9,478,722	17,055,503,250	0.5558
Farmland	188,718	150,919,490	1.2505
Non-Residential	10,124,389	6,072,426,870	1.6673
Machinery and Equipment	1,179,702	707,564,120	1.6673
Linear	<u>2,289,469</u>	<u>1,373,182,540</u>	1.6673
	<u>\$ 23,261,000</u>	<u>25,359,596,270</u>	
<b><u>Alberta School Foundation Fund (ASFF)</u></b>			
Residential/Farmland	\$ 36,180,105	15,837,209,453	2.2845
Non-Residential	<u>21,508,022</u>	<u>6,719,786,814</u>	3.2007
	<u>\$ 57,688,127</u>	<u>22,556,996,267</u>	
<b><u>Opted Out School Boards (Calgary)</u></b>			
Residential/Farmland	\$ 3,125,740	1,368,238,197	2.2845
Non-Residential	<u>1,892,463</u>	<u>591,265,246</u>	3.2007
	<u>\$ 5,018,203</u>	<u>1,959,503,443</u>	
<b><u>Rocky View Seniors Foundation</u></b>			
	\$ 1,955,541	25,359,596,270	0.0771
<b><u>Designated Industrial Property</u></b>			
	\$ 152,707	2,014,030,300	0.0758

12 The assessed value of all taxable property in the County, as shown on the Assessment Roll, is:

<u>Assessments</u>	
Residential	17,055,503,250
Farmland	150,919,490
Non-Residential	6,072,426,870
Machinery and Equipment	707,564,120
Linear	<u>1,373,182,540</u>
	<u>25,359,596,270</u>

13 The minimum Tax Levy for each taxable property in the County is \$20.00.

## Repeal and Effective Date

14 Bylaw C-8517-2024 is passed and comes into full force and effect when it receives a third reading and is signed in accordance with the *Municipal Government Act*.

**Division:** All  
**File:** 0785

READ A FIRST TIME this \_\_\_\_\_ day of \_\_\_\_\_, 2024

READ A SECOND TIME this \_\_\_\_\_ day of \_\_\_\_\_, 2024

UNANIMOUS PERMISSION FOR THIRD READING this \_\_\_\_\_ day of \_\_\_\_\_, 2024

READ A THIRD AND FINAL TIME this \_\_\_\_\_ day of \_\_\_\_\_, 2024

Reeve

Chief Administrative Officer or Designate

Date Bylaw Signed \_\_\_\_\_

Rocky View County  
2024 Tax Impacts  
Property Samples

	2023 Assmt	2023 Mun.Portion	2023 External Req's	2023 Total Tax	2024 Assmt	2024 Mun.Portion	2024 External Req's	2024 Total Tax
Example #1: Gravel Pit with improvements*	\$5,004,960	\$36,696.37	\$8,730.98	\$45,427.35	\$5,142,360	\$36,674.28	\$9,147.70	\$45,821.98
Example #2: Highway Commercial*	\$2,486,700	\$18,232.48	\$7,694.10	\$25,926.58	\$2,469,600	\$17,612.69	\$8,094.85	\$25,707.55
Example #3: Golf Course West of Calgary*	\$6,614,500	\$48,497.51	\$20,465.92	\$68,963.44	\$7,022,400	\$50,082.35	\$23,018.02	\$73,100.38
Example #4: Shopping Centre	\$986,600	\$6,454.31	\$2,947.51	\$9,401.82	\$984,400	\$6,278.08	\$3,078.21	\$9,356.30
Example #5: Wrangler office/shop	\$3,607,100	\$26,447.26	\$11,160.73	\$37,607.99	\$3,638,700	\$25,950.48	\$11,926.93	\$37,877.41
Example #6: Bottrel area acreage 19.37 ac.	\$926,200	\$2,263.63	\$2,255.11	\$4,518.74	\$1,015,700	\$2,414.62	\$2,398.68	\$4,813.30
Example #7: Res.in Conrich area - 2.00 ac.	\$1,346,300	\$3,290.36	\$3,277.97	\$6,568.33	\$1,527,800	\$3,632.04	\$3,608.05	\$7,240.09
Example #8: Res. In Escarpment - 2.00 ac.	\$2,220,200	\$5,426.17	\$5,405.74	\$10,831.91	\$2,435,800	\$5,790.63	\$5,752.39	\$11,543.01
Example #9: Res. in Bearspaw - 2.00 ac.	\$1,145,500	\$2,799.60	\$2,789.06	\$5,588.67	\$1,272,800	\$3,025.83	\$3,005.84	\$6,031.67
Example #10: Res. in Harmony - 0.15 ac.	\$945,900	\$2,311.78	\$2,303.08	\$4,614.86	\$1,001,200	\$2,380.15	\$2,364.43	\$4,744.59
Example #11: Res. in Indus area - 3.72 ac.	\$684,000	\$1,671.70	\$1,665.40	\$3,337.10	\$771,200	\$1,833.37	\$1,821.27	\$3,654.64

ROCKY VIEW COUNTY  
BUDGET ADJUSTMENT REQUEST FORM  
BUDGET YEAR: 2024

Description	Budget Adjustment
EXPENDITURES:	
Transfer to Tax Stabilization Reserve	5,965,700
TOTAL EXPENSE:	5,965,700
REVENUES:	
Increase in Live Growth	(8,880,500)
TOTAL REVENUE:	(8,880,500)
NET BUDGET REVISION:	(2,914,800)
REASON FOR BUDGET REVISION: 2024 Spring Finalization - Alternative 2	
AUTHORIZATION:	
Chief Administrative Officer: _____ Rick McDonald	Council Meeting Date: _____
Executive Director Corporate Services: _____ Kent Robinson	Council Motion Reference: _____
Manager: _____	Date: _____

Budget AJE No: \_\_\_\_\_

Posting Date: \_\_\_\_\_





# COUNCIL REPORT

## 2024 Langdon Recreation Special Tax Rate Bylaw C-8518-2024

Electoral Division: 7

File: 0785

Date:	April 23, 2024		
Presenter:	Issy Agbonkhese, Manager		
Department:	Financial Services		
Approved by:	<input checked="" type="checkbox"/> Executive Director / Director	and/or	<input checked="" type="checkbox"/> Chief Administrative Officer

### REPORT SUMMARY

Section 383(1) of the *Municipal Government Act* states that a special tax bylaw authorizes Council to impose a tax on property in any area of the County that will benefit from a specific service or purpose stated in the bylaw.

Bylaw C-8518-2024 authorizes a special tax for recreation services in the hamlet of Langdon to fund non-profit organizations that provide recreation programs, amenities, or events exclusive to Langdon. On February 7, 2024, the Recreation Governance Committee approved additional grants totaling \$160,800 for the 2024 recreation special tax amounts. This will assist the County with the quality and delivery of recreation services in the hamlet of Langdon and will also be used to support other non-profit organizations that provide recreation programs, amenities, or events in Langdon. All taxable properties within the hamlet of Langdon are subject to this special tax as shown in the area map (Attachment 'B').

### ADMINISTRATION'S RECOMMENDATION

THAT Bylaw C-8518-2024 be given first reading.

THAT Bylaw C-8518-2024 be given second reading.

THAT Bylaw C-8518-2024 be considered for third reading.

THAT Bylaw C-8518-2024 be given third and final reading.

THAT Council approves a budget adjustment of \$60,000 to increase the Langdon Recreation Grant, as per Attachment C.

### BACKGROUND

The Langdon Recreational Special tax was first approved by the Council in 2002 and was intended to provide funding for an increased service delivery model for the development of community programs, amenities and events exclusively for community organizations that operate and support projects within the hamlet of Langdon, as approved by the County.

### ANALYSIS

The Recreation Governance Committee approves the Langdon Recreational Special tax based on requests from non-profit organizations within the hamlet of Langdon.

## 2024 Langdon Recreation Special Tax Rate Bylaw C-8518-2024

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### COMMUNICATIONS / ENGAGEMENT

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Upon approval of the Bylaw, tax notices for the County, including taxes imposed by Bylaw C-8518-2024, will be mailed to residents on May 17, 2024.

### IMPLICATIONS

---

#### Financial

A \$60,000 update to the revenue and expense sections of the 2024 operating budget will be required to reflect the increase in Langdon tax levy (revenue) and the accompanying increase in Langdon recreational grants (expenses), as shown in the Langdon Special Tax Budget Adjustment (Attachment 'C').

### STRATEGIC ALIGNMENT

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The proposed bylaw supports financial prosperity by ensuring that the County remains financially sustainable for future generations.

### ALTERNATE DIRECTION

---

Administration does not have an alternate direction for Council's consideration.

### ATTACHMENTS

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Attachment A: 2024 Langdon Recreation Special Tax Rate Bylaw C-8518-2024  
Attachment B: Langdon Area Map  
Attachment C: Langdon Special Tax Budget Adjustment



# BYLAW C-8518-2024

A bylaw of Rocky View County, in the Province of Alberta, authorizes a Special Tax for Recreational Services to be levied against assessable property in the hamlet of Langdon for the 2024 Taxation Year.

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

## Title

- 1 The purpose of this bylaw is to authorize a Special Tax for Recreation Services to be levied against assessable property in the hamlet of Langdon for the 2024 taxation year.
- 2 This bylaw shall be known as the “2024 Langdon Recreation Special Tax Rate Bylaw”.

## Definitions

- 3 Words in this Bylaw have the same meaning as in the *Municipal Government Act*, except as follows:
  - (a) **“Council”** means the duly elected Council of Rocky View County;
  - (b) **“Farm Land”** means land used for farming operations as defined in the regulations passed under the *Municipal Government Act*;
  - (c) **“Machinery and Equipment”** has the same meaning as in Section 284(1)(l) and 297(4)(a.1) of the *Municipal Government Act*;
  - (d) **“Municipal Government Act”** means the *Municipal Government Act*, RSA 2000, c M-26, as amended or replaced from time to time;
  - (e) **“Non-Residential Property”** has the same meaning as in Section 297(4)(b) of the *Municipal Government Act*;
  - (f) **“Parcel of Land”** has the same meaning as in Section 1(1)(v) of the *Municipal Government Act*;
  - (g) **“Property”** has the same meaning as in Section 284(1)(r) of the *Municipal Government Act*;
  - (h) **“Recreation Services”** means providing funding for an increased service delivery

model for the development of community programs, amenities, and events exclusively for community organizations that operate and support projects within the Hamlet of Langdon, as approved by the County;

- (i) **“Residential Property”** has the same meaning as in Section 297(4)(c) of the *Municipal Government Act*; and
- (j) **“Rocky View County”** means Rocky View County as a municipal corporation and the geographical area within its jurisdictional boundaries, as the context requires.

#### LANGDON SPECIAL TAX RATE

- 4 The estimated municipal expenditures and transfers set out in the budget for Recreational Services in the hamlet of Langdon for 2024 total \$160,766.
- 5 The Council of Rocky View County is required each year to levy on the assessed value of all property in the hamlet of Langdon the tax rates sufficient to meet the estimated expenditures for Recreation Services in the hamlet of Langdon.
- 6 The assessed value of all taxable property in the hamlet of Langdon, as shown on the Assessment Roll, is:

	<u><b>Assessments</b></u>
Residential/Farmland	1,176,025,370
Non-Residential	<u>39,800,170</u>
	<u><b>1,215,825,540</b></u>

- 7 The Chief Administrative Officer, as a result of this, is authorized to levy the following rates of taxation on the assessed value of all taxable property as shown on the Assessment Roll of the County:

	<u><b>Tax Levy</b></u>	<u><b>Assessment</b></u>	<u><b>Tax Rate</b></u>
<u><b>Recreational Services</b></u>	\$ 160,800	1,215,825,540	0.1322

#### Repeal and Effective Date

- 8 Bylaw C-8518-2024 is passed and comes into full force and effect when it receives third reading and is signed in accordance with the *Municipal Government Act*.

**Division: 7**  
**File: 0785**

READ A FIRST TIME this \_\_\_\_\_ day of \_\_\_\_\_, 2024

READ A SECOND TIME this \_\_\_\_\_ day of \_\_\_\_\_, 2024

UNANIMOUS PERMISSION FOR THIRD READING this \_\_\_\_\_ day of \_\_\_\_\_, 2024

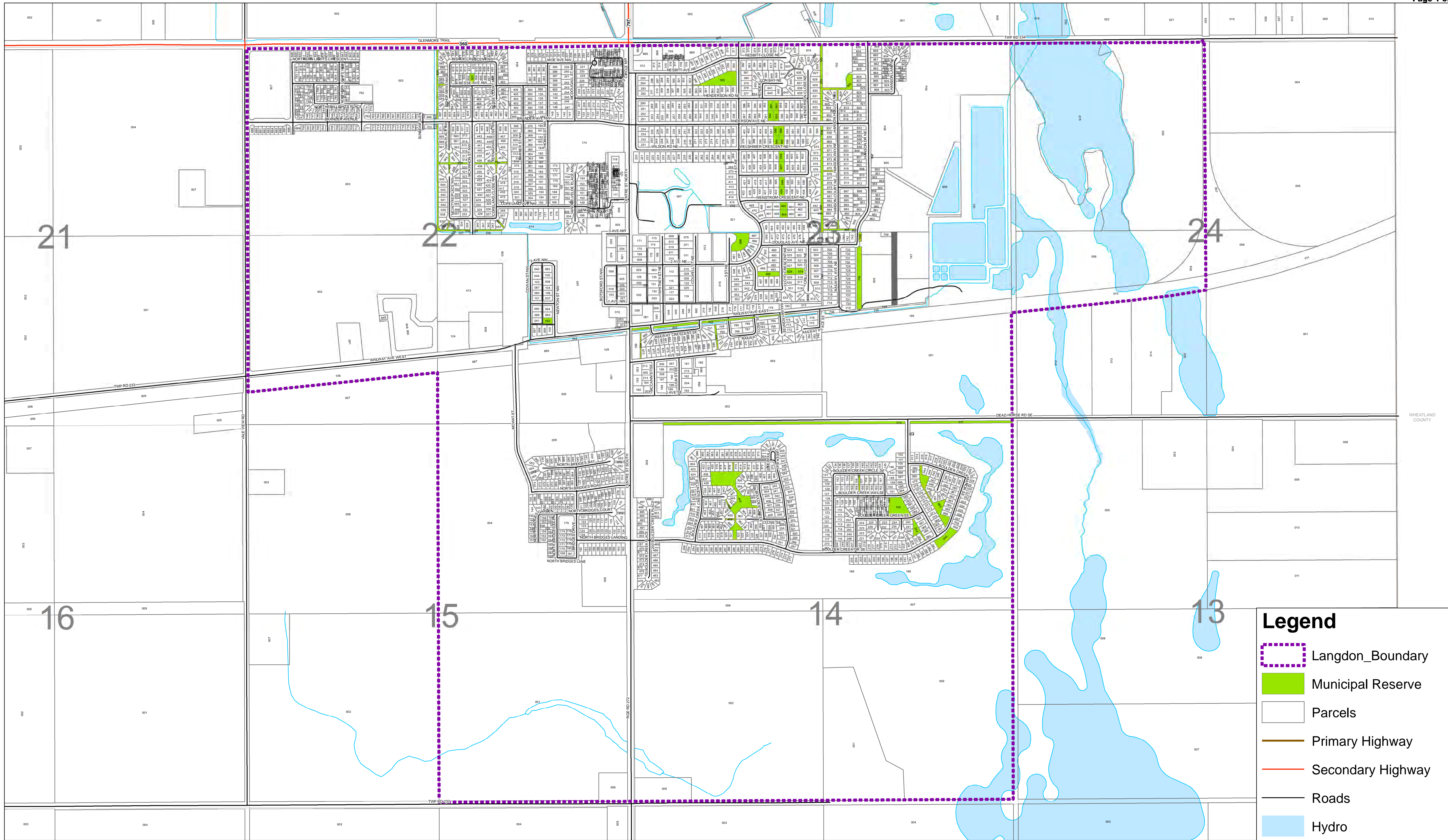
READ A THIRD AND FINAL TIME this \_\_\_\_\_ day of \_\_\_\_\_, 2024

\_\_\_\_\_  
Reeve

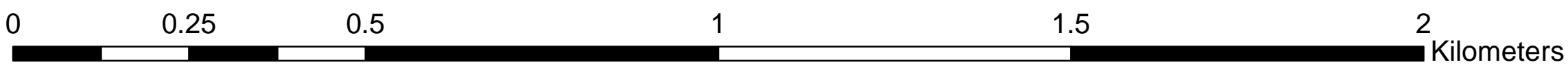
\_\_\_\_\_  
Chief Administrative Officer or Designate

\_\_\_\_\_  
Date Bylaw Signed





Information as depicted is subject to change, therefore Rocky View County assumes no responsibility for discrepancies after date of printing.



Attachment B: Langdon Area Map

## Attachment B - Langdon Area Map

Scale: 1: 7000  
Printed: Mar 13, 2024  
Coordinate System: NAD 1983 3TM 114  
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ROCKY VIEW COUNTY  
BUDGET ADJUSTMENT REQUEST FORM  
BUDGET YEAR: 2024

Description	Budget Adjustment
EXPENDITURES:	
Recreation & Community Service - Increase in Langdon Recreation Grant	60,000
TOTAL EXPENSE:	60,000
REVENUES:	
Recreation & Community Service - Increase in Langdon Park Tax Levy	(60,000)
TOTAL REVENUE:	(60,000)
NET BUDGET REVISION:	-
REASON FOR BUDGET REVISION: Approved amount for the 2024 Langdon Special Tax Levy	
AUTHORIZATION:	
Chief Administrative Officer: _____ Rick McDonald	Council Meeting Date: _____
Executive Director Corporate Services: _____ Kent Robinson	Council Motion Reference: _____
Executive Director Community Services: _____ Matt Boscarol	Date: _____

Budget AJE No: \_\_\_\_\_

Posting Date: \_\_\_\_\_



# COUNCIL REPORT

## Subdivision Item: Residential

Electoral Division: 4

File: PL20220098 / 08916010

Date:	April 23, 2024		
Presenter:	Carter Shelton, Planner 1		
Department:	Planning		
Approved by:	<input checked="" type="checkbox"/> Executive Director / Director	and/or	<input checked="" type="checkbox"/> Chief Administrative Officer

## REPORT SUMMARY

The purpose of this report is to assess a proposed subdivision of Lot 4, Block 1, Plan 0710865 within NE-16-28-05-W05M to create one  $\pm 8.21$  hectare ( $\pm 20.29$  acre) parcel with a  $\pm 8.21$  hectare ( $\pm 20.29$  acre) remainder.

The application was evaluated pursuant to the *Municipal Government Act*, Matters Related to Subdivision and Development Regulation, Municipal Development Plan (County Plan), and the *Land Use Bylaw*.

The application aligns with the intent and policies of the County Plan, and is in accordance with the previous adoption of Bylaw C-8447-2023, redesignating the subject parcel from A-SML p12.1 to A-SML p8.1. The proposed  $\pm 8.21$  hectare ( $\pm 20.29$  acre) parcel balance is consistent with the requirements of the *Land Use Bylaw* as each of the resultant parcels meets the minimum size restriction of 8.1 hectares as required by the A-SML p8.1 designation.

Council is the Subdivision Authority for the subject application in accordance with Sections 5(2) and 5(3) of the *Subdivision Authority Bylaw* (C-8275-2022) due to letters of objection received from adjacent landowners within the prescribed circulation area, as identified by Policy C-327 Circulation and Notification Standards, and that approval may result in relaxation of the County's Servicing Standards. The recommended conditions of approval is provided in accordance with the adoption of *Bylaw C-8447-2023* redesignating the subject parcel create two 6.50 metre panhandles in order to maintain physical access to the proposed parcel(s). The minimum panhandle width prescribed by the County's Servicing Standards is 12.50 metres.

Should the Subdivision Authority wish to consider conditions of approval in alignment with the County's Servicing Standards and the Road Acquisition Agreement previously registered on the subject land, it may wish to consider the alternate direction included as the end of this report.

## ADMINISTRATION'S RECOMMENDATION

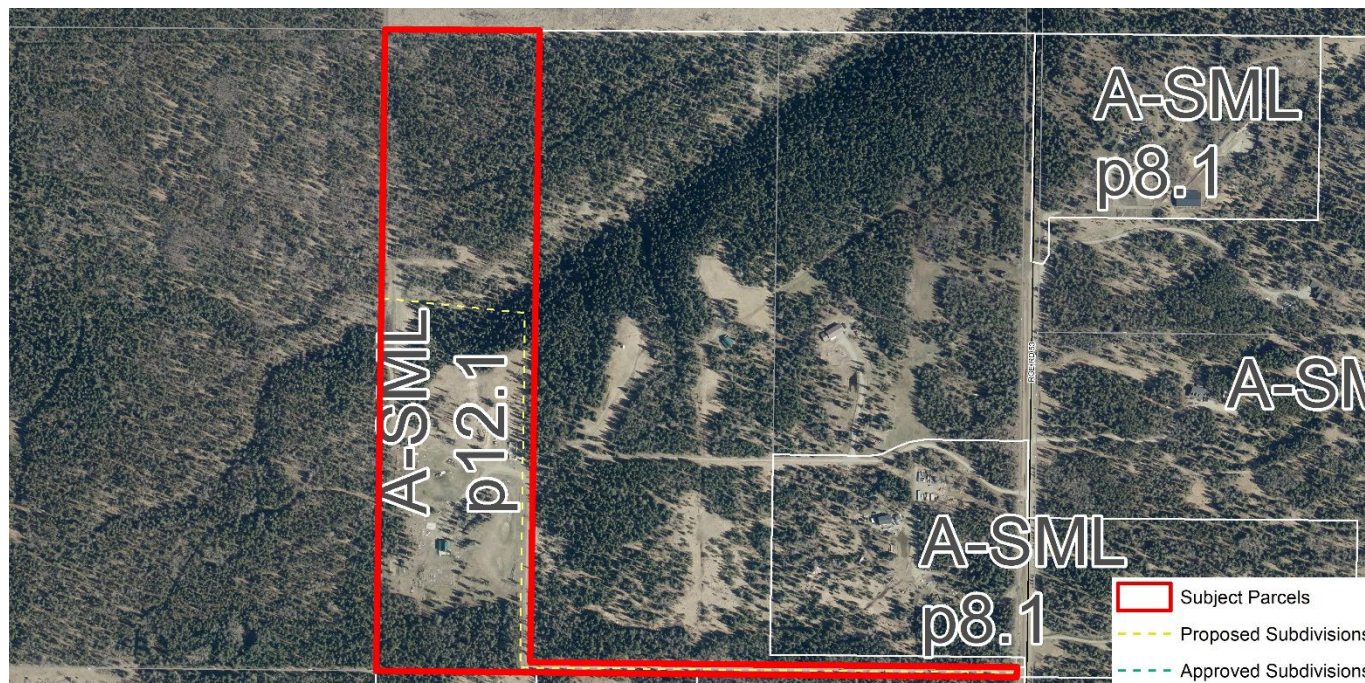
THAT application PL20220098 be approved with the conditions noted in Attachment F.

## Subdivision Item: Residential

### BACKGROUND

#### Location (Attachment A)

Located approximately 0.81 kilometres (0.50 miles) north of Township Road 282 on the west side of Range Road 53.



#### Site History (Attachment B)

On February 21, 2007, the subject parcel was created with the registration of survey plan 071 0861. With the registration of plan 071 0861, a road acquisition agreement (Instrument No. 051 487 408) and restrictive covenant respecting future development setbacks from a roadway were registered on the respective titles of the subject parcel and the easterly adjacent parcel(s).

On November 14, 2023, Council approved Bylaw C-8447-2023 to redesignate the subject lands from Agricultural, Small Parcel District (A-SML p12.1) to Agricultural, Small Parcel District (A-SML p8.1) to facilitate future subdivision of one new lot.

*MOVED by Councillor Wright that Council is of the opinion that application PL20220097 aligns with the intent and policy of the County Plan. Carried*

The subject land is approximately 16.42 hectares (40.58 acres) and presently contains a dwelling and several accessory buildings, all of which are located towards the southern portion of the property. An existing approach and 12.5m panhandle provides physical access to the parcel from Range Road 53. An existing access easement provides secondary access to the subject parcel across the two easterly adjacent parcels.

#### Intermunicipal and Agency Circulation (Attachment C)

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

This application is not within an area guided by intermunicipal policy or requirements.

#### Landowner Circulation (Attachment D)

The application was circulated to 73 adjacent landowners in accordance with the *Municipal Government Act* and County Policy C-327 (Circulation and Notification Standards); no letters in support, while 1 letter in opposition was received.

## Subdivision Item: Residential

### ANALYSIS

#### Policy Review (Attachment E)

The application was reviewed pursuant to the *Municipal Government Act*, Matters Related to Subdivision and Development Regulation, Municipal Development Plan (County Plan), and the *Land Use Bylaw*. The application was deemed to be largely compliant with the policies of the County Plan, in accordance with the adoption of Bylaw C-8447-2023. The application aligns with Policy 8.16, as the provision of potable water and wastewater consideration has been addressed through the submission of PSTS and well driller technical reports. The application aligns with Policy 13.1 and 13.4 through the recommended conditions of approval, as provision of Municipal Reserve as cash-in-lieu is accommodated through the recommended conditions of approval. The proposed parcel configuration includes an approximate 6.50 metre panhandle, in conflict with the County's Servicing Standards and Policy 16.13 of the County Plan.

Each of the proposed parcels comply with the *Land Use Bylaw* as the proposed 8.21 hectare ( $\pm$  20.29 acre) parcel and remainder both exceed the minimum size restriction as required by the A-SML p8.1 land use designation.

### COMMUNICATIONS / ENGAGEMENT

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

### IMPLICATIONS

#### Financial

No financial implications identified at this time.

### STRATEGIC ALIGNMENT

As per Section 5(2) and 5(3) of the *Subdivision Authority Bylaw* (C-8275-2022), Council is the decision-making authority due to the receipt of landowner opposition and potential relaxations to the County's Servicing Standards.

### ALTERNATE DIRECTION

Council as Subdivision Authority could include conditions of approval which align with the transportation policies of the County Plan and the requirements of the Servicing Standards through the construction of an internal road providing access to both of the proposed lots.

There is an existing road acquisition agreement registered on title (Instrument No. 051 487 408), extending from Range Road 53 along the southerly 12.5 metre of the parcel to the western boundary; this agreement is also registered over the 12.5 metre panhandle of the adjacent parcel to the east in order to secure a full 25 metre road right-of-way as required by the County's Servicing Standards.

A replacement condition set providing for this alternative direction is set out within Attachment F.

THAT Condition 2 of Attachment F be amended to read:

- 2) *The Owner shall enter into and comply with a Development Agreement pursuant to Section 655 of the Municipal Government Act in accordance with the approved tentative plan and shall include the following:*
  - a) *Construction of a Country Residential standard road for approximately 625 meters through the southern boundary of both the subject lands and its neighboring land to the east (lot 5, block 1), complete with cul-de-sac, in accordance with the County Servicing Standards, and any necessary easement agreements, including signage, approaches, any necessary easements and agreements;*



## **Subdivision Item: Residential**

---

- b) *Reclaim the existing approach and construct a new approach centered within the proposed road;*
- c) *Preparation and Implementation of the recommendations of the Construction Management Plan;*
- d) *Preparation and Implementation of the recommendations of the Erosion and Sedimentation Control Plan;*
- e) *Preparation and Implementation of the recommendations of the Geotechnical Report;*
- f) *Preparation and Implementation of the recommendations of the Stormwater Management Report; and*
- g) *Obtaining approval for a road name by way of application to and consultation with the County.*

THAT application PL20220098 be approved with the conditions noted in Attachment F, as amended.

## **ATTACHMENTS**

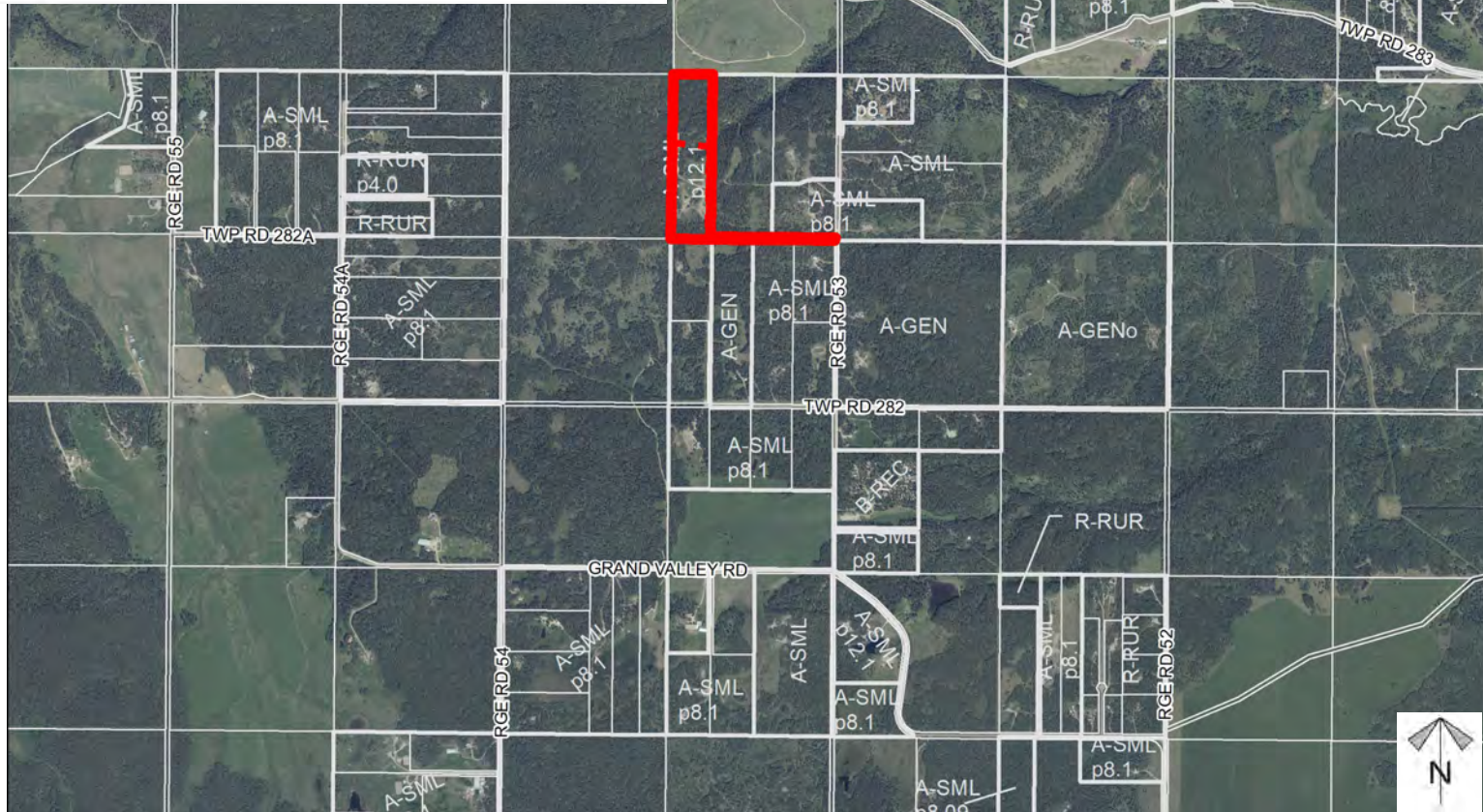
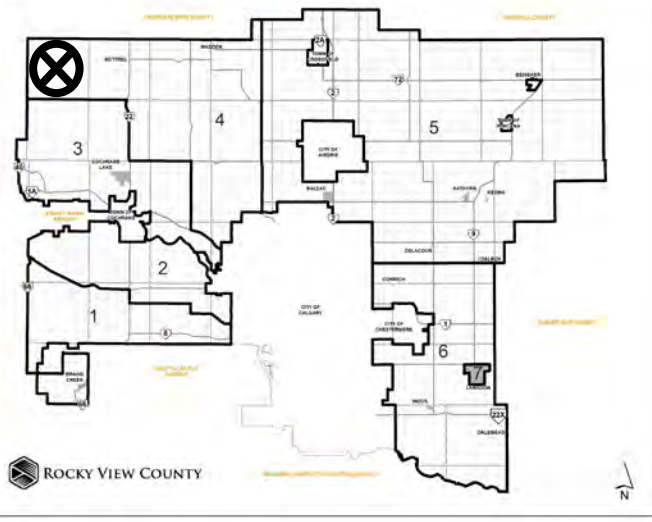
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Attachment A: Map Set  
Attachment B: Application Information  
Attachment C: Application Referral Responses  
Attachment D: Public Submissions  
Attachment E: Policy Review  
Attachment F: Recommended Conditions of Approval

## Location & Context

### Subdivision Proposal

To create one  $\pm 8.21$  hectare ( $\pm 20.29$  acre) parcel with a  $\pm 8.21$  hectare ( $\pm 20.29$  acre) remainder.



Division: 4  
 Roll: 08916010  
 File: PL20220098  
 Printed: Jan 9, 2024  
 Legal: A portion of NE-16-28-  
 Page 426 of 475



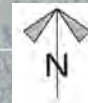
**Development  
Proposal****Subdivision Proposal**

To create one  $\pm 8.21$  hectare ( $\pm 20.29$  acre) parcel with a  $\pm 8.21$  hectare ( $\pm 20.29$  acre) remainder.

Lot 2  
 $\pm 8.21$  ha  
( $\pm 20.29$  ac)

Lot 1  
 $\pm 8.21$  ha  
( $\pm 20.29$  ac)

RGE RD 53

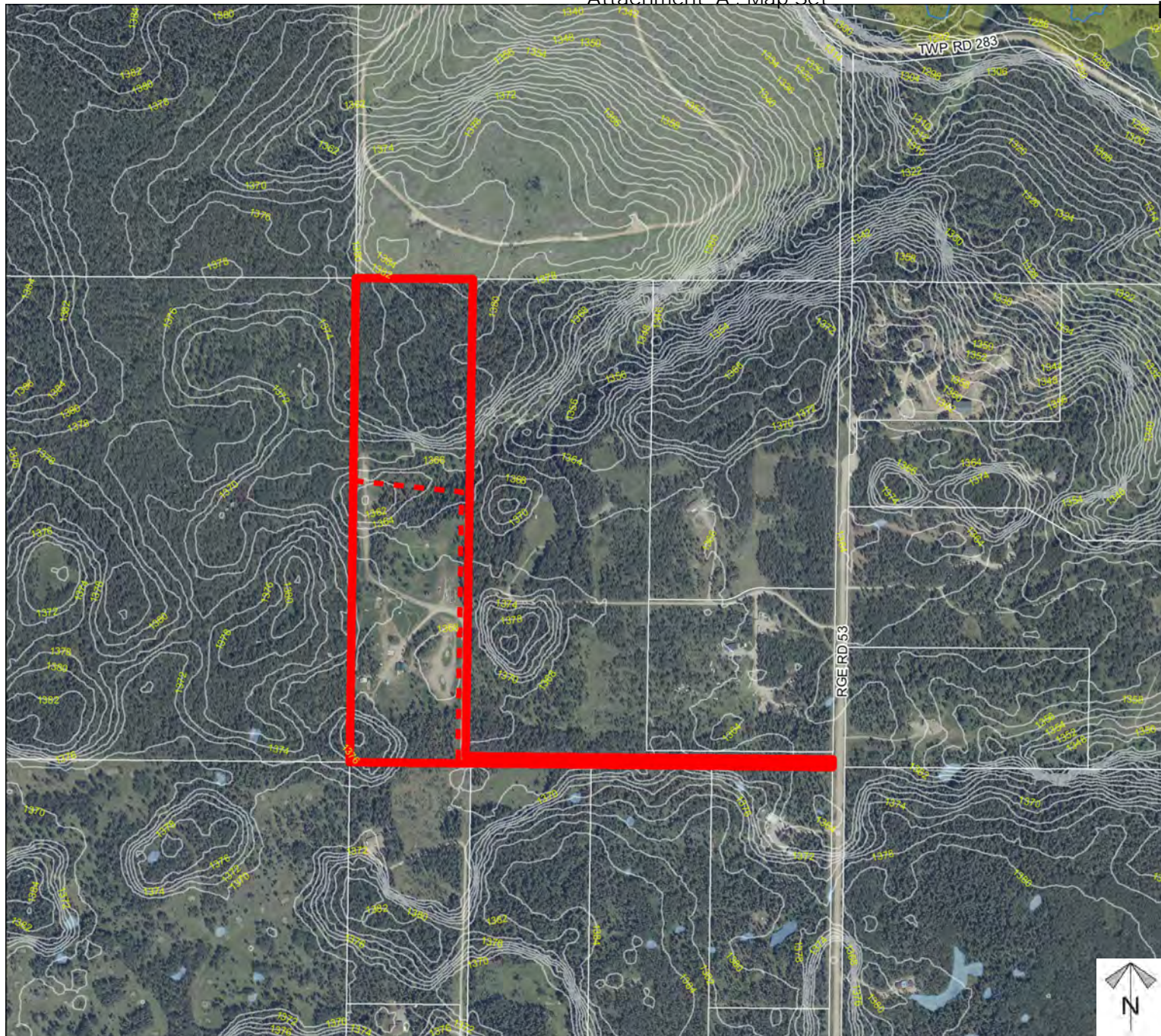




## Environmental

### Subdivision Proposal

To create one  $\pm 8.21$  hectare ( $\pm 20.29$  acre) parcel with a  $\pm 8.21$  hectare ( $\pm 20.29$  acre) remainder.



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

Division: 4  
Roll: 08916010  
File: PL20220098  
Printed: Jan 9, 2024  
Legal: A portion of NE-16-28-  
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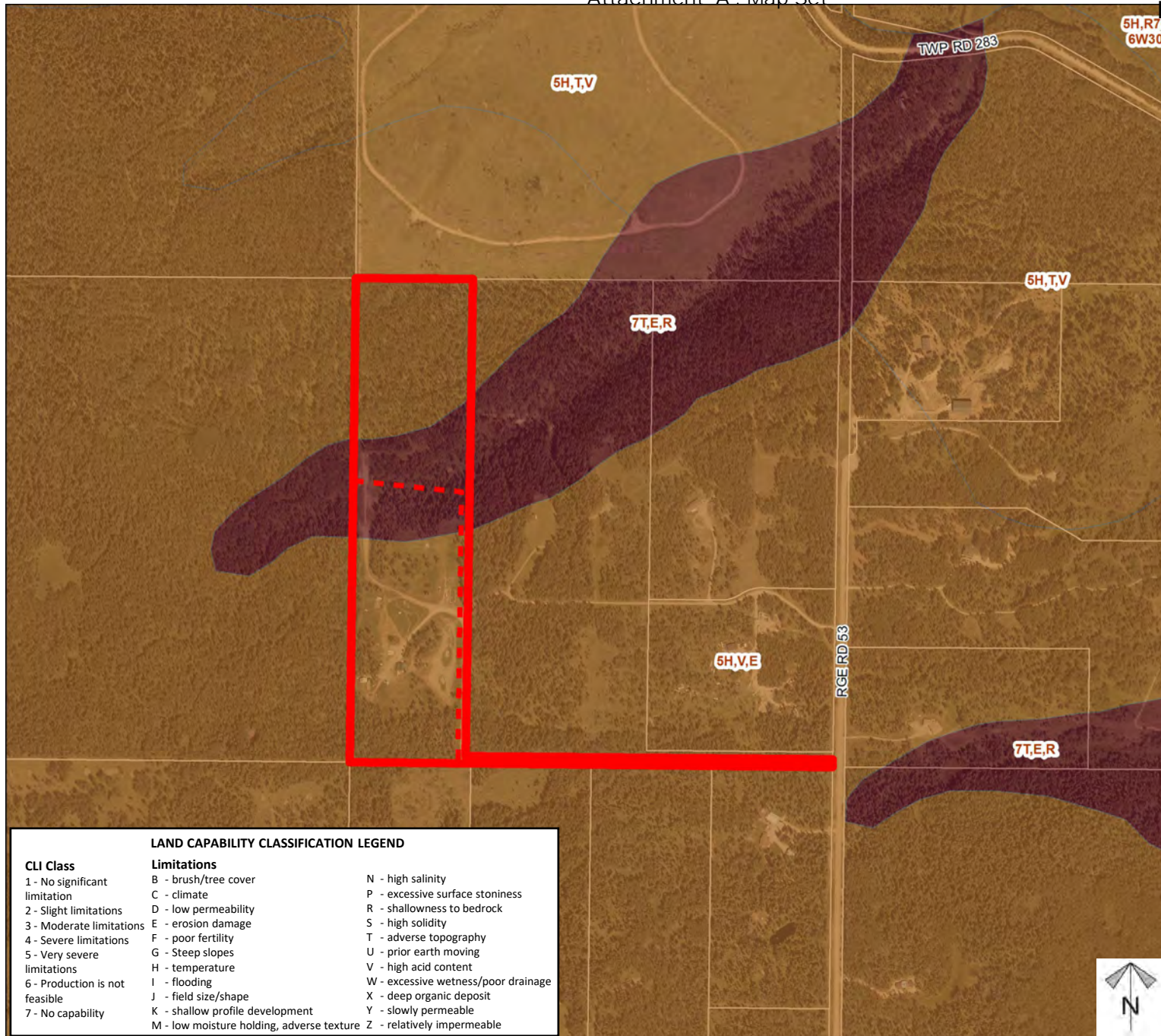




## Soil Classifications

### Subdivision Proposal

To create one ±8.21  
hectare (±20.29 acre)  
parcel with a ±8.21  
hectare (±20.29 acre)  
remainder.



#### LAND CAPABILITY CLASSIFICATION LEGEND

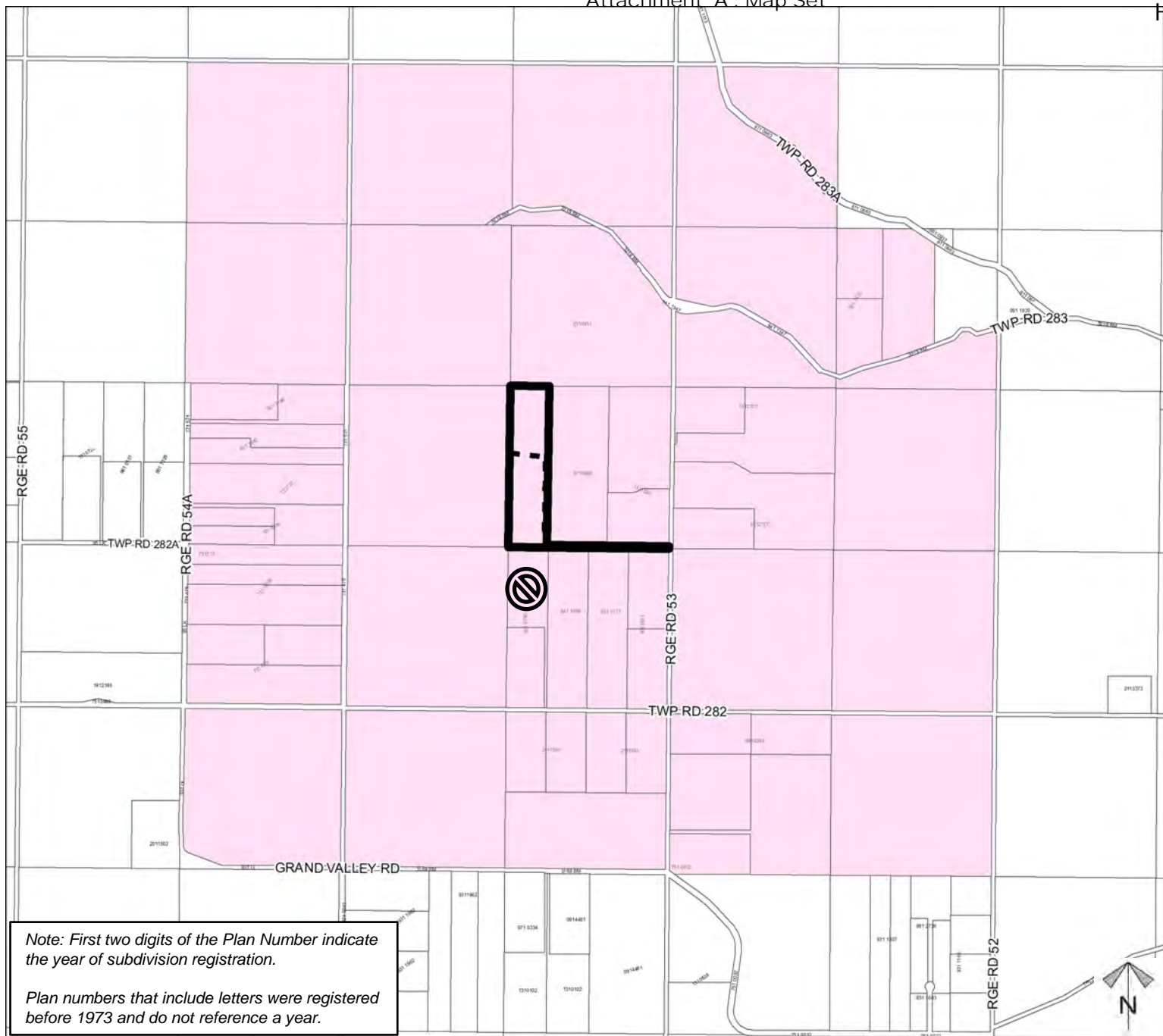
CLI Class	Limitations		
1 - No significant limitation	B - brush/tree cover	N - high salinity	
2 - Slight limitations	C - climate	P - excessive surface stoniness	
3 - Moderate limitations	D - low permeability	R - shallowness to bedrock	
4 - Severe limitations	E - erosion damage	S - high solidity	
5 -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

Division: 4  
Roll: 08916010  
File: PL20220098  
Printed: Jan 9, 2024  
Legal: A portion of NE-16-28-9  
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## Landowner Circulation Area

### Subdivision Proposal

To create one  $\pm 8.21$  hectare ( $\pm 20.29$  acre) parcel with a  $\pm 8.21$  hectare ( $\pm 20.29$  acre) remainder.



### Legend

Support 

Not Support 

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

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

Division: 4  
 Roll: 08916010  
 File: PL20220098  
 Printed: Jan 9, 2024  
 Legal: A portion of NE-16-28-  
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**ATTACHMENT B: APPLICATION INFORMATION**

<b>APPLICANT/OWNERS:</b> Balcarras, Joshua & Kara Eksteen, Alistair & Breanne	<b>DATE APPLICATION RECEIVED:</b> June 9, 2022
<b>GROSS AREA:</b> ±16.42 hectares (±40.58 acres)	<b>LEGAL DESCRIPTION:</b> Lot:4 Block:1 Plan:0710865 within NE-16-28-05-W05M
<b>Pre-Application Meeting Held:</b> <input type="checkbox"/>	<b>Meeting Date:</b> N/A
<b>SOILS (C.L.I. from A.R.C.):</b> <b>5H,V,E</b> – very severe limitation to cereal crop production due to soil temperature, acidity, erosion damage. <b>L7T,E,R</b> – no capability for cereal crop production due to adverse topography, erosion damage, and shallow bedrock.	
<b>HISTORY:</b> <b>February 1, 2007:</b> The subject parcel was created with the registration of survey plan 071 0861. With the registration of plan 071 0861, a road acquisition agreement (instrument no. 051 487 408) and restrictive covenant respecting future development setbacks from a roadway were registered on the respective titles of the subject parcel and the easterly adjacent parcel(s). <b>November 14, 2023:</b> Council approved Bylaw C-8447-2023 to redesignate the subject lands from Agricultural, Small Parcel District (A-SML p12.1) to Agricultural, Small Parcel District (A-SML p8.1) to facilitate future subdivision of one new lot.	
<b>TECHNICAL REPORTS SUBMITTED:</b> <ul style="list-style-type: none"> <li>Level 2 Private Sewage Treatment System Assessment, Arletta Water Resources, April 2024.</li> <li>Well Driller Report, Aaron Drilling Inc., January 2024.</li> <li>Appraisal Report, Black Valuation Group Ltd., January, 2024.</li> </ul>	
<b>APPEAL BOARD:</b> Subdivision and Development Appeal Board	



## ATTACHMENT C: APPLICATION REFERRAL RESPONSES

AGENCY	COMMENTS
<b>School Authority</b>	
Calgary Catholic School District	The Calgary Catholic School District has no objection to the above-noted planning circulation (PL20220098). As noted Municipal Reserves are still outstanding and comprise 10% of the parent parcel.
<b>Public Utility</b>	
ATCO Gas	ATCO Gas has no objection as it does not fall within our franchise area.
ATCO Transmission	ATCO Transmission high pressure pipelines has no objections. Questions or concerns related to ATCO high pressure pipelines can be forwarded to <a href="mailto:hp.circulations@atco.com">hp.circulations@atco.com</a> .
FortisAlberta	<p><b>Easements are required</b> for this development. The developer can initiate the process of securing an easement for the proposed subdivision by contacting the undersigned. FortisAlberta is requesting that the county defer its subdivision approval until such time as this easement process is complete and the developer has entered into an appropriate easement agreement with FortisAlberta and the easement has been properly registered with Land Titles (Alberta). FortisAlberta will notify the county once these steps have been completed and confirm that FortisAlberta no longer has any concerns with approval of this subdivision.</p> <p>FortisAlberta is the Distribution Wire Service Provider for this area. The developer can arrange installation of electrical services for this subdivision and for the easement by contacting FortisAlberta at 310-WIRE (310-9473) to make application.</p> <p>Please contact FortisAlberta land services at <a href="mailto:landserv@fortisalberta.com">landserv@fortisalberta.com</a> or by calling (403) 514-4783 for any questions.</p>
Telus Communications	<p>Further to the above-noted circulation, TELUS Communications Inc. will require a utility right of way in order to provide service to the new property as any new service will have to cross through another property first.</p> <p>Please have TELUS' requirement added as a condition of approval and have the applicant contact <a href="mailto:rightofwayAB@telus.com">rightofwayAB@telus.com</a> to initiate a TELUS Utility Right of Way Agreement.</p>
TransAlta Utilities Ltd.	No Concerns - No TA interest on property.
Cochrane Lake Gas Co-op Ltd.	Cochrane Lake Gas Co-op Ltd. has no concerns with this application.
<b>Internal Departments</b>	
Recreation, Parks and Community Support	Recreation recommends Cash in Lieu for the outstanding 10% MR.





AGENCY	COMMENTS
Building Services	No comments.
Fire Services & Emergency Management	As per the application. Fire services has no concerns at this time. Subject to access route design and water supply requirements as per the NBC (AE), NFC (AE) and County Bylaws.
Enforcement Services	<p><u>Enforcement Services recommends:</u></p> <p><b>It appears the application creates a Panhandle to access the proposed lots.</b></p> <p>Section 16.13 of the County Plan states that Residential redesignation and subdivision applications should provide for development that:</p> <ol style="list-style-type: none"> <li>provides direct access to a road, while avoiding the use of panhandles;</li> <li>minimizes driveway length to highways/roads;</li> <li>removes and replaces panhandles with an internal road network when additional residential development is proposed; and</li> <li>limits the number and type of access onto roads in accordance with County Policy.</li> </ol> <p>Enforcement Services is in agreement with the County Plan.</p>
Capital and Engineering Services	<p><b>General:</b></p> <ul style="list-style-type: none"> <li>As part of the application, the applicant provided a site plan which confirms that the remainder lot has an existing well and private sewage treatment system located within the boundaries of the lot. The site plan also confirmed that the proposed lot has an existing well within its boundaries.</li> </ul> <p><b>Geotechnical:</b></p> <ul style="list-style-type: none"> <li>Steep slopes are present on the proposed remainder lot. Given the size of the lots, sufficient space exists for a permanent structure on flatter slopes. Should the applicant intend to develop on or near steeper slopes, they should conduct a geotechnical assessment.</li> <li>Engineering has no requirements at this time.</li> </ul> <p><b>Transportation:</b></p> <ul style="list-style-type: none"> <li>The applicant is proposing two panhandles to access both lots. Both panhandles will be approximately 6 meters in width. As per the County servicing standards, the minimum allowable panhandle width is 12.5 meters.</li> <li>Engineering will accept this variance as council has previously approved this subdivision layout at redesignation stage. As a condition of subdivision, the applicant/owner shall use the existing mutual approach off Range Road 53 in order to provide access to both proposed lots. The owner shall: <ul style="list-style-type: none"> <li>Provide an access right of way plan; and</li> <li>Prepare and register respective easements on each title as required</li> </ul> </li> </ul>

OR



AGENCY	COMMENTS
	<ul style="list-style-type: none"> <li>A road acquisition agreement is registered on the title of the subject lands and its neighbouring land to the east by caveat (registration#051487408) over their panhandles with a combined +/- 25 meter width and 806 meter length.               <ul style="list-style-type: none"> <li>As a condition of subdivision, the applicant shall enter into a DA with the County to construct a Country residential road in accordance with the County servicing standards</li> </ul> </li> </ul> <p><b>Development Agreement:</b></p> <ul style="list-style-type: none"> <li>The Owner shall enter into and comply with a Development Agreement pursuant to Section 655 of the Municipal Government Act in accordance with the approved tentative plan and shall include the following:               <ul style="list-style-type: none"> <li>Construction of a Country Residential standard road for approximately 625 meters through the southern boundary of both the subject lands and its neighboring land to the east (lot 5, block 1), complete with cul-de-sac, in accordance with the County Servicing Standards, and any necessary easement agreements, including signage, approaches, any necessary easements and agreements;</li> <li>Reclaim the existing approach and construct a new approach centered within the proposed road.</li> <li>Preparation and Implementation of the recommendations of the Construction Management Plan;</li> <li>Preparation and Implementation of the recommendations of the Erosion and Sedimentation Control Plan;</li> <li>Preparation and Implementation of the recommendations of the Geotechnical Report; and</li> <li>Preparation and Implementation of the recommendations of the Stormwater Management Report</li> <li>Obtaining approval for a road name by way of application to and consultation with the County.</li> </ul> </li> </ul> <p><b>Sanitary/Waste Water:</b></p> <ul style="list-style-type: none"> <li>As part of the application, the applicant confirmed that the remainder lot has an existing septic system.</li> <li>As part of the application, the applicant provided a Level II Private Sewage Treatment System Assessment prepared by Arletta Water Resources dated April 2024. Two test pits were excavated. A restrictive layer was found in TH-1 within 1.8 meters of surface and therefore a mounded treatment field was recommended. No restrictive soils were found in TH-2 to a depth of 3 meters. The report concluded that the Site is suitable for a mounded treatment field utilizing primary, secondary or greater treated effluent.               <ul style="list-style-type: none"> <li>As a condition of subdivision, the applicant will be required to enter into a Development Agreement (Site Improvements/Services</li> </ul> </li> </ul>



AGENCY	COMMENTS
	<p data-bbox="607 262 1438 325">Agreement) with the County for the proposed northern lot for the installation of a treatment mound system.</p> <p data-bbox="464 359 893 390"><b>Water Supply and Waterworks:</b></p> <ul data-bbox="513 411 1451 541" style="list-style-type: none"><li>As part of the application, the applicant confirmed that both proposed lots have existing wells within their respective boundaries. The applicant provided well driller's reports confirming a minimum pump rate of 1igpm for both existing wells.</li></ul> <p data-bbox="464 562 833 594"><b>Storm Water Management:</b></p> <ul data-bbox="464 615 1459 745" style="list-style-type: none"><li>Given the size of the subject land(s), engineering does not anticipate that the future development of the proposed new lot will result in a significant increase in imperviousness, therefore an SSIP is not required at this time.</li><li>Engineering has no requirements at this time.</li></ul>

Circulation Period: January 17, 2024, to February 7, 2024.

February 7, 2024

Letter of Opposition Sent via email to: cshelton@rockyview.ca

County Contact: Carter Shelton

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

**RE: FILE 08916010, APPLICATION NUMBER PL20222098, DIVISION 4 Lot 4, Block 1 Plan 0710865, NE16-28-05-W5**

I received in the mail, the letter, location, and context regarding the third application for the redesignation and subdivision of the above-mentioned land. **I wish to record my continued opposition to the Joshua & Kara Balcarras application to subdivide a portion of NE-16-28-05-W05M from a single parcel of 40.58 acres into 2 parcels of 20.29 acres each (property owned by Joshua & Kara Balcarras and Alistair & Breanne Eksteen).** I attended the County hearing for the redesignation of the land and watched as several of the Councillors were originally opposed and then sided with the Deputy Reeve to avoid conflict (stated by at least one of them). At that time of the hearing Councillor Kissel mentioned that the County should not be approving subdivisions with panhandle driveway/roads to avoid problems for future Council. The Council and Reeve went against the Planning Services Department recommendations (this did not fit with the County's land use policies). My opposition to the subdivision of this parcel remains, regardless of the change of redesignation zoning and size of parcels. The parcel is now designated as A-SML p8.1.

**I am opposed to this subdivision into to 2 parcels OR any other land designation subdivisions or parcels because this quarter section is already fragmented with 5 parcels and because the panhandle road/driveway is an issue. As a landowner who is directly impacted based on my property location, I hope my voice can be heard.**

The Rocky View County's Agriculture Master Plan, page 56 states "...The concern would be the promotion of the subdivision of quarter sections into smaller agricultural parcels, further fragmenting the land base, encouraging further residences on the landscape making it increasingly difficult to farm. In most countries around the world, greater emphasis has been directed towards increasing rather than decreasing minimum farm size thresholds...."

The quarter to the immediate south of the parcel in this application is fragmented into 6 parcels. Immediately to the south of this, that quarter section is fragmented into 5 parcels. The one to the east of this is fragmented into 5 parcels. The quarter section this parcel in question is within is already fragmented

into 4 parcels. The quarter section to the east, across Range Road 53 is fragmented into 4 parcels. A look of the land map of the area shows how much of this part of the county is truly fragmented already. We don't need more fragmentation of agricultural land. There are several quarter sections that remain intact. But this is in part because some of them are Crown Land that are not 'owned' by an individual or corporation.

In reading many documents that the Rocky View County has produced, this subdivision application does not comply with the intent of bylaws, land use vision, and support for minimizing agricultural parcel fragmentation.

The Rocky View County Plan states under Section 10 Country Residential Development, "*...10.12 Within a fragmented quarter section, the redesignation or subdivision of agriculture parcels greater than 10 hectares (24.7 acres) in size to a residential use shall not be supported...*" (page 49). This subdivision application does not adhere to the Rocky View County Plan as the acreage size is less than quoted as a minimum.

I have serious concerns about the intrusion of small residential lots 'disguised as' agricultural use in this area for several reasons, including the increase in pressure on the environment. Further impact from an increase in fragmentation of parcels and the demands of residential owners include:

The parcel in this application also contains a large ravine within the current parcel and requested subdivision lands. This is an area that is sensitive to erosion due to the steepness of the ravine and is extremely fragile for the Flora and Fauna in the area. I also have concerns regarding erosion and the watershed would be impacted by any sewage or other drainage of any type of human or compact-space agricultural wastewater. This area would be extremely sensitive to development of buildings and would impact the structural integrity of the ravine and agricultural use of lands to the west and north. It is my opinion that this is too much for this environmentally sensitive area. Approval of these future residential parcels could set a dangerous precedent.

My understanding, reading Rocky View County documents (County Plan and others), this subdivision application does not comply or meet criteria, standards, and intentions of the County for land use and optimizing agricultural focus.

### **Size of Subdivision and Impact of Additional Parcels**

- The application for resignation and subdivision of 2 - 20.29 acre parcels from an existing 40.58 acre property is going to create a situation that could allow for smaller and smaller subdivisions in this area and this property. This is not in line with the spirit or intent of the County Plan.
- We already have a very limited buffer for privacy from other landowners in this area. Creating another acreage further causes issues for the land and the existing homes & landowners in the area.
- Larger parcels of intact land allow for land uses that support continued environmental responsibility for the flora and fauna for the area along with some appropriate livestock use. For the property in question, the proposed subdivision will negatively impact the wildlife and sensitive plant species.
- There are already so many small parcels of 20 to 40 acres that have fragmented use for agriculture as well as movement habitat for wildlife in our area of Rocky View County. Continued parcel creation moves the Rocky View County away from agricultural focus by fragmenting the land further.
- The land in this area is not high quality for supporting many livestock animals and some landowners have a tendency to maintain too many animals for the available land as the parcels become smaller. The resulting overgrazing encourages growth of noxious weeds which then spread though the community as evidenced by the recent Buttercup explosion in the region. This also impacts erosion in the area and water table safety with manure run offs.

**No Proper Land Surveys Completed**

- Right now, the livestock fence between the property in question and our property is not on the property line based on the existing provincial survey markers. At the Northeast corner of our property, the fence is at least 3 feet on our property. On the Northwest corner, it is over 6 feet on our property.
- As of [today's](#) date, it appears there has not been a properly acquired property survey completed. There are no temporary survey markers to indicate this.
- I am concerned the fence, existing well within our property, has indicated for the applicants and application that they have more land than they do. As well, this means they may portray our land as theirs for their road use.

**Panhandle driveway and existing width issues**

- According to the documents sent by Rocky View County for this application and in conversation with the Rocky View County Planning Service, the applicants want to make the one existing driveway road on the applicant's property to be split into 2. This access driveway/road runs east/west. This area is only 12.48m wide, on record. The minimum needed is 12.5m. Although this seems like a 'minimal' amount under, it is under the minimal amount required. This means it will impact us as the landowners on the south side of this property. I do not give my approval for any land acquisition from our private property to accommodate this subdivision.
- This will encroach on our property as the land the road is on is not wide enough to allow for 2 roads with necessary setbacks. This road is on a very slim piece of property as the applicants property is on the west side of the quarter and Range Road 53 is on the east side of the quarter.
- This type of driveway/road is commonly known as a 'panhandle' and the Rocky View County has the goal to move away from these for shared access due to the issues that arise between landowners and access.
- Even with landowners that are cooperative in sharing a panhandle road with easements, there are often issues as the property changes ownership and there are a lot of misunderstandings and issues with the panhandles that occur (for example, cost responsibility for needed work and upkeep, access issues arise at times from other issues between landowners.) We know several people this has happened to.
- Within the County Plan, Section 16 Transportation, the following is quoted, "*...Road Access 16.13 Residential redesignation and subdivision applications should provide for development that:*  
*a. provides direct access to a road, while avoiding the use of panhandles;*  
*b. minimizes driveway length to highways/roads;*  
*c. removes and replaces panhandles with an internal road network when additional residential development is proposed...*"
- The definition of a panhandle, according to the County Plan is, *Panhandles are long strips of land used to provide direct lot access to a roadway (page 70)*
- 2 roads to 2 properties or 1 road to 2 properties up against our property will double the use of the road and create even more noise and dust coming from their gravel road.
- Additionally, the entrance and exit to Range Road 53 does not meet County standards required of over 7m each for each driveway on the panhandle.

**Concerns about Additional Use of Main Road of Range Road 53**

- Already, Range Road 53 is heavily traveled with all the existing acreages, full quarter residences and the Triple Diamond RV Park users.



- Additional users with this subdivision (which we must assume will have an additional home added) will make the existing road conditions north of Grand Valley Road on Range Road 53 even more problematic.
- Range Road 53 is already not being maintained often enough for the amount of traffic, which has caused year round severe 'rumble strips' in the gravel road. This causes vehicles to bounce and the lack of ongoing maintenance of this road makes it worse and worse. It is especially dangerous when it is wet or snow covered. More vehicles traveling on a daily basis (which should be expected with an additional future home from this subdivision) will make this worse.
- This is AGAIN being currently highlighted this winter. The condition of Range Road 53 between Twp Road 282 and Grand Valley Road is horrible and getting worse. We rarely see a plow or grader. The road is significantly 'rumble striped' and causing issues for users. The road is under maintained to the point that even when it was last 'graded', all the problems continued, just below a light surface of raised gravel.
- Additional traffic on this road cannot be justified with the current maintenance allotments.

### **Requested and Necessary Surveys and Assessments**

As an impacted landowner to this application, I did not support this land redesignation and I do not support the subdivision application for this property. I have many concerns as written above. I request Rocky View County does not approve this application or any other division of this current acreage parcel owned by the applicants. I also respectfully request that if the Rocky View County continues to accept/explore this or any future applications for this property, they require surveys and engage with the appropriate Alberta Government and enforcement/investigation bodies for the following to be completed by professional, independent, and fully qualified and licensed providers. And that the reports are openly shared with all landowners, the appropriate provincial bodies, sister agencies, and other interested parties that are being asked to review this application and provide feedback:

- Property line survey (with correction of the fencing to match for all neighbours on the south side of the applicants' property which is a total of 4 land holdings). This needs to include the existing road into the property. This is needed to ensure that all property lines are properly identified and the land base information is accurate.
- An Environmental Impact survey that would need to include watershed and water table investigations to identify if additional subdivisions (including this application) in this area will negatively impact existing water needs by existing landowners and natural underground water movement and downstream use for the watershed area.
- The Environmental Impact survey also needs to properly catalogue flora and fauna species of the area, wildlife corridor needs, and sensitive species and geographical considerations.
- Also needed, a survey/impact assessment regarding overland impact for future sewage disposal, and impact to the wildlife in the area regarding a future residential development of the property, including the ravine.
- Any engineering surveys deemed appropriate to show, along with the environmental and watershed impact assessments, the realistic abilities/capabilities for use of this subdivision of property. From a layperson's perspective, this land is sensitive for all the reasons I have already mentioned.

As there is no ASP in place for the region, this application does not meet the requirements of the Rocky View land use strategy currently in effect. The present Municipal Development Plan states in the "Land Use Strategy" section that *"...in order to prevent fragmentation of the agricultural land base and preserve the viability of the agricultural industry, non-agricultural land uses ...will be discouraged in these areas."*

At this time, I would urge the Rocky View Council to reject this application to preserve the primarily agricultural nature and rural lifestyle of our community and minimize environmental impact that affects all that live here.

Name: Tara Normand (signed electronically) *T. Normand*

Legal Land Description or Rural Address:

53098 Township Road 282

Rocky View County, Alberta

T4C 2W1

**ATTACHMENT E: POLICY REVIEW**

<b>Definitions</b>		
Consistent	Generally Consistent	Inconsistent
Clearly meets the relevant requirements and intent of the policy.	Meets the overall intent of the policy and any areas of inconsistency are not critical to the delivery of appropriate development.	Clear misalignment with the relevant requirements of the policy that may create planning, technical or other challenges.

<b>Municipal Development Plan (County Plan)</b>	
<b>Managing Residential Growth – Agricultural Area</b>	
5.10	<i>Residential development in the agricultural area shall be guided by the goals and policies of this Plan.</i>
Generally Consistent	Deemed compliant through adoption of Bylaw C-8447-2023 redesignating the subject parcel to the A-SML p8.1 designation. Council determined that Bylaw C-8447-2023 met the intent and policies of the County Plan.
5.11	<i>Support first parcel out residential and agricultural subdivision in the agricultural area as per the policies of this Plan (section 8).</i>
Not Applicable	Deemed compliant through adoption of Bylaw C-8447-2023 redesignating the subject parcel to the A-SML p8.1 designation. Council determined that Bylaw C-8447-2023 met the intent and policies of the County Plan.
<b>Environment – Water</b>	
7.4	<i>Protect ground water and ensure use does not exceed carrying capacity by:</i> <i>a. supporting long term ground water research and monitoring programs;</i> <i>b. mitigating the potential adverse impacts of development on groundwater recharge areas;</i> <i>c. adhering to provincial ground water testing requirements, as part of the development approval process; and</i> <i>d. encouraging and facilitating the capping of abandoned water wells to protect against ground water leakage and cross contamination.</i>
Consistent	Existing wells within each of the proposed parcels have been demonstrated to meet applicable standards under existing applicable legislation.
<b>Agriculture – Land Use</b>	
8.14	<i>Support traditional agriculture and new, innovative agricultural ventures.</i>
Generally Consistent	Deemed compliant through adoption of Bylaw C-8447-2023 redesignating the subject parcel to the A-SML p8.1 designation. Council determined that Bylaw C-8447-2023 met the intent and policies of the County Plan.
8.15	<i>Support and encourage the viability and flexibility of the agriculture sector by allowing a range of parcel sizes, where appropriate.</i>
Generally Consistent	Deemed compliant through adoption of Bylaw C-8447-2023 redesignating the subject parcel to the A-SML p8.1 designation. Council determined that Bylaw C-8447-2023 met the intent and policies of the County Plan.
8.16	<i>All redesignation and subdivision approvals shall address the development requirements of section 29.</i>
Consistent	Development requirements are addressed through the conditions of approval included in Attachment F. Administration notes access concerns with creation of

	<p>~6m panhandle have been deemed appropriate through Council's adoption of Bylaw C-8447-2023.</p> <p>Administration has provided alternative conditions should Council, as subdivision authority wish to support the development in accordance with the County's Servicing Standards and the road acquisition agreement previously registered on title.</p>
<b>Agriculture – First Parcel Out</b>	
8.17	<p><i>A subdivision to create a first parcel out that is a minimum of 1.60 hectares (3.95 acres) in area should be supported if the proposed site:</i></p> <ul style="list-style-type: none"> <li><i>a. meets the definition of a first parcel out;</i></li> <li><i>b. has direct access to a developed public roadway;</i></li> <li><i>c. has no physical constraints to subdivision;</i></li> <li><i>d. minimizes adverse impacts on agricultural operations by meeting agriculture location and agriculture boundary design guidelines; and</i></li> <li><i>e. the balance of the un-subdivided quarter section is maintained as an agricultural land use.</i></li> </ul>
Not Applicable	The subject quarter section has previously been subdivided and therefore cannot be considered as such.
<b>Agriculture – Redesignation and Subdivision for Agricultural Purposes</b>	
8.18	<p><i>Redesignation and subdivision to smaller agriculture parcels as a new or distinct agricultural operation may be supported. Proposals will be evaluated on the following criteria:</i></p> <ul style="list-style-type: none"> <li><i>a. A similar pattern of nearby small agricultural operations;</i></li> <li><i>b. A planning rationale justifying why the existing land use and parcel size cannot accommodate the new or distinct agricultural operation;</i></li> <li><i>c. A demonstration of the need for the new agriculture operation;</i></li> <li><i>d. An assessment of the proposed parcel size and design, to demonstrate it is capable of supporting the new or distinct agricultural operation. Site assessment criteria include:</i> <ul style="list-style-type: none"> <li><i>i. suitable soil characteristics and topography;</i></li> <li><i>ii. suitable on-site infrastructure for the proposed use. Required infrastructure may include access areas, water wells, irrigation and sewage infrastructure, and manure management capability; and</i></li> <li><i>iii. compatibility with existing uses on the parent parcel and adjacent lands;</i></li> </ul> </li> <li><i>e. An assessment of the impact on, and potential upgrades to, County infrastructure; and</i></li> <li><i>f. An assessment of the impact on the environment including air quality, surface water, and groundwater.</i></li> </ul>
Not Applicable	Deemed compliant through adoption of Bylaw C-8447-2023 redesignating the subject parcel to the A-SML p8.1 designation. Council determined that Bylaw C-8447-2023 met the intent and policies of the County Plan.
<b>Agriculture – Minimize Land Use Conflict</b>	
8.25	<i>Discourage intrusive and/or incompatible land use in the agricultural area.</i>
Generally Consistent	Deemed compliant through adoption of Bylaw C-8447-2023 redesignating the subject parcel to the A-SML p8.1 designation. Council determined that Bylaw C-8447-2023 met the intent and policies of the County Plan.

<b>Country Residential Development – Fragmented Country Residential Areas</b>	
10.11	<p><i>Within a fragmented quarter section, the redesignation of residential lots or agricultural parcels less than or equal to 10 hectares (24.7 acres) in size to a new residential land use may be supported if the following criteria are met:</i></p> <ul style="list-style-type: none"> <li><i>a. A lot and road plan is provided that;</i> <ul style="list-style-type: none"> <li><i>i. plans for an area determined by the County at the time of redesignation application. The plan shall include, at a minimum, all residential or small agricultural acreages that are adjacent to the application;</i></li> <li><i>ii. includes design measures to minimize adverse impacts on existing agriculture operations; and</i></li> <li><i>iii. demonstrates potential connectivity to residential or small agricultural acreages outside of the lot and road plan area.</i></li> </ul> </li> <li><i>b. A technical assessment of the proposed design is provided, to demonstrate that the lot and road plan area is capable of supporting increased residential development. The assessment shall address:</i> <ul style="list-style-type: none"> <li><i>i. the internal road network, water supply, sewage treatment, and stormwater management; and</i></li> <li><i>ii. any other assessment required by unique area conditions.</i></li> </ul> </li> <li><i>c. A technical assessment of the impact on off-site infrastructure, roads, and stormwater systems is be provided;</i></li> <li><i>d. A report is provided that documents the consultation process undertaken to involve affected landowners within the plan area in the preparation and/or review of the lot and road plan.</i></li> </ul>
Not Applicable	Upon approval of the subject subdivision, the quarter section would include a total of three parcels under the 10 hectare (24.7 acre) size.
10.12	<i>Within a fragmented quarter section, the redesignation or subdivision of agriculture parcels greater than 10 hectares (24.7 acres) in size to a residential use shall not be supported. Redesignation or subdivision to a new or distinct agricultural operation may be supported as per policy 8.22.</i>
Not Applicable	The subject quarter section does not meet the definition of a fragmented quarter section and cannot be treated as such. Further, the involved agricultural designations are evaluated in accordance with Section 8.0 (Agriculture).
<b>Reserves – Municipal, School, and Community Reserves</b>	
13.1	<p><i>When acquiring reserves, the County shall require that the owners of land proposed for subdivision provide reserves in the form of:</i></p> <ul style="list-style-type: none"> <li><i>a. land;</i></li> <li><i>b. money in place of land; or</i></li> <li><i>c. a combination of land and money.</i></li> </ul>
Consistent	Provision of Municipal Reserve in the form of cash-in-lieu equivalent to ten percent of the area of the subject parcel(s) has been addressed through the recommended conditions of approval included in Attachment F.
13.4	<i>Reserves should be provided to the maximum amount allowed by the Municipal Government Act.</i>
Consistent	Provision of Municipal Reserve in the form of cash-in-lieu equivalent to ten percent of the area of the subject parcel(s) has been addressed through the recommended conditions of approval included in Attachment F. Ten percent is the maximum amount allowed under the Municipal Government Act; section 666(3).
<b>Transportation</b>	
16.3	<i>New development shall make use of, extend, and enhance existing transportation infrastructure where feasible.</i>

Inconsistent	Deemed compliant through adoption of Bylaw C-8447-2023 redesignating the subject parcel to the A-SML p8.1 designation. Council determined that Bylaw C-8447-2023 met the intent and policies of the County Plan. Administration has provided alternative conditions should Council, as subdivision authority wish to support the development in accordance with the County's Servicing Standards and the road acquisition agreement previously registered on title.
<b>Transportation – Road Access</b>	
16.13	<i>Residential redesignation and subdivision applications should provide for development that:</i> <i>a. provides direct access to a road, while avoiding the use of panhandles;</i> <i>b. minimizes driveway length to highways/roads;</i> <i>c. removes and replaces panhandles with an internal road network when additional residential development is proposed; and</i> <i>d. limits the number and type of access onto roads in accordance with County Policy.</i>
Inconsistent	Council determined that Bylaw C-8447-2023 met the intent and policies of the County Plan. Administration has provided alternative conditions should Council, as subdivision authority wish to support the development in accordance with the County's Servicing Standards and the road acquisition agreement previously registered on title.
<b>Utility Services – General</b>	
17.2	<i>Allow a variety of water, wastewater, and stormwater treatment systems, in accordance with provincial/federal regulations and County Policy.</i>
Consistent	Existing wells within each of the proposed parcels have been demonstrated to meet applicable standards under existing applicable legislation.

<b>Land Use Bylaw C-8000-2020</b>	
<b>Agricultural, Small Parcel District (A-SML p8.1)</b>	
312	<i>Minimum Parcel Size:</i> <i>a) 20.2 ha (49.92 ac)</i> <i>b) The minimum size of parcels designated with the letter “p” is the number indicated on the Land Use Map</i> <i>c) Notwithstanding b) above, the number following the “p” shall not be less than 8.1 ha (20.01 ac)</i>
Consistent	The proposed ± 8.21 hectare (± 20.29 acre) parcel with a ± 8.21 hectare (± 20.29 acre) remainder meets the minimum requirement of the A-SML p8.1 designation.



**ATTACHMENT F: RECOMMENDED CONDITIONS OF APPROVAL**

- A. THAT the application to subdivide one  $\pm$  8.21 hectare ( $\pm$  20.29 acre) parcel with a  $\pm$  8.21 hectare ( $\pm$  20.29 acre) remainder from Lot 4, Block 1, Plan 0710865 within NE-16-28-05-W05M, having been evaluated in terms of Section 654 of the *Municipal Government Act* and Sections 9 of the *Matters Related to Subdivision and Development Regulation*, and the Municipal Development Plan (County Plan), and having considered adjacent landowner submissions, is approved as per the Tentative Plan for the reasons listed below:
1. The application is consistent with the Statutory Policy;
  2. The subject lands hold the appropriate land use designation;
  3. The technical aspects of the subdivision proposal have been considered and are further addressed through the conditional approval requirements.
- B. The Applicant/Owner is required, at their expense, to complete all conditions attached to and forming part of this conditional subdivision approval prior to Rocky View County (the County) authorizing final subdivision endorsement. This requires submitting all documentation required to demonstrate each specific condition has been met, or agreements (and necessary securities) have been provided to ensure the conditions will be met, in accordance with all County Policies, Standards, and Procedures, to the satisfaction of the County, and any other additional party named within a specific condition. Technical reports required to be submitted as part of the conditions must be prepared by a qualified professional, licensed to practice in the province of Alberta within the appropriate field of practice. The conditions of this subdivision approval do not absolve an Applicant/Owner from ensuring all permits, licenses, or approvals required by Federal, Provincial, or other jurisdictions are obtained.
- C. Further, in accordance with Section 654 and 655 of the *Municipal Government Act*, the application shall be approved subject to the following conditions of approval:

**Survey Plans**

- 1) Subdivision is to be effected by a Plan of Survey, pursuant to Section 657 of the *Municipal Government Act*, or such other means satisfactory to the Registrar of the South Alberta Land Titles District.
  - a) A Plan of Survey, including the Application number (PL20220098) and Roll number (08916010) of the parcel;
  - b) A Surveyor's Affidavit; and
  - c) Landowner's Consent to Register Plan of Survey.

**Transportation**

- 2) The Applicant/Owner shall use the existing mutual approach off Range Road 53 in order to provide access to both proposed lots. The owner shall:
  - a) Provide an access right of way plan; and
  - b) Prepare and register respective easements on each title as required.

**Site Servicing**

- 3) The Owner is to enter into a Development Agreement (Site Improvements/Services Agreement) with the County and shall include the following:
  - a) Accordance with the Level II Private Sewage Treatment System Assessment, prepared by Arletta Water Resources dated April 2024 which includes the construction of a treatment mound for the northern lot.

***Municipal Reserve***

- 4) The provision of Reserve in the amount of 10 percent of the area of Lots 1 and 2, as determined by the Plan of Survey, is to be provided by payment of cash-in-lieu in accordance with the per acre value as listed in the land appraisal prepared by Black Valuation Group, File No. 56432, dated June 09, 2022, pursuant to Section 666(3) of the Municipal Government Act.

***Utility Easements***

- 5) Utility Easements, Agreements, and Plans are to be provided and registered to the satisfaction of FortisAlberta and Telus.

***Payments and Levies***

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

***Taxes***

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

**D. SUBDIVISION AUTHORITY DIRECTION:**

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



## Tentative Plan

Subdivision Proposal

To create one  $\pm 8.21$  hectare ( $\pm 20.29$  acre) parcel with a  $\pm 8.21$  hectare ( $\pm 20.29$  acre) remainder.

Legend

Dwelling	
Building	
Water Well	
Wastewater	
Existing Approach	
New Approach	
Driveway	
Road Dedication	

Surveyor's Notes:

1. Parcels must meet minimum size and setback requirements of Land Use Bylaw C-8000-2020.
2. Refer to Notice of Transmittal for approval conditions related to this Tentative Plan.

Division: 4

Roll: 08916010

File: PL20220098

Printed: Jan 9, 2024

Legal: A portion of NE-16-28-

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Lot 2  
 $\pm 8.21$  ha  
( $\pm 20.29$  ac)

Lot 1  
 $\pm 8.21$  ha  
( $\pm 20.29$  ac)

RGE RD 53





# COUNCIL REPORT

## Subdivision Item: Agricultural

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Electoral Division: 3

File: PL20230065 / 07923023

Date:	April 23, 2024		
Presenter:	Carter Shelton, Planner 1		
Department:	Planning		
Approved by:	<input checked="" type="checkbox"/> Executive Director / Director	and/or	<input checked="" type="checkbox"/> Chief Administrative Officer

### REPORT SUMMARY

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The purpose of this report is to assess a proposed subdivision of a  $\pm 16.19$  hectare ( $\pm 40.00$  acre) parcel within SW-23-27-05-W05M to create a  $\pm 8.09$  hectare ( $\pm 20.00$  acre) parcel with a  $\pm 8.09$  hectare ( $\pm 20.00$  acre) remainder.

The application was evaluated pursuant to the *Municipal Government Act*, Matters Related to Subdivision and Development Regulation, Municipal Development Plan (County Plan) and the *Land Use Bylaw*.

The application is generally consistent with the intent and goals of Section 8.0 (Agriculture) of the County Plan and meets the requirements of the *Land Use Bylaw*.

The subject application was previously considered by Council as the Subdivision Authority on January 9, 2024, at the request of the Applicant to consider the deferral of the provision of Municipal Reserve. Council referred the application back to Administration pending the Applicant's submission of an appraisal in order to assess the provision of Municipal Reserve. The appraisal referenced within Attachment F was submitted to Administration on March 18, 2024.

Council is the Subdivision Authority for the subject application due to letters of objection received from adjacent landowners, in accordance with and 5(2) of the *Subdivision Authority Bylaw* (C-8275-2022).

### ADMINISTRATION'S RECOMMENDATION

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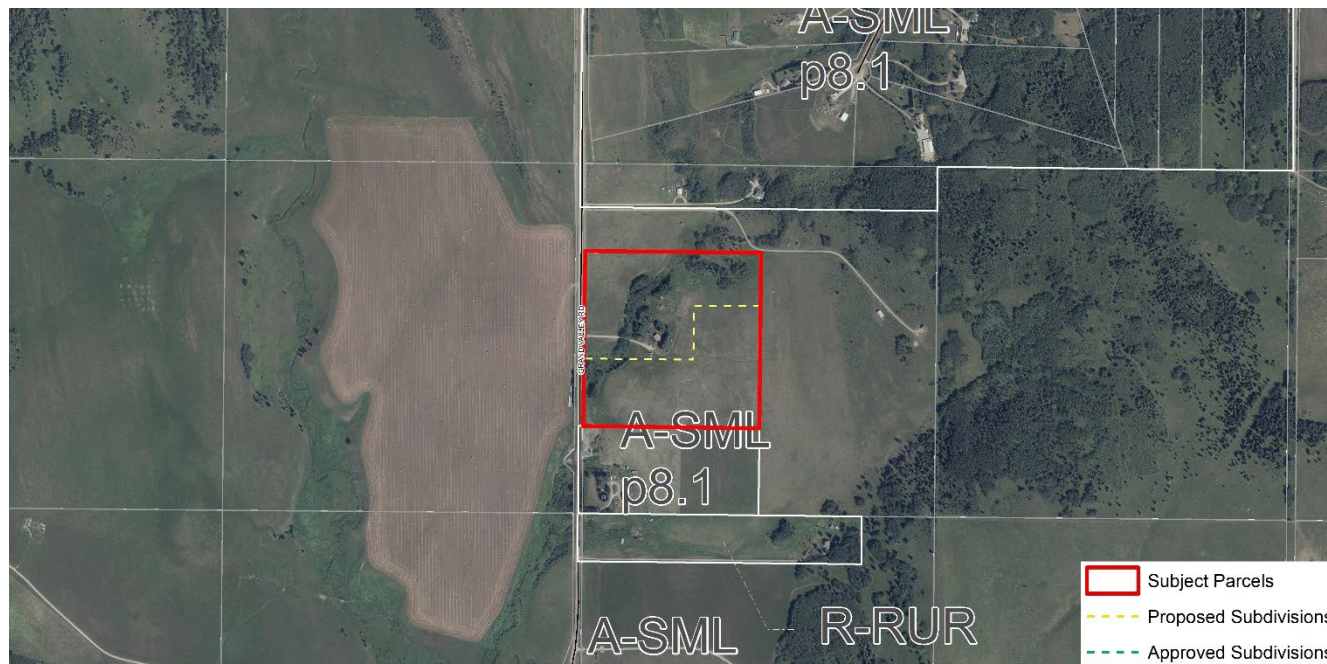
THAT application PL20230065 be approved subject to the conditions noted within Attachment F.

## Subdivision Item: Agricultural

### BACKGROUND

#### Location (Attachment A)

Located approximately 1.21 kilometres (0.75 miles) south of Township Road 274 and on the east side of Grand Valley Road.



#### Site History (Attachment B)

On April 28, 2023, Council approved Bylaw C-8305-2022 to redesignate the subject lands from Agricultural, General District (A-GEN) to Agricultural, Small Parcel District (A-SML p8.1) to facilitate the creation of one new parcel.

On January 9, 2024, Council acting as Subdivision Authority, moved that the subject application for subdivision be referred back to Administration, pending the Applicant's submission of an appraisal report, for the consideration of the cash-in-lieu of land for the dedication of Municipal Reserves.

#### Intermunicipal and Agency Circulation (Attachment C)

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

This application is not within an area guided by intermunicipal policy or requirements.

#### Landowner Circulation (Attachment D)

The application was circulated to 44 adjacent landowners in accordance with the *Municipal Government Act* and County Policy C-327 (Circulation and Notification Standards); 1 letter in support, and 3 letters in opposition were received in response.

### ANALYSIS

#### Policy Review (Attachment E)

The application was reviewed against the *Municipal Government Act*, Matters Related to Subdivision and Development Regulation, Municipal Development Plan (County Plan), and the *Land Use Bylaw*. The application was determined to be generally consistent with the goals and intents of the County Plan, while generally meeting the requirements of the *Land Use Bylaw*.

## Subdivision Item: Agricultural

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In alignment with the decision of Council through the adoption of Bylaw C-8305-2022 to redesignate the subject lands from Agricultural, General District (A-GEN) to Agricultural, Small Parcel District (A-SML p8.1), the proposed subdivision is generally consistent with Section 8.0 (Agriculture) policies of the County Plan relating to new and distinct agricultural operations.

The provision of Municipal Reserves for the proposed Lot 2 is identified as a recommended condition of subdivision approval due to both statutory policy implications as well as significant topographical constraints present on site. Further subdivision of the subject lands would require Council's consideration of additional land use amendments, which would be evaluated pursuant to the statutory policies of the Municipal Development Plan (County Plan). Notwithstanding the Subdivision Authority's decision on the current proposal, the subject quarter section is not considered a Fragmented Quarter Section, and therefore presents a lack of policy support for further land use amendments under Section 10.0 (Country Residential Development) of the County Plan.

Given the presence of topographical constraints including steep slopes and a riparian area on the subject lands, it is unlikely that the proposed Lot 2 will be further subdivided in the future. Provision of physical access from Grand Valley Road within the proposed frontage of Lot 2 is affected by steep slopes and the presence of Coalbed Creek, a recognized riparian area by the Minister of Environment and Protected Areas.

### COMMUNICATIONS / ENGAGEMENT

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There are no wider engagement requirements beyond the statutory consultation undertaken by the County.

### IMPLICATIONS

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#### Financial

No financial implications have been identified at this time.

### STRATEGIC ALIGNMENT

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As per Sections 5(2) of the *Subdivision Authority Bylaw (C-8275-2022)*, Council is the decision-making authority due to the receipt of landowner objections.

### ALTERNATE DIRECTION

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No alternative direction has been identified for the Subdivision Authority's consideration.

### ATTACHMENTS

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Attachment A: Map Set  
Attachment B: Application Information  
Attachment C: Application Referral Responses  
Attachment D: Public Submissions  
Attachment E: Policy Review  
Attachment F: Draft Approval Conditions

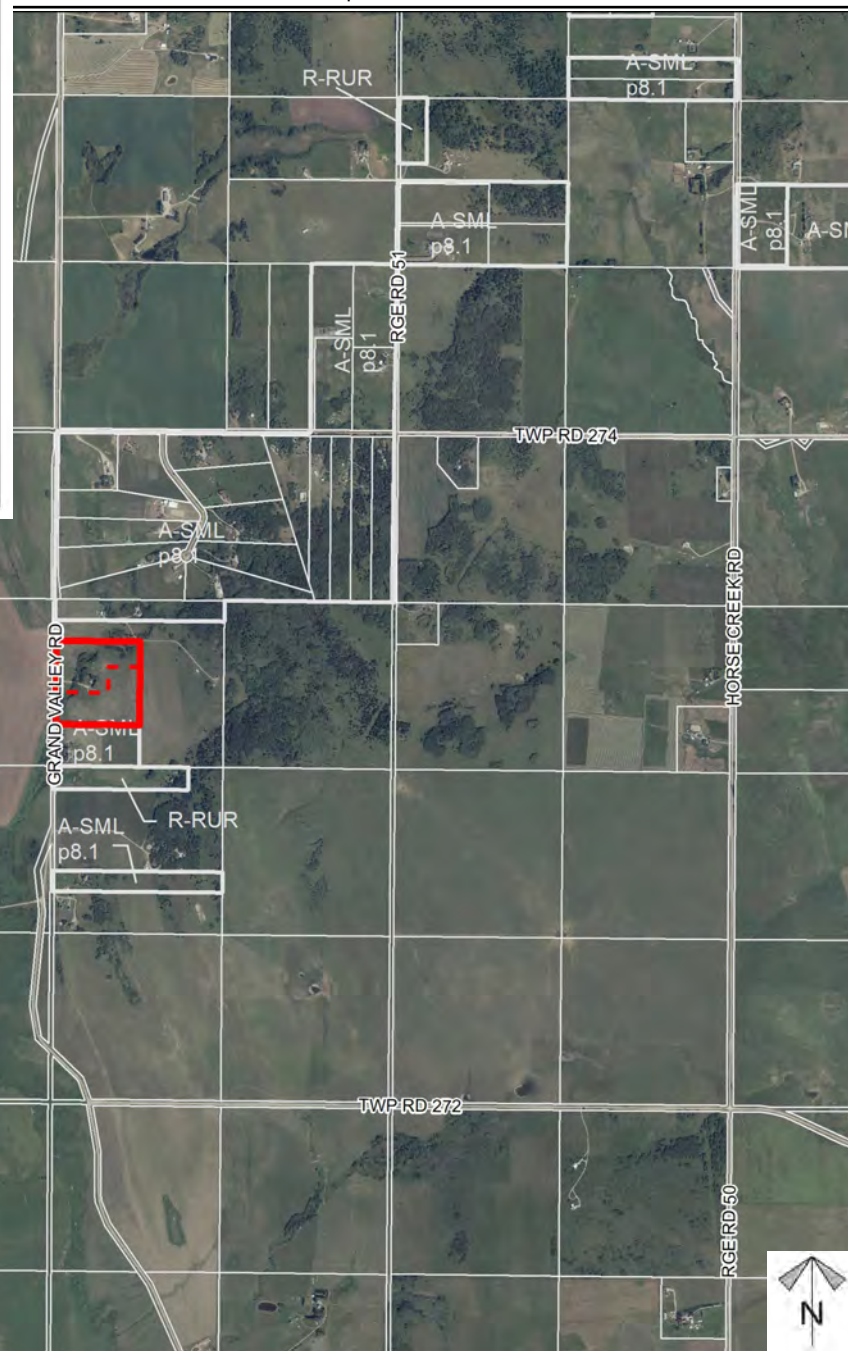
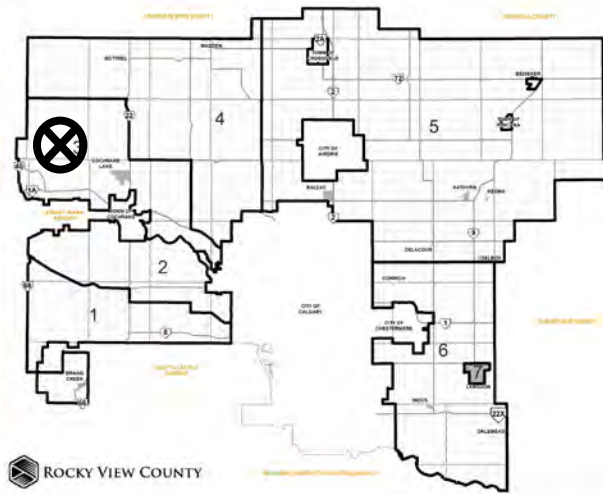




## Location & Context

### Subdivision Proposal

To create a  $\pm 8.09$  hectare (20.0 acre) parcel with a  $\pm 8.09$  hectare (20.0 acre) remainder.



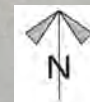


## Development Proposal

### Subdivision Proposal

To create a  $\pm$  8.09  
 hectare (20.0 acre) parcel  
 with a  $\pm$  8.09 hectare (20.0  
 acre) remainder.

GRAND VALLEY RD



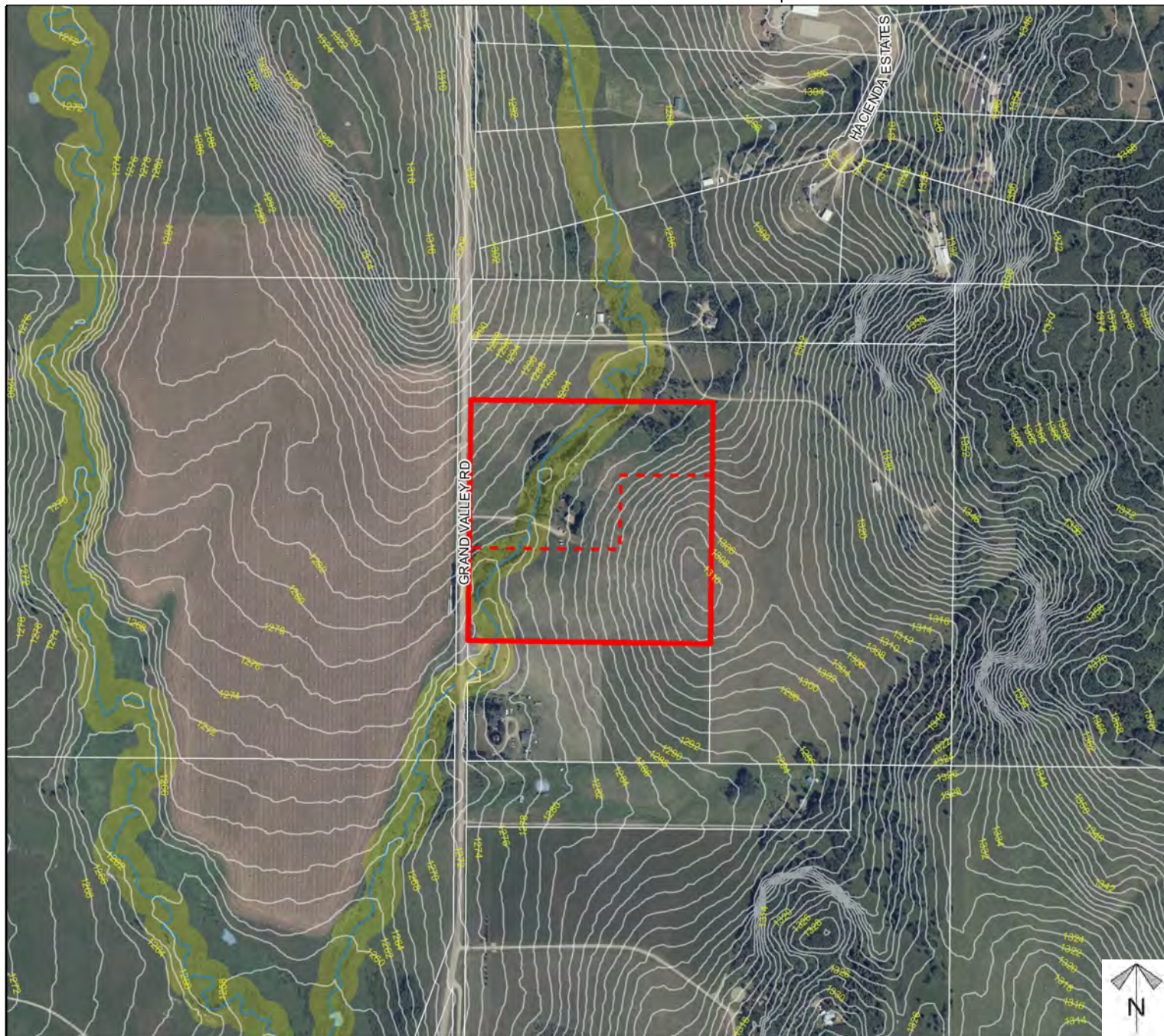
Division: 3  
 Roll: 07923023  
 File: PL20230065  
 Printed: May 15, 2023  
 Legal: A portion of SW-23-  
 205472 of 475



## Environmental

### Subdivision Proposal

To create a  $\pm 8.09$  hectare (20.0 acre) parcel with a  $\pm 8.09$  hectare (20.0 acre) remainder.



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

Division: 3  
 Roll: 07923023  
 File: PL20230065  
 Printed: May 15, 2023  
 Legal: A portion of SW-23-473 of 475

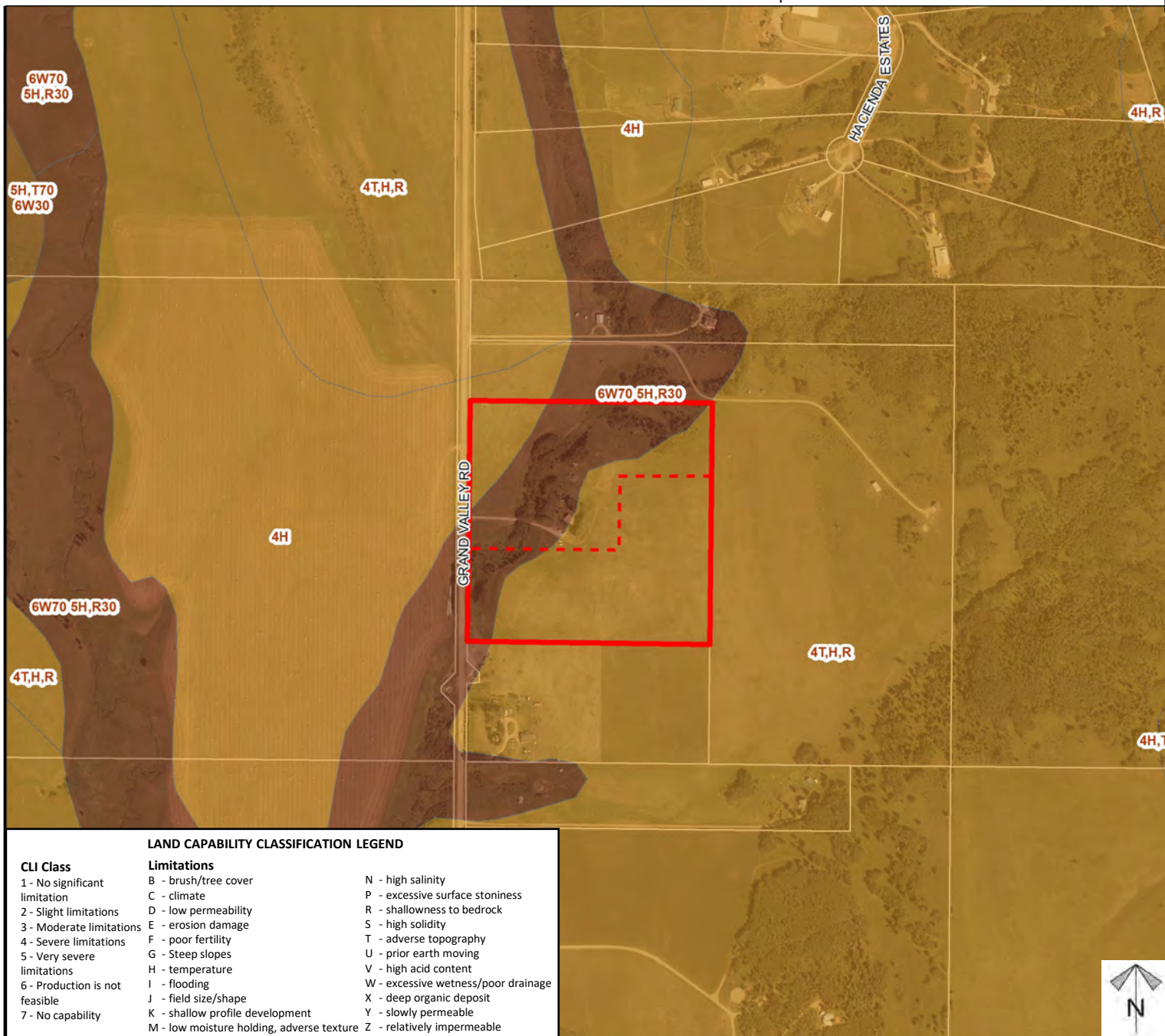




## Soil Classifications

### Subdivision Proposal

To create a  $\pm$  8.09  
hectare (20.0 acre) parcel  
with a  $\pm$  8.09 hectare (20.0  
acre) remainder.



#### LAND CAPABILITY CLASSIFICATION LEGEND

##### CLI Class

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

##### Limitations

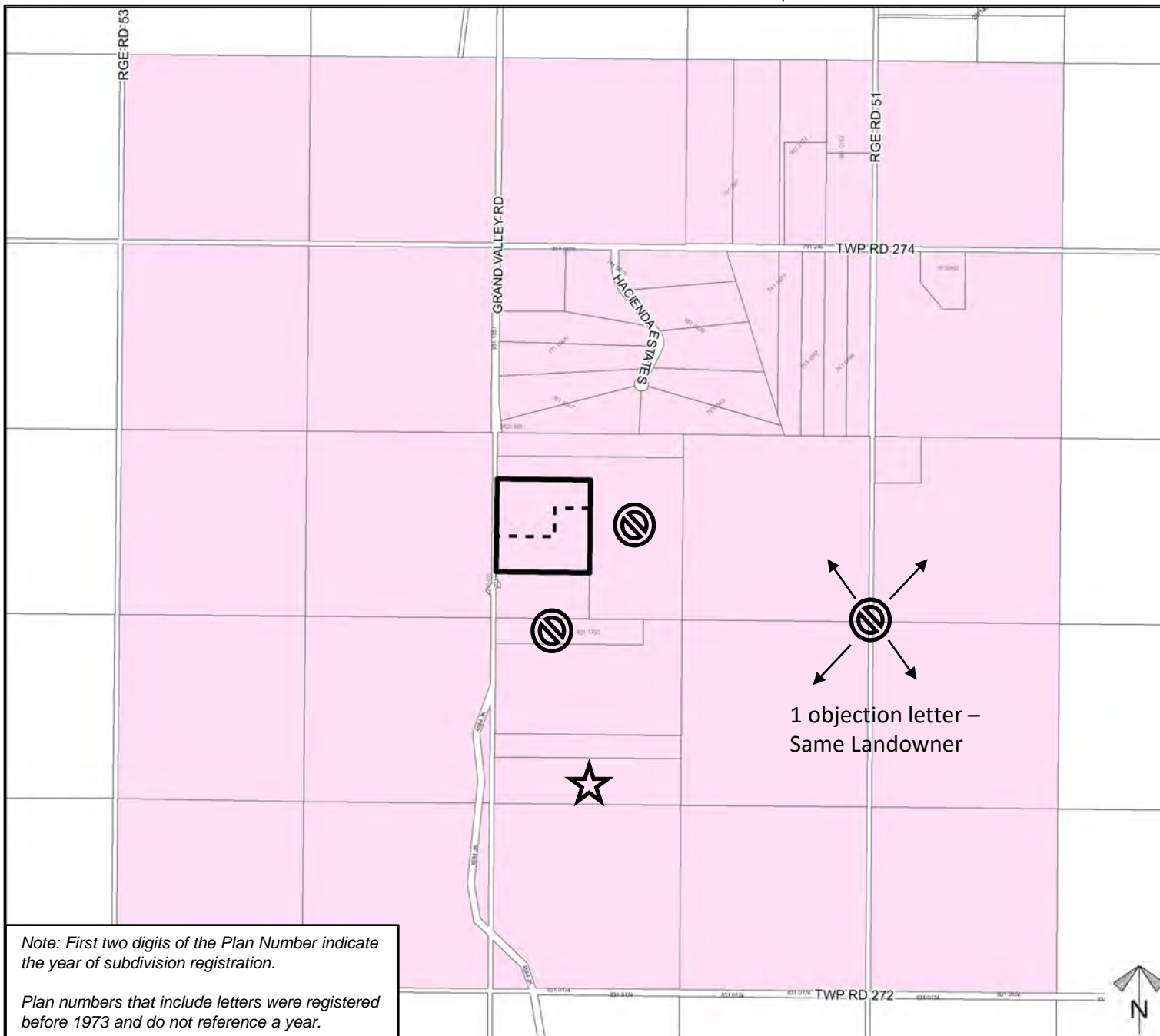
- B - brush/tree cover
- C - climate
- D - low permeability
- E - erosion damage
- F - poor fertility
- G - Steep slopes
- H - temperature
- I - flooding
- J - field size/shape
- K - shallow profile development
- M - low moisture holding, adverse texture
- N - high salinity
- P - excessive surface stoniness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

Division: 3  
Roll: 07923023  
File: PL20230065  
Printed: May 15, 2023  
Legal: A portion of SW-23-  
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## Landowner Circulation Area

### Subdivision Proposal

To create a  $\pm 8.09$  hectare (20.0 acre) parcel with a  $\pm 8.09$  hectare (20.0 acre) remainder.



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

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

### Legend

Support



Not Support



Division: 3  
Roll: 07923023  
File: PL20230065  
Printed: May 15, 2023  
Legal: A portion of SW-23-  
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## ATTACHMENT B: APPLICATION INFORMATION

<b>APPLICANT/OWNERS:</b> Kenneth & Theresa Hagel	<b>DATE APPLICATION RECEIVED:</b> May 10, 2023
<b>GROSS AREA:</b> ±16.19 hectares (±40.00 acres)	<b>LEGAL DESCRIPTION:</b> SW-23-27-05-W05M
<b>Pre-Application Meeting Held:</b> <input type="checkbox"/>	<b>Meeting Date:</b> N/A
<b>SOILS (C.L.I. from A.R.C.):</b> <b>6W70 5H; R30:</b> Crop production is not feasible due to excessive wetness/poor drainage across 70% of the area, with 30% percent of the area presenting very severe limitation temperature and shallow bedrock. <b>4T,H,R:</b> Severe limitations to crop production due to adverse topography, soil temperature, and shallow bedrock.	
<b>HISTORY:</b> <b>April 28, 2023:</b> Council adopted Bylaw C-8305-2022, redesignating the subject lands from Agricultural, General District to Agricultural, Small Parcel District (A-SML p8.1). <b>January 9, 2024:</b> Council, acting as Subdivision Authority, provided the following direction on the subject application: “That application PL20230065 be referred back to Administration, pending Applicant submission of an appraisal report, for the consideration of cash in-lieu of land for the dedication of Municipal Reserves, in accordance with the <i>Municipal Government Act</i> .”	
<b>TECHNICAL REPORTS SUBMITTED:</b> <ul style="list-style-type: none"> <li>Level 2 Private Sewage Treatment System Assessment for Residential Subdivision, Arletta Water Resources, September 2023</li> </ul>	



## ATTACHMENT C: APPLICATION REFERRAL RESPONSES

AGENCY	COMMENTS
<b><i>School Authority</i></b>	
Calgary Catholic School District	After review, the Calgary Catholic School District does not have any questions or concerns regarding the referenced circulation (PL20230065).
<b><i>Province of Alberta</i></b>	
Alberta Environment	Thank you for referring Subdivision Application PL20230065 to the Lands Division for comments. I have reviewed the proposal and have noted that Coalbed Creek may be impacted by the proposed subdivision and resulting development. It is recommended that the Creek be protected with an Environmental Reserve to maintain water quality and riparian vegetation.
Alberta Health Services	No concerns.
<b><i>Public Utility</i></b>	
ATCO Gas	No objections.
ATCO Transmission	No objections.
FortisAlberta	We have reviewed the plan and determined that no easement is required by FortisAlberta.
Telus Communications	No objections.
Cochrane Lake Gas Co-Op	No concerns.
<b><i>Internal Departments</i></b>	
Recreation, Parks and Community Support	No comments received.
Building Services	No Concerns or comments on split the 40 acre property.
Enforcement Services	No previous history and no concerns from Enforcement Services at this stage.

AGENCY	COMMENTS
Capital and Engineering Services	<p data-bbox="464 180 581 210"><b>General:</b></p> <ul data-bbox="521 233 1479 464" style="list-style-type: none"> <li>• As per the application, the applicant is proposing to create a <math>\pm 8.09</math> hectare (20.0 acre) parcel with a <math>\pm 8.09</math> hectare (20.0 acre) remainder.</li> <li>• Prior to decision, the applicant is required to provide a Site Plan to confirm that all existing wells and private sewage treatment systems are located within the boundaries of the remainder lot (Lot 2), in accordance with the Alberta Private Sewage Systems Standard of Practice 2009.</li> </ul> <p data-bbox="464 485 656 514"><b>Geotechnical:</b></p> <ul data-bbox="513 537 1487 705" style="list-style-type: none"> <li>• There are slopes of 15% or greater onsite. Should the proposed future dwelling be located within the steep slope area, the applicant will be required to submit a slope stability assessment conducted by a qualified professional geotechnical engineer.</li> <li>• Engineering has no requirements at this time.</li> </ul> <p data-bbox="464 726 678 756"><b>Transportation:</b></p> <ul data-bbox="521 779 1479 1377" style="list-style-type: none"> <li>• Access to the remainder parcel (Lot 2) is provided off Grand Valley Road.</li> <li>• The application proposes access to Lot 1 through the remainder (Lot 2) via the existing driveway which crosses Jumping Pound creek on site. Physical access directly to Lot 1 is constrained by the creek and would require an appropriate crossing as approved by Alberta Environment and Parks. An access easement would be required to be registered at the subdivision stage over Lot 2 for the benefit of Lot 1.</li> <li>• <b>As a condition of subdivision</b> The Owner shall upgrade the existing approach to a mutual paved standard in accordance with the County Servicing Standards. In addition, the Owner shall also: <ul data-bbox="578 1178 1479 1377" style="list-style-type: none"> <li>a) Contact County Road Operations for a pre-construction inspection and a post-construction inspection for final acceptance;</li> <li>b) Provide an access right of way plan; and</li> <li>c) Prepare and register respective easements on each title, where required.</li> </ul> </li> </ul> <p data-bbox="464 1398 773 1428"><b>Sanitary/Waste Water:</b></p> <ul data-bbox="513 1451 1471 1848" style="list-style-type: none"> <li>• As per the application, the remainder Lot 2 with the existing dwelling is serviced by a septic system.</li> <li>• The applicant provided a Site Plan to confirm that the private sewage treatment system is located within the boundaries of the remainder lot (Lot 2), in accordance with the Alberta Private Sewage Systems Standard of Practice 2009.</li> <li>• The applicant submitted a Level 2 PSTS Assessment for the Lot 1, prepared by Arletta Water Resources, dated September 2023. The assessment recommended that the site is suitable for a mounded treatment field utilizing secondary or greater treated effluent, and the septic field should be located near TH-1 on blocky clay loam soils.</li> </ul>

AGENCY	COMMENTS
	<p><b>Water Supply and Waterworks:</b></p> <ul style="list-style-type: none"> <li>As per the application, the remainder Lot 2 is serviced by a water well.</li> <li>The applicant provided a Site Plan to confirm that the water well is located within the boundaries of the remainder lot (Lot 2), in accordance with the Alberta Private Sewage Systems Standard of Practice 2009.</li> <li><b>As a condition of subdivision</b>, the Owner shall drill a new well and provide a Well Driller's Report to demonstrate that an adequate supply of water is available for the proposed Lot 1 in accordance with County's servicing standards.</li> </ul> <p><b>Stormwater:</b></p> <ul style="list-style-type: none"> <li>No stormwater implications are expected due to large resulting parcel sizes.</li> <li>Engineering has no requirements at this time.</li> </ul> <p><b>Site Developability:</b></p> <ul style="list-style-type: none"> <li>As per County GIS, a watercourse runs through the subject parcel.</li> <li>Any Alberta EPA approval for the watercourse disturbance will be the sole responsibility of the applicant/owner.</li> <li>Applicant shall minimize the disturbance to riparian area in accordance with County Policy – 419 – Riparian Land Conservation and Management.</li> <li>For any future development within the Riparian Protection Area, the applicant shall require a Development Permit to be issued subject to conditions the Development Authority deems necessary for the purpose of minimizing the impact of the development on the Riparian Protection Area.</li> <li>Engineering has no requirements at this time.</li> </ul> <p><b>Payments and Levies:</b></p> <ul style="list-style-type: none"> <li>Transportation off-site levy shall be deferred at this time as the resulting parcel sizes are more than 7.41 acres.</li> <li>Engineering has no requirements at this time.</li> </ul>

Circulation Period: May 30, 2023, to June 20, 2023.

**Carter Shelton**

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**From:** wes thiessen [REDACTED]  
**Sent:** June 9, 2023 8:56 AM  
**To:** Carter Shelton  
**Subject:** [EXTERNAL] - re file 07923023. application PL20230065

Attn Planning Dept We are in favor of this application. Wes Dawn Thiessen. 272230 Grand Valley rd

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



## SIMPSON RANCHING LIMITED

#100 5720 4<sup>th</sup> Street S.E., Calgary, Alberta T2H 1K7

## PHONES

RANCH (403) 932-2897

OFFICE (403) 255-5521

FAX (403) 255-0944

[www.simpsonranching.ca](http://www.simpsonranching.ca)

June 19, 2023

Via email: [csheltong@rockyview.ca](mailto:csheltong@rockyview.ca)

Planning and Development Services  
 Rocky View County  
 262075 Rocky View Point  
 Rocky View County, Alberta  
 T4A 0X2

Attention: Carter Shelton

**File: 07923023****Applicant: Kenneth & Theresa Ann Hagel- PL20210146**

In response to Rocky View County's (RVC) letter dated May 30, 2023 to Simpson Ranching Limited (SRL) for the above noted application please accept this letter as SRL's objection to this application at this time until our concerns have been addressed formally.

SRL operates a large agricultural operation in the Grand Valley and SRL intends to do so for many years to come. SRL is opposed to further subdivision in this area with the limited information provided by RVC and the applicant, specifically without knowledge of a community engagement process, which SRL believes is a requirement.

The proposed application (if approved) has the ability to increase vehicular traffic and the increase of future residents that could interfere with SRL's agricultural operations in the form of trespassing. This is an ongoing issue that affects SRL's agriculture day to day operations.

SRL is of the understanding that this is a subdivision for a single parcel of a larger parcel and very similar to numerous type subdivision applications. In the past (when approved) These developments/projects pave the way to further subdivisions to smaller parcels as it allowed under the current bylaw without any consideration of a local plan or technical reports. It is SRL's understanding a single access point for this subdivision is proposed and will be required under the approval conditions of this application. Please confirm.

The creek that is located on the applicants property is a tributary to Grand Valley Creek. Grand Valley Creek is essential to providing water for both irrigation and feed for a herd of approximately 1,000 head of cattle. SRL has a water license with the provincial government that allows the use of this water as needed for SRL's agricultural use.



**SIMPSON RANCHING LIMITED**#100 5720 4<sup>th</sup> Street S.E., Calgary, Alberta T2H 1K7

## PHONES

RANCH (403) 932-2897

OFFICE (403) 255-5521

FAX (403) 255-0944

[www.simpsonranching.ca](http://www.simpsonranching.ca)

In an effort to support this application, SRL requires the applicant to clearly demonstrate via a Storm Water Management Report that post development flows will be the same as pre-development flows. New development always affects impervious volumes with the addition of driveways and houses.

It is essential that RVC tasks the applicant to provide this information to ensure SRL's operation downstream is not affected.

Should you have any questions please feel free to reach out to me at your earliest convenience.

Respectfully submitted,

**SIMPSON RANCHING LIMITED**

J Luke Simpson  
Vice President

June 19, 2023

Rocky View County

262075 Rocky View Point

Rocky View County, AB T4A 0X2

ATTN: Planning Services, C. Sheldon

RVC File No. 07923023

Application No. PL 202 30065

Dear Madam/Sir:

We are responding to the above application as neighbors sharing property lines.

As it stands now, there are eight existing subdivisions on two quarter sections on the west side of Grand Valley Rd. in the immediate vicinity. All are accessing Grand Valley Rd. which is a winding road without shoulders and cresting with a hill just north of the Hagel property, just outside of our gate. This restricts visibility and is very dangerous as it is impossible to see what approaches from the other side of the hill. In addition, farming and ranching activities necessitate the moving of large agricultural equipment.

The proposed subdivision is premature as there is no overall structure for this area and approval of this application might mean that other, similar parcels might apply to further subdivide. With a fair and equitable system of approval this could mean up to sixteen to twenty (16-20) more subdivisions with driveway access to Grand Valley Rd. in this vicinity.

A policy of approving singular subdivisions further fragments lands in a primarily agricultural area. There is no planning rationale for the proposed subdivision and it is not clear if the subdivision will create functional lots in terms of setbacks and side yards and other requirements under the RVC Bylaws. It is also not clear if the existing buildings on the Hagel property will conform to existing Bylaws.

The Hagel property, as well as ours, have natural springs on the hills and a creek that flows year round. The area of the proposed panhandle is swampy and disturbance will impact and change the area and water course. Water and creek flow is an issue with further development. New wells will further tax the aquifer at a time when environmental changes are rapid and often unpredictable. The slopes (southwest facing) exceed 8% which makes servicing tough.

In summary, we find it impossible to support the approval of this proposed subdivision for the select number of reasons outlined above.

Sincerely,

mailing address:

M. R. Betz

273114 Grand Valley Rd.

Tel 24/7:

**April 12, 2022**

Re: Redesignation Application

File Number **PL02010146**;

Application number **07923023**

As a Rocky View taxpayer for over 40 years—30 yrs at present location—who resides in the immediate vicinity of the land subject to this application I would like to express my lack of support and concerns regarding this application while noting that past applications have not been approved. Also, of note is that I have a clear view of the east end of the 18 acre lot where I have been advised that a residence could be constructed—a building site which is conducive to the privacy of the present owners but not to myself or the landowner on the adjacent southern property line.

I understand change is a constant and that is how I ended up at my present location after fleeing a 20 acre home in the Bearspaw area on a road where subdivision only became rampant after the first 4 acre subdivision. I thought and hoped that the beautiful Grand Valley/Wildcat Hills area would be a safe refuge.

A **few** of my concerns should the application be approved include:

- 1) The fragmentation of agricultural land specifically the mainly treeless, arable, hayfield which covers most of the south parcel and, even though the present owners have chosen not to maintain it, it was highly productive and can be again.
- 2) The decline in quality of life including increased noise, animals not contained on their owner's property (eg. "outside dogs" ) increased traffic, etc.
- 3) Deleterious impact on wildlife; water wells/septic, alluvial aquifers in the area particularly given that there is a stream on the west side of the subject property.
- 4) Approval of this application will open the floodgates for future subdivision as evidenced by those in agreement with this application.

Furthermore, although I'm a single senior, who would love to have one of my children build a home on my land, I am not prepared to tear a piece out to make this happen. This is because the mainly ranching area existing on the Grand Valley Road (for 15 km north of Highway 1A Rd) has been a pristine area enjoyed by wildlife, residents and area visitors for many years. It is disheartening to think that this could end.

To paraphrase a neighbor: land continues to be chopped apart but no one cares to meld pieces together. Why can't the legacy of this Council be that development was kept to higher density Rocky View areas while leaving a little bit of less developed Alberta for all of us to enjoy.

Thank you for the opportunity to voice my opinion.

Sincerely

A handwritten signature in black ink, appearing to read "Gail Stevenson", with a long horizontal flourish extending to the right.

Gail Stevenson (NW 14-27-5-W5)

**Carter Shelton**

---

**From:** G S [REDACTED]  
**Sent:** June 14, 2023 1:58 PM  
**To:** Carter Shelton  
**Subject:** Re: [EXTERNAL] - File Number 07923023 Application Number PL20230065

Thank you so much for your response and clarification. We bought our acreage only after ensuring that the neighbors were in agreement to this parcel and, as you probably know, there were no water, access, privacy, etc issues. Hagels property, in my opinion, does not lend itself to subdividing and I worry in particular how neighbors closer to the creek will be affected. Time will tell.

Thanks again for getting back to me and for the time you've spent regarding this matter.

Gail Stevenson

On Wed, Jun 14, 2023 at 9:47 AM Carter Shelton <[CShelton@rockyview.ca](mailto:CShelton@rockyview.ca)> wrote:

Good Morning Ms. Stevenson,

Thank you for providing your feedback on the subject application for subdivision. Your concerns regarding access to potable water, traffic, sewage, and impacts to agricultural land have been noted, and will be included in Administration's report.

Appreciating transparency on the County's processes, the previous application (PL20210146) was to amend the land use district on the subject parcel from Agricultural, General (A-GEN) district to Agricultural, Small Parcel (A-SML) p8.1 to allow a minimum parcel size of 8.1 hectares (roughly 20 acres). Council approved said redesignation application on April 11, 2023 after having previously referred the application back to Administration to address road access and boundary line concerns. As the land use district A-SML has been reviewed by Administration and approved by council for the subject parcel, the current application for subdivision into two 8.09 hectare (20 acre) parcels will address the technical considerations. These may include (but are not limited to) any required access easements, provision of potable and wastewater servicing, and environmental impact mitigation. At this time, no changes from the tentative plan of boundary lines included at the public hearing have been made.

Should you have any additional questions on the subject subdivision application I'd be happy to provide further information.

Thank you,

**CARTER SHELTON, BA**  
Planner 1 | Planning and Development



**From:** G S [REDACTED]  
**Sent:** Tuesday, June 13, 2023 7:08 PM  
**To:** Carter Shelton <[CShelton@rockyview.ca](mailto:CShelton@rockyview.ca)>  
**Subject:** [EXTERNAL] - File Number 07923023 Application Number PL20230065

There seems to be a philosophy (enabled by the MD?) reminiscent of that of an indulged child. That is, you continue to ask (apply) for something until the answer is yes. The application number may have changed but the bottom line remains unchanged.

Please be advised that as a property owner in "the immediate vicinity of the land subject to the application" my stance remains the same as that expressed in my attached, initial letter to the County dated over one year ago.

It's disappointing that the MD requests that "any comments" regarding this application should address "technical matters only" while not considering factors including diminished property values, quality of life, impact on the environment (including livestock and wildlife). I'm not a "technical" expert "only" a long term MD resident who is very concerned about the direction this County is headed and the resulting adverse, irreversible effects. Added County revenue does not trump aquifer disruption, added sewage, additional traffic, noise pollution, loss of agricultural land.

Sincerely

Gail Stevenson

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

## ATTACHMENT E: POLICY REVIEW

Definitions		
Consistent	Generally Consistent	Inconsistent
Clearly meets the relevant requirements and intent of the policy.	Meets the overall intent of the policy and any areas of inconsistency are not critical to the delivery of appropriate development.	Clear misalignment with the relevant requirements of the policy that may create planning, technical or other challenges.

Municipal Development Plan (County Plan)	
Environment – Land and Environmental Stewardship	
7.13	<i>Support the conservation and effective management of riparian areas and wetlands in accordance with County Policy.</i>
Generally Consistent	The proposed Lot 2 would require an access easement across Lot 1. The internal driveway for Lot 1 currently runs through a Riparian Area, therefore the noted easement would increase traffic through a Riparian Area. While the proposed Lot 2 has frontage to a County Road (Grand Valley Road), the construction of a separate approach is not feasible due to topographic constraints and the presence of the noted Riparian Area.
Agriculture – Land Use	
8.15	<i>Support and encourage the viability and flexibility of the agriculture sector by allowing a range of parcel sizes, where appropriate.</i>
Generally Consistent	The proposed subdivision creates a variety of agricultural parcel sizes in the area.
Agriculture – First Parcel Out	
8.17	<i>A subdivision to create a first parcel out that is a minimum of 1.60 hectares (3.95 acres) in area should be supported if the proposed site:</i> <i>a. meets the definition of a first parcel out;</i> <i>b. has direct access to a developed public roadway;</i> <i>c. has no physical constraints to subdivision;</i> <i>d. minimizes adverse impacts on agricultural operations by meeting agriculture location and agriculture boundary design guidelines; and</i> <i>e. the balance of the un-subdivided quarter section is maintained as an agricultural land use.</i>
Inconsistent	The subject application cannot be considered a first parcel out, as there are currently 4 parcels registered within the quarter section.
Agriculture – Redesignation and Subdivision for Agricultural Purposes	
8.18	<i>Redesignation and subdivision to smaller agriculture parcels as a new or distinct agricultural operation may be supported. Proposals will be evaluated on the following criteria:</i> <i>a. A similar pattern of nearby small agricultural operations;</i> <i>b. A planning rationale justifying why the existing land use and parcel size cannot accommodate the new or distinct agricultural operation;</i> <i>c. A demonstration of the need for the new agriculture operation;</i> <i>d. An assessment of the proposed parcel size and design, to demonstrate it is capable of supporting the new or distinct agricultural operation. Site assessment criteria include:</i>

	<ul style="list-style-type: none"> <li>i. suitable soil characteristics and topography;</li> <li>ii. suitable on-site infrastructure for the proposed use. Required infrastructure may include access areas, water wells, irrigation and sewage infrastructure, and manure management capability; and</li> <li>iii. compatibility with existing uses on the parent parcel and adjacent lands;</li> </ul> <p>e. An assessment of the impact on, and potential upgrades to, County infrastructure; and</p> <p>f. An assessment of the impact on the environment including air quality, surface water, and groundwater.</p>
Generally Consistent	The applicant rationale provided for new and distinct agricultural operation does not sufficiently address 8.18(b), as the proposed berry operation could be conducted on the parcel's current size, and does not require further fragmentation of agricultural lands. However, in alignment with previous Council decision through the adoption of Bylaw C-8305-2022 to redesignate the subject lands, the proposal is generally in alignment with the intents and goals of Section 8.0 (Agriculture).
<b>Country Residential Development – Fragmented Country Residential Areas</b>	
10.11	<p><i>Within a fragmented quarter section, the redesignation of residential lots or agricultural parcels less than or equal to 10 hectares (24.7 acres) in size to a new residential land use may be supported if the following criteria are met:</i></p> <ul style="list-style-type: none"> <li>a. <i>A lot and road plan is provided that;</i> <ul style="list-style-type: none"> <li>i. <i>plans for an area determined by the County at the time of redesignation application. The plan shall include, at a minimum, all residential or small agricultural acreages that are adjacent to the application;</i></li> <li>ii. <i>includes design measures to minimize adverse impacts on existing agriculture operations; and</i></li> <li>iii. <i>demonstrates potential connectivity to residential or small agricultural acreages outside of the lot and road plan area.</i></li> </ul> </li> <li>b. <i>A technical assessment of the proposed design is provided, to demonstrate that the lot and road plan area is capable of supporting increased residential development. The assessment shall address:</i> <ul style="list-style-type: none"> <li>i. <i>the internal road network, water supply, sewage treatment, and stormwater management; and</i></li> <li>ii. <i>any other assessment required by unique area conditions.</i></li> </ul> </li> <li>c. <i>A technical assessment of the impact on off-site infrastructure, roads, and stormwater systems is be provided;</i></li> <li>d. <i>A report is provided that documents the consultation process undertaken to involve affected landowners within the plan area in the preparation and/or review of the lot and road plan.</i></li> </ul>
Not Applicable	The subject lands are not located within an area meeting the definition of a fragmented quarter section, as there are less than 6 residential or agricultural parcels less than 10 hectares (24.7 acres) in size within the quarter section.
<b>Reserves – Municipal, School, and Community Reserves</b>	
13.1	<p><i>When acquiring reserves, the County shall require that the owners of land proposed for subdivision provide reserves in the form of:</i></p> <ul style="list-style-type: none"> <li>a. <i>land;</i></li> <li>b. <i>money in place of land; or</i></li> <li>c. <i>a combination of land and money.</i></li> </ul>
Consistent	Administration recommends the provision of Municipal Reserve as Cash-in-lieu proportionate to 10% of Lot 2, given the topographical and environmental constraints to future subdivision of Lot 2 exclusively. The recommended conditions

	of approval included within Attachment F implement the provision of Municipal Reserve in alignment with policy 13.1.
13.2	<i>The County may defer all or a portion of the required reserves by registering a deferred reserve caveat when the reserve could be provided through future subdivision.</i>
Consistent	The recommended conditions of approval included within Attachment F include the deferral of the provision of municipal reserve via registration of a deferred reserve caveat on the proposed Lot 1.
13.4	<i>Reserves should be provided to the maximum amount allowed by the Municipal Government Act.</i>
Consistent	The recommended conditions of approval included within Attachment F include the provision of municipal reserve as cash-in-lieu equivalent to 10% of the area of the proposed Lot 2, given the likelihood of future subdivision of Lot 2 as noted above.
<b>Reserves – Environmental Reserve and Environmental Reserve Easements</b>	
13.10	<i>Environmental reserves or environmental reserve easements shall be taken at the time of subdivision, in accordance with the Municipal Government Act, on lands designated for:</i> <i>a. residential, business, or institutional uses;</i> <i>b. on agricultural parcels less than 12.00 hectares (29.65 acres); or</i> <i>c. as determined by the County.</i>
Consistent	The proposed parcel configuration of ±20.0 acre agricultural parcels is eligible for environmental reserve pursuant to section 664(1) of the <i>Municipal Government Act</i> , and Policy 13.10, due to the presence of environmentally sensitive riparian area throughout the site.
13.11	<i>Where the County determines public use is not desirable or where management of public land by the County is not required, land qualifying as environmental reserve may be designated as an environmental reserve easement in accordance with the Municipal Government Act.</i>
Consistent	The denoted riparian area, “Coalbed Creek” is not considered desirable for public use; therefore, in accordance with Attachment F Administration recommends and Environmental Reserve Easement.
<b>Transportation – Road Access</b>	
16.13	<i>Residential redesignation and subdivision applications should provide for development that:</i> <i>a. provides direct access to a road, while avoiding the use of panhandles;</i> <i>b. minimizes driveway length to highways/roads;</i> <i>c. removes and replaces panhandles with an internal road network when additional residential development is proposed; and</i> <i>d. limits the number and type of access onto roads in accordance with County Policy.</i>
Generally Consistent	The proposed access strategy for the southern lot includes an access easement over and across Lot 1 for the benefit of Lot 2, while also maintaining frontage along Grand Valley Road. No panhandles are proposed; however, the site topography and presence of Coalbed Creek present potential future access concerns to construct a separate approach from Grand Valley Road should the access easement ever fail.

**Land Use Bylaw C-8000-2020****Agricultural, Small Parcel District**312 *MINIMUM PARCEL SIZE:*

	<p>a) 20.2 ha (49.92 ac)</p> <p>b) The minimum size of parcels designated with the letter “p” is the number indicated on the Land Use Map</p> <p>c) Notwithstanding b) above, the number following the “p” shall not be less than 8.1 ha (20.01 ac)</p>
Consistent	The subject parcel is designated A-SML p8.1; therefore the proposed ± 20.0 acre parcel with a ± 20 acre remainder meets the minimum parcel size of the Land Use District.

<b>Municipal Government Act</b>	
<b>Approval of Application</b>	
654(1)(b)	<i>A subdivision authority must not approve an application for subdivision approval unless: the proposed subdivision conforms to the provisions of any growth plan under Part 17.1, any statutory plan and, subject to subsection (2), any land use bylaw that affects the land proposed to be subdivided,</i>
Inconsistent	The subdivision proposal does not align with the County Plan policies within Sections 5.0 (Managing Residential Growth), 8.0 (Agriculture), and 10.0 (Country Residential Development) as noted above; therefore, approval of application PL20230065 may conflict with Section 654(1)(b).
<b>Municipal and School Reserve</b>	
666(1)	<i>Subject to section 663, a subdivision authority may require the owner of a parcel of land that is the subject of a proposed subdivision:</i> <p>(a) to provide part of that parcel of land as municipal reserve, school reserve or municipal and school reserve,</p> <p>(b) to provide money in place of municipal reserve, school reserve or municipal and school reserve, or</p> <p>(c) to provide any combination of land or money referred to in clauses (a) and (b).</p>
Consistent	The recommended conditions of approval included within Attachment F include the deferral of the provision of municipal reserve via registration of a deferred reserve caveat on the proposed Lot 1, and the provision of cash-in-lieu equivalent to 10% of the area of the proposed Lot 2.
<b>Environmental Reserve</b>	
664(1)(1.1)	<i>A subdivision authority may require land to be provided as environmental reserve only for one or more of the following purposes:</i> <p>(a) to preserve the natural features of land referred to in subsection (1)(a), (b) or (c) where, in the opinion of the subdivision authority, those features should be preserved;</p> <p>(b) to prevent pollution of the land or of the bed and shore of an adjacent body of water;</p> <p>(c) to ensure public access to and beside the bed and shore of a body of water lying on or adjacent to the land;</p> <p>(d) to prevent development of the land where, in the opinion of the subdivision authority, the natural features of the land would present a significant risk of personal injury or property damage occurring during development or use of the land.</p>
Generally Consistent	Pursuant to the recommended conditions of approval included within Attachment F; Administration notes environmental reserve is to be provided to protect the riparian area noted as “Coalbed Creek”.

**ATTACHMENT F: Recommended Conditions of Approval**

Pursuant to a decision of the Subdivision Authority for Rocky View County, on January 9, 2024, your Subdivision Application was conditionally approved. The conditions of approval are outlined below:

- A. THAT the application to create a  $\pm 8.09$  hectare ( $\pm 20.0$  acre) parcel with a  $\pm 8.09$  hectare ( $\pm 20.0$  acre) remainder, having been evaluated in terms of Section 654 of the *Municipal Government Act* and Section 9 of the *Matters Related to Subdivision and Development Regulation*, and having considered adjacent landowner submissions, is approved as per the Tentative Plan for the reasons listed below:
1. The application is consistent with the Statutory Policy;
  2. The subject lands hold the appropriate land use designation;
  3. The technical aspects of the subdivision proposal have been considered and are further addressed through the conditional approval requirements.
- B. The Applicant/Owner is required, at their expense, to complete all conditions attached to and forming part of this conditional subdivision approval prior to Rocky View County (the County) authorizing final subdivision endorsement. This requires submitting all documentation required to demonstrate each specific condition has been met, or agreements (and necessary securities) have been provided to ensure the conditions will be met, in accordance with all County Policies, Standards, and Procedures, to the satisfaction of the County, and any other additional party named within a specific condition. Technical reports required to be submitted as part of the conditions must be prepared by a qualified professional, licensed to practice in the province of Alberta within the appropriate field of practice. The conditions of this subdivision approval do not absolve an Applicant/Owner from ensuring all permits, licenses, or approvals required by Federal, Provincial, or other jurisdictions are obtained.
- C. Further, in accordance with Section 654 and 655 of the *Municipal Government Act*, the application shall be approved subject to the following conditions of approval:

**Survey Plans**

- 1) Subdivision is to be effected by a Plan of Survey, pursuant to Section 657 of the *Municipal Government Act*, or such other means satisfactory to the Registrar of the South Alberta Land Titles District.
  - a) A Plan of Survey, including the Application number (PL20230065) and Roll number (07923023) of the parcel;
  - b) A Surveyor's Affidavit; and
  - c) Landowner's Consent to Register Plan of Survey.
  - d) The plan of survey is to indicate the top-of-bank for Coalbed Creek crossing throughout Lots 1 and 2.



**Site Servicing**

- 2) The Owner is required to enter into a Development Agreement (Site Improvements/Services Agreement) with the County for the proposed new Lot 1 and shall include the following:
  - a) Accordance with the Level 2 PSTS Assessment, prepared by Arletta Water Resources, dated September 2023.
  - b) The installation of a recommended specialized PSTS complying with NSF 40 and/or BNQ standards and any other recommendations.
- 3) The Owner shall drill a new well and provide a Well Driller's Report to demonstrate that an adequate supply of water is available for the proposed Lot 1 in accordance with County's servicing standards.

**Transportation**

- 4) The Owner shall upgrade the existing approach to a mutual paved standard in accordance with the County Servicing Standards. In addition, the Owner shall also:
  - a) Contact County Road Operations for a pre-construction inspection and a post-construction inspection for final acceptance;
  - b) Provide an access right of way plan; and
  - c) Prepare and register respective easements on each title, where required.

**Municipal Reserves**

- 5) The provision of Reserve in the amount of 10% of the area of Lot 1, as determined by the Plan of Survey is to be provided by payment of cash-in-lieu in accordance with the per acre value as listed in the land appraisal prepared by Black Valuation Group Ltd. (Chris Morrison) File No. 56472, dated March 15, 2024, pursuant to Section 666(3) of the *Municipal Government Act*;
  - a) Reserves for Lot 2 are to be deferred with Caveat, pursuant to Section 669(2) of the *Municipal Government Act*;

**Environmental**

- 6) The Owner shall enter into an Environmental Reserve Easement for the protection and enhancement of the environment in accordance with Section 664 of the *Municipal Government act*.
  - a) The easement area is applicable to the riparian area identified as 'Coalbed Creek', to be determined by survey plan.
  - b) The easement area shall meet the requirements of Section 664(3) of the *Municipal Government Act*.

**Payments and Levies**

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

**Taxes**

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

**D. SUBDIVISION AUTHORITY DIRECTION:**

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

## Tentative Plan

### Subdivision Proposal

To create a  $\pm$  8.09 hectare (20.0 acre) parcel with a  $\pm$  8.09 hectare (20.0 acre) remainder.

### Legend

Dwelling	
Building	
Water Well	
Wastewater	
Existing Approach	
New Approach	
Driveway	
Road Widening	
Proposed Access	

### Easement Surveyor's Notes:

1. Parcels must meet minimum size and setback requirements of Land Use Bylaw C-8000-2020.
2. Refer to Notice of Transmittal for approval conditions related to this Tentative Plan.

Division: 3  
 Roll: 07923023  
 File: PL20230065  
 Printed: May 15, 2023  
 Legal: A portion of SW-23-205475  
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