



## COUNCIL MEETING AGENDA

Date: Tuesday, November 12, 2024  
Time: 9:00 AM  
Location: Council Chambers  
262075 Rocky View Point  
Rocky View County, AB T4A 0X2

Pages

- A. CALL MEETING TO ORDER
- B. UPDATES/APPROVAL OF AGENDA
- C. APPROVAL OF MINUTES
  - 1. October 15, 2024 Organizational Meeting Minutes 3
  - 2. October 16, 2024 Special Council Meeting Minutes 11
  - 3. October 22, 2024 Council Meeting Minutes 15

### D. PUBLIC HEARINGS / APPOINTMENTS

The following public hearings were advertised on October 15, 2024 and October 22, 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 1 - Bylaw C-8581-2024 - Redesignation Item: Residential 31  
File: PL20230157 (04618033)
- 2. Division 5 - Bylaw C-8578-2024 - Redesignation Item: Agricultural 55  
File: PL20240002 (07533003)

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

- 3. Division 7 - Bylaw C-8579-2024 - Redesignation Item: Residential 72  
File: PL20240091 (03215004)

### E. CLOSED SESSION

- 1. RVC2024-42 - Joint Planning Area 1 and 2 Context Studies Negotiating Mandate

THAT Council move into closed session to consider the confidential item "Joint Planning Area 1 and 2 Context Studies Negotiating Mandate" pursuant to the following sections of the *Freedom of Information and Protection of Privacy Act*:

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

|           |  |     |
|-----------|--|-----|
| <b>F.</b> | <b>GENERAL BUSINESS</b>  |     |
| 1.        | <b>All Divisions - SCADA Master Plan Partnership - Alberta Community Partnership Grant and Project Endorsement</b>                               | 102 |
|           | File: 1025-450   |     |
| 2.        | <b>Division 6 - Beacon AI Hub Area Structure Plan Terms of Reference</b>   | 106 |
|           | File: 1011-475   |     |
| <b>G.</b> | <b>BYLAWS</b>  |     |
| <b>H.</b> | <b>SUBDIVISION APPLICATIONS</b>  |     |
| 1.        | <b>Division 1 - Subdivision Item: Agricultural</b>   | 119 |
|           | File: PL20230042 (04710001)  |     |
| <b>I.</b> | <b>UNFINISHED BUSINESS</b>   |     |
| <b>J.</b> | <b>NOTICES OF MOTION</b>   |     |
| 1.        | <b>Division 5 - Notice of Motion Item - Councillor Boehlke and Councillor Schule - Direction to Review the OMNI Area Structure Plan</b>          | 158 |
|           | File: N/A  |     |
|           | Note: this notice of motion will be read into the record at this Council meeting and will be considered at the November 26, 2024 Council meeting |     |
| <b>K.</b> | <b>ADJOURN THE MEETING</b>   |     |



# ROCKY VIEW COUNTY

## ORGANIZATIONAL MEETING MINUTES DRAFT MINUTES – subject to approval

Tuesday, October 15, 2024  
9:00 AM

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

Present: Councillor G. Boehlke  
Councillor K. Hanson  
Councillor C. Kissel  
Councillor D. Kochan  
Councillor S. Samra  
Councillor A. Schule  
Councillor S. Wright

Also Present: R. McCullough, Chief Administrative Officer  
M. Boscariol, Executive Director, Community Services  
B. Riemann, Executive Director, Operations  
K. Robinson, Executive Director, Corporate Services  
A. Zaluski, Director, Intergovernmental Services and Regional Planning  
T. Andreasen, Lead Legislative Officer, Legislative Services  
M. Nakonechny, Legislative Officer, Legislative Services

### A Call Meeting to Order

Chief Administrative Officer R. McCullough called the meeting to order at 9:05 a.m. in accordance with section 24(1) of the *Procedure Bylaw*.

MOVED by Councillor Wright that the October 15, 2024 organizational meeting agenda be approved as presented.

Carried

### B Voting Procedures

Chief Administrative Officer R. McCullough provided an outline of the voting procedures to be used at the organizational meeting:

- appointments of the Reeve and Deputy Reeve are conducted in accordance with the procedure established in section 25 of the *Procedure Bylaw*; and
- appointments of members at large are also conducted in accordance with the procedure established in section 25 of *Procedure Bylaw*.



**C Appointment of Scrutineers**

MOVED by Councillor Hanson that M. Boscariol, Executive Director of Community Services, and A. Zaluski, Director of Intergovernmental Services and Regional Planning, be appointed as scrutineers for all secret ballot elections held at the October 15, 2024 organizational meeting.

Carried

**D Appointment of the Reeve**

Chief Administrative Officer R. McCullough called for nominations for the position of Reeve for a one-year term to expire with the inauguration of the next Council in October 2025:

- Councillor Schule nominated Councillor Kissel. Councillor Kissel accepted the nomination.
- Councillor Samra nominated Councillor Boehlke. Councillor Boehlke declined the nomination.
- Councillor Wright nominated Councillor Hanson. Councillor Hanson accepted the nomination.

There being no further nominations, the Chair ceased nominations.

Executive Director M. Boscariol and Director A. Zaluski administered an election by secret ballot. Councillor Kissel was appointed as Reeve by secret ballot.

MOVED by Councillor Schule that Councillor Kissel be appointed as Rocky View County's Reeve for a one-year term to expire with the inauguration of the next Council in October 2025.

Carried

Council stood at ease as Lead Legislative Officer T. Andreasen administered the oath of office for Reeve Kissel.

Chief Administrative Officer R. McCullough vacated the Chair. Reeve Kissel assumed the Chair in accordance with section 24(2) of the *Procedure Bylaw*.

**E Appointment of the Deputy Reeve**

Reeve Kissel called for nominations for the position of Deputy Reeve for a one-year term to expire with the inauguration of the next Council in October 2025:

- Reeve Kissel nominated Councillor Kochan. Councillor Kochan accepted the nomination.
- Councillor Samra nominated Councillor Wright. Councillor Wright accepted the nomination.

There being no further nominations, the Chair ceased nominations.

Executive Director M. Boscariol and Director A. Zaluski administered an election by secret ballot. Councillor Kochan was appointed as Deputy Reeve by secret ballot.



MOVED by Councillor Wright that Councillor Kochan be appointed as Rocky View County's Deputy Reeve for a one-year term to expire with the inauguration of the next Council in October 2025.  
Carried

Council stood at ease as Lead Legislative Officer T. Andreasen administered the oath of office for Deputy Reeve Kochan.

The Chair called for a recess at 9:24 a.m. and called the meeting back to order at 9:33 a.m.

**E Establish 2025 Council and Committee Meeting Dates**

MOVED by Councillor Hanson that the Committee Meeting Calendar as presented in Attachment 'A' be amended as follows:

- Remove Council orientation dates (to be rescheduled closer to the 2025 municipal election)
- Remove January 20, 2025 placeholder date
- Remove November 24, 2025 placeholder date

Carried

MOVED by Councillor Hanson that Council approve the 2025 Rocky View County Council and Committee Meeting Calendar as presented in Attachment 'A', as amended.

Carried

The Chair called for a recess at 9:41 a.m. and called the meeting back to order at 9:43 a.m.

**G-1 Agricultural Service Board / ALUS Partnership Advisory Committee**

Reeve Kissel called for nominations for three member at large positions from west of Highway 2 on the Agricultural Service Board and ALUS Partnership Advisory Committee for terms of three years to expire in October 2027.

- Councillor Hanson nominated Bruce Kendall, Travis Eklund, and Trevor Birchall.

There being no further nominations, the Chair ceased nominations.

Executive Director M. Boscariol and Director A. Zaluski administered an election by secret ballot. Travis Eklund and Trevor Birchall were appointed by secret ballot.

MOVED by Councillor Wright that Travis Eklund and Trevor Birchall be appointed to the Agricultural Service Board and ALUS Partnership Advisory Committee as members at large from west of Highway 2 for terms of three years to expire in October 2027.

Carried



**G-2 Assessment Review Board**

Reeve Kissel called for nominations for one member at large position on the Assessment Review Board for a term of three years to expire in October 2027.

- Deputy Reeve Kochan nominated Beverly Copithorne, Gurjit Toor, Justin St. Louis, and Nick Wiebe.

There being no further nominations, the Chair ceased nominations.

Executive Director M. Boscaroli and Director A. Zaluski administered an election by secret ballot. Justin St. Louis was appointed by secret ballot.

MOVED by Deputy Reeve Kochan that Justin St. Louis be appointed to the Assessment Review Board as members at large for a term of three years to expire in October 2027.

Carried

**G-3 Family and Community Support Services Board**

Reeve Kissel called for nominations for three member at large positions on the Family and Community Support Services Board for terms of three years to expire in October 2027.

- Councillor Hanson nominated Beverly Copithorne, Blaine Townsend, Graeme Ireland, Gurjit Toor, and Jung-Suk Ryu.

There being no further nominations, the Chair ceased nominations.

Executive Director M. Boscaroli and Director A. Zaluski administered an election by secret ballot. Beverly Copithorne and Blaine Townsend were appointed by secret ballot. Graeme Ireland and Jung-Suk Ryu were tied on the secret ballot.

Executive Director M. Boscaroli and Director A. Zaluski administered an additional election by secret ballot. Jung-Suk Ryu was appointed by secret ballot.

MOVED by Councillor Wright that Beverly Copithorne, Blaine Townsend, and Jung-Suk Ryu be appointed to the Family and Community Support Services Board as members at large for terms of three years to expire in October 2027.

Carried

**G-4 Subdivision and Development Appeal Board and Enforcement Appeal Committee**

Reeve Kissel called for nominations for three member at large positions on the Subdivision and Development Appeal Board and Enforcement Appeal Committee for terms of three years to expire in October 2027.

- Deputy Reeve Kochan nominated Beverly Copithorne, Bob Doherty, Gurjit Toor, Moire Dunn, Nick Wiebe, and Prahbdeip Siingh Gill.

There being no further nominations, the Chair ceased nominations.



Executive Director M. Boscarior and Director A. Zaluski administered an election by secret ballot. Bob Doherty, Beverly Copithorne, and Moire Dunn were appointed by secret ballot.

MOVED by Councillor Hanson that Bob Doherty, Beverly Copithorne, and Moire Dunn be appointed to the Subdivision and Development Appeal Board and Enforcement Appeal Committee as members at large for terms of three years to expire in October 2027.

Carried

### **G-5 Policy Review Advisory Committee**

Reeve Kissel called for nominations for three positions on the Policy Review Advisory Committee for one-year terms to expire with the inauguration of the next Council in October 2025.

- Deputy Reeve Kochan nominated Councillor Wright. Councillor Wright accepted the nomination.
- Councillor Boehlke nominated Deputy Reeve Kochan. Deputy Reeve Kochan accepted the nomination.
- Councillor Wright nominated Councillor Hanson. Councillor Hanson accepted the nomination.
- Councillor Boehlke nominated Reeve Kissel. Reeve Kissel accepted the nomination.
- Councillor Wright nominated Councillor Samra. Councillor Samra declined the nomination.
- Councillor Wright nominated Councillor Boehlke. Councillor Boehlke declined the nomination.

There being no further nominations, the Chair ceased nominations.

Executive Director M. Boscarior and Director A. Zaluski administered an election by secret ballot. Councillor Wright and Deputy Reeve Kochan were appointed by secret ballot. Councillor Hanson and Reeve Kissel were tied on the secret ballot.

Executive Director M. Boscarior and Director A. Zaluski administered an additional election by secret ballot. Reeve Kissel was appointed by secret ballot.

MOVED by Councillor Samra that Councillor Wright, Deputy Reeve Kochan, and Reeve Kissel be appointed to the Policy Review Advisory Committee for one-year terms to expire with the inauguration of the next Council in October 2025.

Carried



## H-1 Calgary Metropolitan Region Board

Reeve Kissel called for nominations for the position of Rocky View County's representative on the Calgary Metropolitan Region Board for a one-year term to expire with the inauguration of the next Council in October 2025.

- Deputy Reeve Kochan nominated Reeve Kissel. Reeve Kissel accepted the nomination.
- Councillor Wright nominated Councillor Hanson. Councillor Hanson accepted the nomination.

There being no further nominations, the Chair ceased nominations.

Executive Director M. Boscaroli and Director A. Zaluski administered an election by secret ballot. Reeve Kissel was appointed by secret ballot.

MOVED by Councillor Hanson that Reeve Kissel be appointed as Rocky View County's representative to the Calgary Metropolitan Region Board for a one-year term to expire with the inauguration of the next Council in October 2025.

Carried

Reeve Kissel called for nominations for the position of Rocky View County's alternate representative on the Calgary Metropolitan Region Board for a one-year term to expire with the inauguration of the next Council in October 2025.

- Councillor Schule nominated Deputy Reeve Kochan. Deputy Reeve Kochan accepted the nomination.
- Councillor Samra nominated Councillor Hanson. Councillor Hanson accepted the nomination.

There being no further nominations, the Chair ceased nominations.

Executive Director M. Boscaroli and Director A. Zaluski administered an election by secret ballot. Deputy Reeve Kochan was appointed by secret ballot.

MOVED by Councillor Samra that Deputy Reeve Kochan be appointed as Rocky View County's alternate representative on the Calgary Metropolitan Region Board for a one-year term to expire with the inauguration of the next Council in October 2025.

Carried





## H-2 South Central Rural Municipalities of Alberta District 2 Board

Reeve Kissel called for nominations for the position of Rocky View County's representative on the South Central Rural Municipalities of Alberta District 2 Board for a one-year term to expire with the inauguration of the next Council in October 2025.

- Councillor Hanson nominated Councillor Schule. Councillor Schule declined the nomination.
- Councillor Samra nominated Councillor Boehlke. Councillor Boehlke accepted the nomination.

There being no further nominations, the Chair ceased nominations.

Councillor Boehlke was appointed as Rocky View County's representative on the South Central Rural Municipalities of Alberta (SCRMA) District 2 Board by acclamation.

MOVED by Councillor Hanson that Councillor Boehlke be appointed as Rocky View County's representative on the South Central Rural Municipalities of Alberta (SCRMA) District 2 Board for a one-year term to expire with the inauguration of the next Council in October 2025.

Carried

Reeve Kissel called for nominations for the position of Rocky View County's alternate representative on the South Central Rural Municipalities of Alberta District 2 Board for a one-year term to expire with the inauguration of the next Council in October 2025.

- Councillor Samra nominated Deputy Reeve Kochan. Deputy Reeve Kochan declined the nomination.
- Councillor Wright nominated Reeve Kissel. Reeve Kissel accepted the nomination.

There being no further nominations, the Chair ceased nominations.

Reeve Kissel was appointed as Rocky View County's alternate representative on the South Central Rural Municipalities of Alberta (SCRMA) District 2 Board by acclamation.

MOVED by Councillor Wright that Reeve Kissel be appointed as Rocky View County's alternate representative on the South Central Rural Municipalities of Alberta (SCRMA) District 2 Board for a one-year term to expire with the inauguration of the next Council in October 2025.

Carried



**H-3 Marigold Library System Board**

Reeve Kissel called for nominations for the position of Rocky View County’s representative on the Marigold Library System Board for a three-year term to expire in October 2027.

- Councillor Wright nominated Laura Chitwood and Nick Wiebe.

There being no further nominations, the Chair ceased nominations.

Executive Director M. Boscaroli and Director A. Zaluski administered an election by secret ballot. Laura Chitwood was appointed by secret ballot.

MOVED by Councillor Boehlke that Laura Chitwood be appointed as Rocky View County’s representative to the Marigold Library System Board for a three-year term to expire in October 2027.

Carried

**K Adjourn the Meeting**

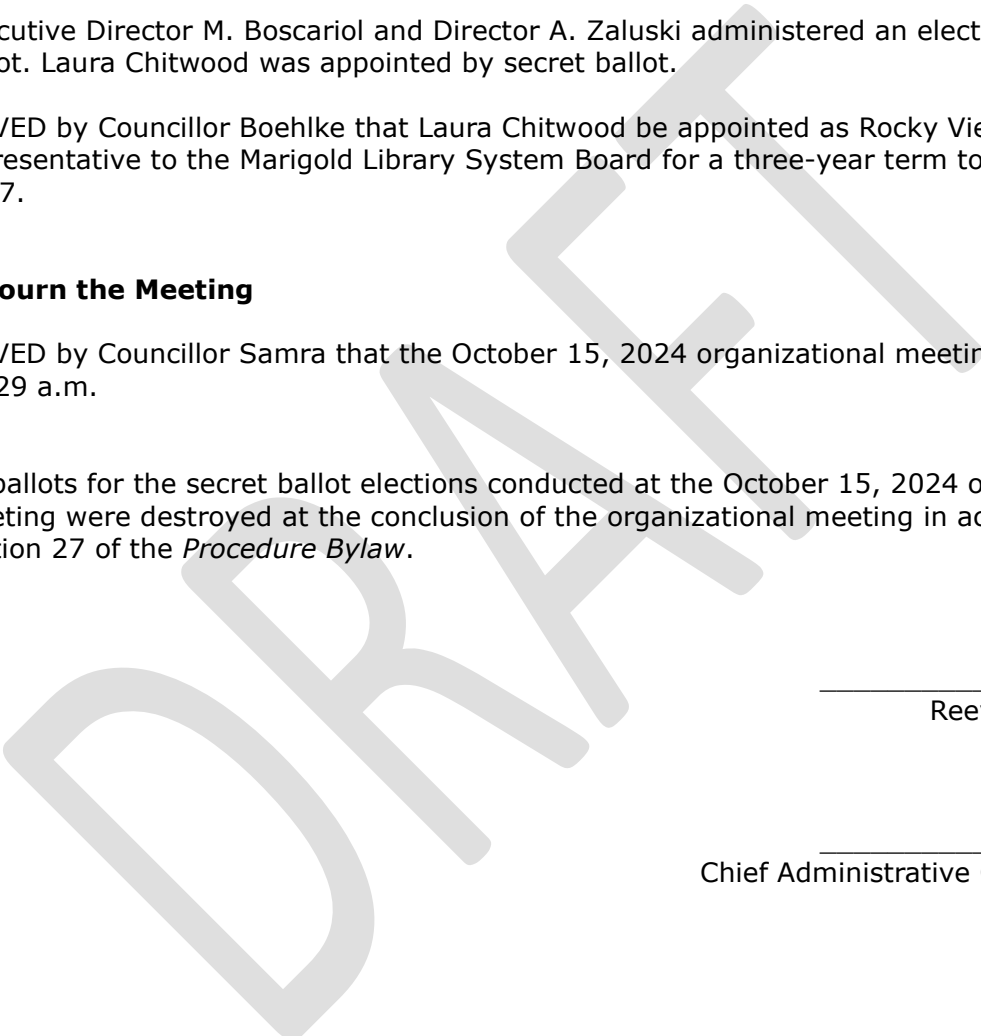
MOVED by Councillor Samra that the October 15, 2024 organizational meeting be adjourned at 10:29 a.m.

Carried

All ballots for the secret ballot elections conducted at the October 15, 2024 organizational meeting were destroyed at the conclusion of the organizational meeting in accordance with section 27 of the *Procedure Bylaw*.

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

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





ROCKY VIEW  
COUNTY

**SPECIAL COUNCIL MEETING MINUTES  
DRAFT MINUTES – subject to approval**

Wednesday, October 16, 2024  
9:00 AM

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

Present: Reeve C. Kissel  
Deputy Reeve D. Kochan  
Councillor G. Boehlke  
Councillor K. Hanson  
Councillor S. Samra  
Councillor A. Schule  
Councillor S. Wright

Also Present: R. McCullough, Chief Administrative Officer  
B. Riemann, Executive Director, Operations  
K. Robinson, Executive Director, Corporate Services  
M. Boscarol, Executive Director, Community Services  
J. Lee, Manager, Capital and Engineering Services  
D. Kazmierczak, Manager, Planning  
T. Andreasen, Lead Legislative Officer, Legislative Services  
A. Chell, Senior Planner, Planning  
A. Panaguiton, Planner, Planning  
K. Wrzosek, Legislative Officer, Legislative Services

**A Call Meeting to Order**

The Chair called the meeting to order at 9:03 a.m.

**B Updates/Approval of Agenda**

MOVED by wright that the October 16, 2024 special Council meeting agenda be approved as presented.

Carried



## ROCKY VIEW COUNTY

**D-1 Division 6 – Bylaw C-8569-2024 – Conrich Area Structure Plan – Future Policy Area Amendments  
File: 1012-100**

MOVED by Councillor Samra that the public hearing for item D-1 be opened at 9:06 a.m.

Carried

Persons(s) who presented: A. Panaguiton, Planner, Planning  
A. Chell, Senior Planner, Planning  
D. Kazmierczak, Manager, Planning

The Chair called for recess at 9:54 a.m. and called the meeting back to order at 10:06 a.m.

Person(s) who presented in support: Rolly Ashdown  
Rod Potrie  
Buta Rehille

Persons(s) who presented in opposition: Jim Roberts  
Darrell Grant speaking on behalf of Iqbal Gill  
Darrell Grant speaking on behalf of Spearpoint Holdings LTD.  
Harmen Gill  
Andrew Ulmer speaking on behalf Mohammed Eljabali, Sukhdeep and Mandeep Grewal, Ajit Kaur and Amandeep Singh Grewal, and Harmin Gill  
Andrew Ulmer speaking on behalf of Company 1490861 Alberta Inc.

The Chair called for recess at 11:09 a.m. and called the meeting back to order at 11:15 a.m.

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

Person(s) who presented rebuttal: D. Kazmierczak, Manager, Planning

MOVED by Councillor Samra that the public hearing for D-1 be closed at 11:40 a.m.

Carried

The Chair called for recess at 11:41 a.m. and called the meeting back to order at 11:15 a.m.



MOVED by Councillor Samra that Council refer the Conrich Area Structure Plan Future Policy Amendments back to Administration to work in concert with the full Conrich Area Structure Plan review, inclusive of the feedback received at the October 16, 2024 special Council meeting, including specific density requirements as prescribed by the Regional Growth Plan.

AND THAT the Conrich Area Structure Plan Future Policy Amendments be brought back to Council when Administration brings forward the full Conrich Area Structure Plan to Council for its consideration.

Carried

Motion Arising:

MOVED by Council Boehlke that Council directs Administration to review servicing requirements for the Conrich Area Structure Plan (ASP) review, including:

- Interim servicing; and
- Deferred servicing agreements

With a report back to Council to occur when Administration brings forward the full Conrich Area Structure Plan to Council for its consideration.

Amendment to Motion Arising:

MOVED by Council Boehlke that the motion arising be amended as follows:

THAT Council directs Administration to review **water and wastewater** servicing requirements for the Conrich Area Structure Plan (ASP) review, including:

- Interim servicing; and
- Deferred servicing agreements

With a report back to Council to occur when Administration brings forward the full Conrich Area Structure Plan to Council for its consideration.

Carried

Motion Arising as Amended:

MOVED by Council Boehlke that Council directs Administration to review water and wastewater servicing requirements for the Conrich Area Structure Plan (ASP) review, including:

- Interim servicing; and
- Deferred servicing agreements

With a report back to Council to occur when Administration brings forward the full Conrich Area Structure Plan to Council for its consideration.

Carried



ROCKY VIEW  
COUNTY

**K Adjourn the Meeting**

MOVED by Councillor Samra that the October 16, 2024 special Council meeting be adjourned at 12:13 p.m.

Carried

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

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

DRAFT



# ROCKY VIEW COUNTY

## COUNCIL MEETING MINUTES DRAFT MINUTES – subject to approval

Tuesday, October 22, 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 (left the meeting at 2:08p.m. and did not return)  
Councillor S. Wright

Also Present: R. McCullough, Chief Administrative Officer  
M. Boscariol, Executive Director, Community Services  
B. Riemann, Executive Director, Operations  
T. Andreasen, A/Manager, Legislative Services  
L. Wesley, Manager, Enforcement Services  
L. Cox, Supervisor, Planning and Development, Planning  
M. Dollmaier, Senior Planner, Planning  
O. Newmen, Senior Planner, Planning  
C. Shelton, Planner 1, Planning  
K. Wrzosek, Legislative Officer, Legislative Services

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### **A Call Meeting to Order**

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

Councillor Hanson and Councillor Wright arrived to the meeting at 9:03 a.m.

### **B Updates/Approval of Agenda**

MOVED by Deputy Reeve Kochan that the October 22, 2024 Council meeting agenda be approved.

Carried

### **C-1 October 2, 2024 Special Council Meeting Minutes**

MOVED by Councillor Samra that the October 2, 2024 Special Council meeting minutes be approved as presented.

Carried



**C-2 October 8, 2024 Council Meeting Minutes**

MOVED by Councillor Samra that the October 8, 2024 Council meeting minutes be approved as presented.

Carried

**D-1 Division 4 - Bylaw C-8575-2024 - Redesignation Item: Residential  
File: PL20240113 (06701012)**

MOVED by Councillor Wright that the public hearing for item D-1 be opened at 9:06 a.m.

Carried

The Chair called for a recess at 9:13 a.m. and called the meeting back to order at 9:16 a.m.

Person(s) who presented: René Pahlavan, Studio Inkognito (Applicant)

Person(s) who presented in support: N/A

Person(s) who presented in opposition: N/A

Persons(s) who presented rebuttal: René Pahlavan, Studio Inkognito (Applicant)

MOVED by Councillor Wright that the public hearing for item D-1 be closed at 9:29 a.m.

Carried

MOVED by Councillor Wright that Bylaw C-8575-2024 be given first reading.

Carried

MOVED by Councillor Wright that Bylaw C-8575-2024 be given second reading.

Carried

MOVED by Councillor Wright that Bylaw C-8575-2024 be considered for third reading.

Carried Unanimously

MOVED by Councillor Wright that Bylaw C-8575-2024 be given third and final reading.

Carried

The Chair called for a recess at 9:31 a.m. and called the meeting back to order at 9:35 a.m.

**D-2 Division 5 - Bylaw C-8571-2024 – Local Plan and Redesignation Item: Business  
File: PL20230146 and PL20240141 (05314001)**

MOVED by Councillor Boehlke that the public hearing for item D-2 be opened at 9:35 a.m.

Carried

Persons(s) who presented: Rolly Ashdown (Applicant)  
Jim Roberts (Owner)

Person(s) who presented in support: Dan Brunette





ROCKY VIEW  
COUNTY

Person(s) who presented in opposition: Matthew McElroy

Persons(s) who presented rebuttal: Rolly Ashdown (Applicant)  
Jim Roberts (Owner)

The Chair called for a recess at 10:34 a.m. and called the meeting back to order at 10:40 a.m.

The Chair called for a recess at 10:53 a.m. and called the meeting back to order at 11:08 a.m.

MOVED by Councillor Boehlke that the public hearing for item D-2 be closed at 11:30 a.m.  
Carried

The Chair called for a recess at 11:34 a.m. and called the meeting back to order at 11:41 a.m.

MOVED by Councillor Boehlke that applications PL20230146 and PL20240141 be referred to Administration to work with the Applicants, should the Applicants desire, on amendments to resolve any outstanding issues with the Conrich Area Structure Plan;

AND THAT Administration be directed to return to Council with applications PL20230146 and PL20240141 prior to the end of Q2 2025 or upon conclusion of future amendments to the Conrich Area Structure Plan.

Defeated

MOVED by Councillor Wright that application PL20230146 (redesignation) be refused.  
Carried

MOVED by Councillor Hanson that application PL20240141 (MSDP) be refused.  
Carried

**H-2 Division 5 – Subdivision Item: Residential  
File: PL20230152 (05225001)**

MOVED by Councillor Boehlke that the Subdivision Authority approves application PL20230152 be approved with the conditions noted in Attachment F:

- A. THAT the application to subdivide a ± 2.02 hectare (± 5.00 acre) parcel, leaving a ± 32.67 hectare (± 80.74 acre) remainder from that portion of the south east quarter which lies to the south of the secondary canal "c" east branch as shown on Plan IRR624 within the SE-25-25-27-W4M, having been evaluated in terms of Section 654 of the *Municipal Government Act* and Sections 9, 18, and 19 of the *Matters Related to Subdivision and Development Regulation*, and the *Municipal Development Plan (County Plan)*, and having considered adjacent landowner submissions, is approved as per the Tentative Plan for the reasons listed below:
  1. The application is consistent with the Statutory Policy;
  2. The subject lands hold the appropriate land use designation;
  3. The technical aspects of the subdivision proposal have been considered and are further addressed through the conditional approval requirements.



## ROCKY VIEW COUNTY

- B. The Applicant/Owner is required, at their expense, to complete all conditions attached to and forming part of this conditional subdivision approval prior to Rocky View County (the County) authorizing final subdivision endorsement. This requires submitting all documentation required to demonstrate each specific condition has been met, or agreements (and necessary securities) have been provided to ensure the conditions will be met, in accordance with all County Policies, Standards, and Procedures, to the satisfaction of the County, and any other additional party named within a specific condition. Technical reports required to be submitted as part of the conditions must be prepared by a qualified professional, licensed to practice in the province of Alberta within the appropriate field of practice. The conditions of this subdivision approval do not absolve an Applicant/Owner from ensuring all permits, licenses, or approvals required by Federal, Provincial, or other jurisdictions are obtained.
- C. In accordance with Section 20(1) of the *Matters Related to Subdivision and Development Regulation*, the Subdivision Authority, with authorization from Alberta Transportation and Economic Development on behalf of the Minister of Transportation, varies the requirements of Sections 18 with regards to subdivision approvals within the prescribed distance from a highway right of way.
- D. 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 (PL20230152) and Roll number (05225001) of the parcel; and
  - b) Landowner's Consent to Register Plan of Survey.
  - c) The Owner shall dedicate, by Plan of Survey, a 30.0 metre wide strip of land for service road along the southern boundary of the proposed Lot 1, in accordance with the approved Tentative Plan.
  - d) The Owner shall dedicate, by Plan of Survey, a 5.0 metre wide strip of land for road widening along the east boundary of the proposed Lot 2, remainder, in accordance with the approved Tentative Plan.

### **Transportation**

- 2) The Owner is to enter into a Road Widening Agreement, to be registered by caveat, respecting the future acquisition of lands for road widening, and shall include:
  - a) The provision of 3.0 m road widening along the eastern boundary of the Lot 2, remainder;
  - b) Land is to be purchased for fair market value by the County.



**Servicing**

- 3) Water is to be supplied by an individual well on Lot 1. The subdivision shall not be endorsed until:
  - a) The Owner has provided a Well Driller’s Report to demonstrate that an adequate supply of water is available for Lot 1;
  - b) Verification is provided that each well is located within each respective proposed lot’s boundaries;
  - c) A Well Driller’s Report confirming a minimum pump rate of 1.0 IGPM for the new well is provided.

**Developability**

- 4) The Owner is to obtain all necessary building & safety codes permits for the existing structures on the property, and/or, the Owner is to remove all unpermitted structures from the subject lands.

**Payments and Levies**

- 5) 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**

- 6) 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

The Chair called for recess at 11:56 a.m. and called the meeting back to order at 1:02 p.m.

**H-1 Division 6 - Subdivision Item: Residential  
File: PL20220103 (03231018)**

MOVED by Councillor Samra that the applicants be permitted to address the Subdivision Authority on item H-1 for 5 minutes in accordance with section 116 of the *Procedure Bylaw*.

Defeated

MOVED by Councillor Samra that the Subdivision Authority approves application PL20220103 be approved with the conditions noted in Attachment F:

- A. THAT the application to create four ± 0.81 hectare (± 2.00 acre) parcels and one ± 1.62 hectare (± 4.00 acre) parcel, leaving a ± 2.37 hectare (± 5.86 acre) remainder from a ±7.69 hectare (19.00 acre) parcel within SE-31-23-27-W04M, having been evaluated in terms of Section 654 of the *Municipal Government Act* and Sections 9, 18, and 19 of the *Matters Related to Subdivision and Development Regulation*, and the *Municipal Development Plan (County Plan)*, and having considered adjacent landowner submissions, is approved as per the Tentative Plan for the reasons listed below:
  - 1. The application is consistent with the Statutory Policy;



2. The subject lands hold the appropriate land use designation;
  3. The technical aspects of the subdivision proposal have been considered and are further addressed through the conditional approval requirements.
- B. The Applicant/Owner is required, at their expense, to complete all conditions attached to and forming part of this conditional subdivision approval prior to Rocky View County (the County) authorizing final subdivision endorsement. This requires submitting all documentation required to demonstrate each specific condition has been met, or agreements (and necessary securities) have been provided to ensure the conditions will be met, in accordance with all County Policies, Standards, and Procedures, to the satisfaction of the County, and any other additional party named within a specific condition. Technical reports required to be submitted as part of the conditions must be prepared by a qualified professional, licensed to practice in the province of Alberta within the appropriate field of practice. The conditions of this subdivision approval do not absolve an Applicant/Owner from ensuring all permits, licenses, or approvals required by Federal, Provincial, or other jurisdictions are obtained.
- C. In accordance with Section 20(1) of the *Matters Related to Subdivision and Development Regulation*, the Subdivision Authority, with authorization from Alberta Transportation and Economic Development on behalf of the Minister of Transportation, varies the requirements of Sections 18 with regards to subdivision approvals within the prescribed distance from a highway right of way.
- D. 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 (PL20220103) and Roll number (03231018) of the parcel;
  - b) Landowner's Consent to Register Plan of Survey.
- 2) The Owner is to provide a Site Plan, prepared by an Alberta Land Surveyor, which confirms the following:
  - a) That Building A, as shown on the approved Tentative Plan, has been removed or relocated to meet the minimum setback distances from the proposed property line, as outlined in the *Land Use Bylaw C-8000-2020, as amended*.
  - b) All existing buildings and structures are to conform to the setback requirements in relation to the new property line, as described in the Residential, Country Residential Land Use District (R-CRD) for the proposed Lot 1, as per the *Land Use Bylaw C-8000-2020, as amended*.

**Development Agreement**

- 3) The Owner is to enter into a Development Agreement for provision of the following infrastructure and improvements (further details are provided in the various sections below):



## ROCKY VIEW COUNTY

- i) Removal and reclamation of the existing approach off of RGE RD 275A;
  - ii) Construction of a public internal road system (Country Residential Standard 400.4) complete with cul-de-sacs and any necessary easement agreements, including complete approaches to each lot, as shown on the Tentative Plan;
  - iii) Construction of stormwater facilities in accordance with the recommendations of an approved stormwater management plan and the registration of any overland drainage easements and/or restrictive covenants as determined by the stormwater management plan;
  - iv) Mailbox locations are to be located in consultation with Canada Post to the satisfaction of the County;
  - v) All necessary site grading;
  - vi) Implementation of the recommendations of the geotechnical investigation;
  - vii) Implementation of the recommendations of the construction management plan;
  - viii) Implementation of the recommendations of ESC plan;
  - ix) Installation of power, natural gas, and telephone lines; and
  - x) Obtaining all necessary approvals from AEP.
  - xi) Dedicating all easements and URWs for utility line assignments and enter into all agreements/contracts for the installation of all underground shallow utilities and street lighting with utility providers to the satisfaction of the County.
  - xii) Dedicating all easements and ROWs and enter into all agreements/contracts for the installation of stormwater/overland drainage facilities, to the satisfaction of the County.
- 4) The Owner shall obtain approval for a road name by way of application to, and consultation with, the County;

### **Site Servicing**

- 5) The Owner shall provide an access right of way plan for the portion of the cul-de-sac bulb to be constructed within the boundary of proposed Lot 5 as shown on the attached tentative plan; and
  - a) Prepare and register respective easements on each title, where required.
- 6) The Owner shall enter into a Road Acquisition Agreement with the County, to be registered by Caveat on the title of Lot 5, to serve as notice that those lands are intended for future development as a County road, as per the approved Tentative Plan. The Agreement shall include:
  - a) The provision of approximately  $\pm 0.05$  ha ( $\pm 0.13$  ac) road acquisition within the boundary of the proposed Lot 5 extending north-east from the cul-de-sac bulb to the northern boundary of Lot 5 as shown on the attached tentative plan;
  - b) Land is to be purchased for \$1.00 by the County.



- 7) The Owner is to enter into a Development Agreement (Site Improvements / Services Agreement) with the County to be registered on each of proposed lots and shall include the following:
  - a) The construction of Packaged Sewage Treatment Systems meeting the requirements of the Bureau de Normalisation de Quebec (BNQ).
  - b) Implementation of the recommendations of the Level 3 PSTS report prepared by Almor Testing Services Ltd., Job No. 099-46-22.23, dated February 2, 2023.
  - c) Implementation of the recommendations of the Stormwater Management Plan prepared by Osprey Engineering Inc., dated June 6, 2024.
- 8) Water is to be supplied by an individual well on Lot(s) 2, 3, 4, 5, & 6. The subdivision shall not be endorsed until:
  - a) An Aquifer Testing (Phase II) Report is provided, which is to include aquifer testing and the locations of the new well on the new Lot(s) 2, 3, 4, 5, & 6, in accordance with the County's Servicing Standards and requirements of the Water Act; and
  - b) A Well Driller's Report confirming a minimum pump rate of 1.0 IGPM for the new well is provided.
- 9) The Owner will be required to submit an Erosion and Sediment Control (ESC) Plan to outline ESC measures (i.e. silt fence, stabilization, seeding of topsoil, etc.) to be implemented during construction.
- 10) The Owner is to provide a Construction Management Plan that is to include, but not be limited to, noise, sedimentation and erosion control, construction waste management, fire fighting procedures, evacuation plan, hazardous material containment, construction, and management details. Other specific requirements include:
  - a) Weed management during the construction phases of the project;
  - b) Management and mitigation of environmentally significant features as identified in the approved Biophysical Assessment;
  - c) Implementation of the Construction Management Plan recommendations, which will be ensured through the Development Agreement;

**Payments and Fees**

- 11) The Owner shall pay the County subdivision endorsement fee, in accordance with the Master Rates Bylaw, for the creation of five new Lots.
- 12) The provision of Reserve in the amount of 10% of the subject lands, is to be provided by payment of cash-in-lieu in accordance with the appraisal prepared by Benchmark Real Estate Appraisals, File no. 2204112, Dated July 3, 2024, pursuant to Section 666(3) of the Municipal Government Act.
- 13) The Owner shall pay the Transportation Off-Site Levy in accordance with Bylaw C-7356-2014 prior to entering into the Development Agreement. The County shall calculate the total amount owing:



- a) From the total gross acreage of the Lands to be subdivided as shown on the Plan of Survey;

**Taxes**

- 14) 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*.

**E. ADVISORY:**

- 1) The Owner shall be responsible for obtaining the required approvals from AEP for the disturbance to the wetlands identified in the WAIR.

**F. SUBDIVISION AUTHORITY DIRECTION:**

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

Carried

**H-3 Division 3 - Subdivision Item: Residential  
File: PL20220156 (06718020/06718010)**

MOVED by Reeve Kissel that the Subdivision Authority receive the written submission from the Applicants for item H-3 in accordance with section 116 of the *Procedure Bylaw*.

Defeated

MOVED by Councillor Schule that the conditions of approval noted in the revised Attachment F be amended as follows:

- Delete condition 2(d) and renumber all remaining conditions

Carried

MOVED by Councillor Schule the Subdivision Authority approves application PL20230152 be approved with the conditions of approval noted in Attachment F as amended:

- A. THAT the application to subdivide Lot 2, Plan 9010113 and Lot 2, Block 1, Plan 0612873 within SW-18-26-03-W05M to create two ±1.57 hectare (±3.88 acre) parcels and a ±1.57 hectare (±3.88 acre) remainder on Lot 2, Plan 9010113 and to create three ±1.69 hectare (±4.18 acre) parcels with a ± 1.73 hectare (±4.28 acre) remainder on Lot 2, Block 1, Plan 0612873, 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;



## ROCKY VIEW COUNTY

3. The technical aspects of the subdivision proposal have been considered and are further addressed through the conditional approval requirements.
- B. The Applicant/Owner is required, at their expense, to complete all conditions attached to and forming part of this conditional subdivision approval prior to Rocky View County (the County) authorizing final subdivision endorsement. This requires submitting all documentation required to demonstrate each specific condition has been met, or agreements (and necessary securities) have been provided to ensure the conditions will be met, in accordance with all County Policies, Standards, and Procedures, to the satisfaction of the County, and any other additional party named within a specific condition. Technical reports required to be submitted as part of the conditions must be prepared by a qualified professional, licensed to practice in the province of Alberta within the appropriate field of practice. The conditions of this subdivision approval do not absolve an Applicant/Owner from ensuring all permits, licenses, or approvals required by Federal, Provincial, or other jurisdictions are obtained.
  - C. In accordance with Section 654(2) the Subdivision Authority is of the opinion that the proposed subdivision would not unduly interfere with the amenities of the neighbourhood, or materially interfere with or affect the use, enjoyment, or value of neighbouring parcel of land; and the proposed subdivision conforms with the use prescribed for that land in the land use bylaw.
  - D. 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 (PL20220156) and Roll numbers (06718010 / 06718020) of the parcels,
  - b) Landowner's Consent to Register Plan of Survey; and
  - c) The Owner shall dedicate, by Plan of Survey, a 3 m wide strip of land for road widening along the southern boundary of the property.

### **Development Agreement**

- 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 550 meters, 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,
  - b) Realignment or upgrade of the existing intersection if required,
  - c) The existing eastern approach to lot 1 shall be removed and replaced with an approach off the proposed internal road,





## ROCKY VIEW COUNTY

- d) Preparation and Implementation of the recommendations of the Construction Management Plan;
- e) Preparation and Implementation of the recommendations of the Erosion and Sedimentation Control Plan;
- f) Preparation and Implementation of the recommendations of the Geotechnical Report; and
- g) Preparation and Implementation of the recommendations of the Stormwater Management Report
- h) Obtaining approval for a road name by way of application to and consultation with the County.

### **Water / Wastewater**

- 3) The Owner is to provide a Site Plan, prepared by an Alberta Land Surveyor, which illustrates the following in relation to the new property lines:
  - a) The Site Plan is to confirm that all existing wells and private sewage treatment systems are located within the boundaries of each, in accordance with the Alberta Private Sewage Systems Standard of Practice 2009.
- 4) Water is to be supplied by an individual well on the proposed lots. The subdivision shall not be endorsed until:
  - a) An Aquifer Testing (Phase II) Report is provided, which is to include aquifer testing and the locations of the new well on the proposed lots, in accordance with the County's Servicing Standards and requirements of the Water Act;
  - b) A Well Driller's Report confirming a minimum pump rate of 1.0 IGPM for each new well is provided.
- 5) The Owner is to enter into a Deferred Services Agreement with the County to be registered on title of all proposed lots, indicating:
  - a) Each future Lot Owner is required to connect to County piped water, wastewater, and stormwater systems at their cost when such services become available;
  - b) Requirements for the decommissioning and reclamation of the onsite water, wastewater and stormwater systems once County servicing becomes available.
- 6) The Owner is to enter into a Development Agreement (Site Improvements/Services Agreement) with the County for the proposed new lot and shall include the following:
  - a) Accordance with the Level 4 PSTS Assessment, prepared by Sedulous Engineering Inc., dated August 2024.
  - b) The installation of a Packaged Sewage Treatment System (or any other specialized PSTS) complying with NSF 40 and/or BNQ standards and any other recommendations.



## ROCKY VIEW COUNTY

### **Stormwater**

- 7) The Owner shall enter into a Site Improvements Service Agreement (SISA) with the County for the proposed development and shall include recommendations of Stormwater Management Plan prepared by WWR and updated Stormwater Management Plan prepared by Sedulous.

### **Developability**

- 8) The applicant will be required to provide an updated subsurface geotechnical investigation of the road to verify that the recommendations provided by Almor for the construction of the road are in accordance with the current applicable servicing standards. The report shall also propose a road structure for the emergency access.

### **Reserves**

- 9) The provision of Reserve in the amount of 10 percent of the area of Lot 2, Block 1, Plan 0612873 and Lot 2, Plan 9010113, 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, Sage Appraisals/September 14, 2022, pursuant to Section 666(3) of the Municipal Government Act.

### **Payments and Levies**

- 10) The Owner shall pay the Transportation Off-Site Levy in accordance with Bylaw C-8007-2020. The County shall calculate the total owing for the gross development area, as shown in the staff report and the Plan of Survey.
- 11) The Owner shall pay the County Subdivision Endorsement fee, in accordance with the Master Rates Bylaw, for the creation of five (5) new lots.

### **Taxes**

- 12) 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*.

### **E. SUBDIVISION AUTHORITY DIRECTION:**

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

Carried

The Chair called for recess at 1:34 p.m. and called the meeting back to order at 1:37 p.m.



**H-4 Division 3 - Subdivision Item: Residential**  
**File: PL20240093 (06715024)**

MOVED by Reeve Kissel that the Subdivision Authority approves application PL20240093 with the conditions of approval noted in the revised Attachment F:

- A. THAT the application to subdivide a  $\pm 1.72$  hectare ( $\pm 4.25$  acre) parcel with a  $\pm 1.71$  hectare ( $\pm 4.24$  acre) remainder from Lot: 14 Block: 9 Plan: 2411003 within NE-15-26-03-W05M, having been evaluated in terms of Section 654 of the *Municipal Government Act* and Sections 9, 18, and 19 of the *Matters Related to Subdivision and Development Regulation*, and the *Municipal Development Plan (County Plan)*, and having considered adjacent landowner submissions, is approved as per the Tentative Plan for the reasons listed below:
1. The application is consistent with the Statutory Policy;
  2. The subject lands hold the appropriate land use designation;
  3. The technical aspects of the subdivision proposal have been considered and are further addressed through the conditional approval requirements.
- B. The Applicant/Owner is required, at their expense, to complete all conditions attached to and forming part of this conditional subdivision approval prior to Rocky View County (the County) authorizing final subdivision endorsement. This requires submitting all documentation required to demonstrate each specific condition has been met, or agreements (and necessary securities) have been provided to ensure the conditions will be met, in accordance with all County Policies, Standards, and Procedures, to the satisfaction of the County, and any other additional party named within a specific condition. Technical reports required to be submitted as part of the conditions must be prepared by a qualified professional, licensed to practice in the province of Alberta within the appropriate field of practice. The conditions of this subdivision approval do not absolve an Applicant/Owner from ensuring all permits, licenses, or approvals required by Federal, Provincial, or other jurisdictions are obtained.
- C. In accordance with Section 20(1) of the *Matters Related to Subdivision and Development Regulation*, the Subdivision Authority, with authorization from Alberta Transportation and Economic Development on behalf of the Minister of Transportation, varies the requirements of Sections 18 with regards to subdivision approvals within the prescribed distance from a highway right of way.
- D. 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 1) 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 (PL20240093) and Roll number (06715024) of the parcel;
  - b) Landowner's Consent to Register Plan of Survey.



***Transportation and Access***

- 2) Access to the proposed Lot 1 and 2 is via an existing mutual approach off of Willow Way. The Owner shall:
  - a) Provide an access right of way plan; and
  - b) Prepare and register respective easements for the mutual approach on each Land Title for each of the proposed two new lots.
- 3) The Owner is to enter into a Road Acquisition Agreement with the County, to be registered by Caveat on the title of the proposed Lot 1 and 2, to serve as notice that those lands are intended for future development as a County road, as per the approved Tentative Plan. The Agreement shall include:
  - a) The provision of approximately  $\pm$  2.00 acres road acquisition across the area of the existing panhandle (25.0m in width), centered along the proposed boundary line, and a cul-de-sac bulb with a right-of-way radius of 25.0m, as shown on the approved Tentative Plan;
  - b) Land is to be purchased for \$1.00 by the County.
- 4) The Owner is to enter into a Restrictive Covenant, to be registered by Caveat prepared by the County, on the title of proposed Lot 1 and 2, that restricts the erection of any structure on or within 15.0 metres of a future road right-of-way, as shown on the approved Tentative Plan.

***Site Servicing***

- 5) The Owner is to provide confirmation of the tie-in for connection to Rocky View Water Co-op. This includes providing the following information:
  - a) The completion of all paperwork for water supply allocation e.g. Water Service Agreement;
  - b) The payment of all necessary fees for the purchase of required capacity units for the proposed subdivision;
  - c) The allocation and reservation of the necessary capacity;
  - d) The obligations of the Owner and/or utility to bring water lines to the subdivision (i.e. whether the water utility is to construct the water line to the limits of the subdivision and applicant is to construct all internal water lines, or whether the water utility will be responsible for all connections to individual lots, etc.).
- 6) The Owner is to enter into a Deferred Services Agreement with the County to be registered on title the proposed Lot 1 and 2, indicating:
  - a) Each future Lot Owner is required to connect to County piped water, wastewater, and stormwater systems at their cost when such services become available;
  - b) Requirements for the decommissioning and reclamation of the onsite water, wastewater and stormwater systems once County servicing becomes available.



**Reserves**

- 7) The provision of Municipal Reserve, in the amount of 10% of the area of Lots 1 and 2, is to be provided by payment of cash-in-lieu, in accordance with the appraisal report provided by Black Valuation Group, dated effective May 31, 2024, pursuant to Section 667(1) of the Municipal Government Act.

**Payments and Levies**

- 8) The Owner shall pay the Transportation Off-Site Levy in accordance with Bylaw C-8007-2020. The County shall calculate the total owing for the gross development area of Lots 1 and 2, as shown in the staff report and the approved Plan of Survey at time of endorsement.
- 9) 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**

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

**F. SUBDIVISION AUTHORITY DIRECTION:**

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

Carried

**G-1 All Divisions - Bylaw C-8555-2024 - Adoption of an Updated Procedure Bylaw  
File: N/A**

The Chair called for recess at 2:08 p.m. and called the meeting back to order at 2:16 p.m.

Councillor Schule left the meeting at 2:08 p.m. and did not return to the meeting.

MOVED by Councillor Boehlke that Bylaw C-8555-2024 be amended to remove section 30 (Council and Committee Meetings in a General Election Year) in its entirety and that all remaining sections be renumbered as necessary.

Defeated  
Absent: Councillor Schule

MOVED by Councillor Boehlke that Bylaw C-8555-2024 be amended to remove sections 93, 94, and 95 (Public Requests to Address Council or a Committee) in its entirety and that all remaining sections be renumbered as necessary.

Defeated  
Absent: Councillor Schule



MOVED by Councillor Wright that section 206(4)(a) of Bylaw C-8555-2024 be amended as follows:

- "presentations by the applicant are limited to 10 20 minutes unless Council passes a resolution to extend the presentation time limit;"

AND THAT section 206(7)(a) of Bylaw C-8555-2024 be amended as follows:

- the rebuttal by the applicant is limited to a maximum of 5 10 minutes unless a resolution is passed by Council to extend the rebuttal time limit."

Defeated  
Absent: Councillor Schule

MOVED by Councillor Hanson that Bylaw C-8555-2024 be given first reading.

Carried  
Absent: Councillor Schule

MOVED by Councillor Hanson that Bylaw C-8555-2024 be given second reading.

Carried  
Absent: Councillor Schule

MOVED by Councillor Hanson that Bylaw C-8555-2024 be considered for third reading.

Carried Unanimously  
Absent: Councillor Schule

MOVED by Councillor Hanson that Bylaw C-8555-2024 be given third and final reading.

Carried  
Absent: Councillor Schule

**K Adjourn the Meeting**

MOVED by Councillor Samra that the October 22, 2024 Council meeting be adjourned at 2:24 p.m.

Carried

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

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



# COUNCIL REPORT

## Redesignation Item: Residential

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Electoral Division: 1

File: PL20230157 / 04618033

|             |                                    |
|-------------|------------------------------------|
| Date:       | November 12, 2024                  |
| Presenter:  | Michelle Dollmaier, Senior Planner |
| Department: | Planning                           |

### REPORT SUMMARY

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The purpose of this report is for Council to assess the redesignation of the subject lands (Attachment A) from Residential, Rural District (R-RUR) to Residential, Country Residential District (R-CRD) to facilitate future subdivision of one ±0.965 hectare (±2.38 acre) lot.

The subject parcel is located within the Central Springbank Area Structure Plan (ASP) and the Robinson Road Conceptual Scheme (CS). The application was evaluated pursuant to the policies within Section 10.0 (Country Residential Development) of the County Plan, the infill residential area policies of the Central Springbank Area Structure Plan (ASP), the Robinson Road Conceptual Scheme (CS), and the *Land Use Bylaw*.

Although policies of the CS state that any subdivision will result in an amendment to the Robinson Road CS, Administration notes that an amendment to the entire CS to add one lot would not be beneficial. Otherwise, the application was found to be consistent with the overarching planning policies as they relate to infill country residential developments.

### ADMINISTRATION'S RECOMMENDATION

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- THAT Bylaw C-8581-2024 be given first reading.
- THAT Bylaw C-8581-2024 be given second reading.
- THAT Bylaw C-8581-2024 be considered for third reading.
- THAT Bylaw C-8581-2024 be given third and final reading.



## Redesignation Item: Residential

### BACKGROUND

#### Location (Attachment A)

Located approximately 0.20 kilometres (0.13 miles) south of Lower Springbank Road and 0.41 kilometres (0.25 miles) east of Horizon View Road, on the north side of Robinson Road.



#### Site History (Attachment B)

In June 2000, the existing parcel was registered at land titles. This was prior to the adoption of the Central Springbank ASP (2001) and the Robinson Road Conceptual Scheme (2007).

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

The application was circulated to all necessary internal and external agencies. No concerns were received. This application is not within an area guided by intermunicipal policy or requirements.

#### Landowner Circulation (Attachment D)

The application was circulated to 326 adjacent landowners in accordance with the *Municipal Government Act* and County Policy C-327 (Circulation and Notification Standards); 3 letters in support, and 3 letters in opposition (1 duplicate) were received.

### ANALYSIS

#### Policy Review (Attachment E)

Application was reviewed pursuant to Section 10.0 (Country Residential Development) of the County Plan, the Central Springbank ASP, the Robinson Road CS, and the *Land Use Bylaw*. The application was found to be consistent with these policies.

Section 10.0 (Country Residential) of the County Plan states that country residential development should be developed in accordance with their relevant area structure plans.

The subject parcel is located within the Central Springbank ASP and is in an identified infill residential area that is further guided by the Robinson Road CS. The proposed redesignation is to facilitate future subdivision of the parcel that would result in one ± 2.27 acre and one ± 2.28 acre lots in accordance with Policy 2.9.3.b of the ASP and Policy 6.3.1 of the CS.



Redesignation Item: Residential

Although Policy 1.1.1 of the CS states that future subdivision will result in an amendment to the Robinson Road CS, Administration notes that the creation of one lot is minor in nature and would not benefit from amending the CS to include one additional lot.

Finally, the future proposed subdivision is also consistent with the minimum parcel sizes as required by the R-CRD District in the *Land Use Bylaw*.

COMMUNICATIONS / ENGAGEMENT

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

IMPLICATIONS

Financial

No financial implications identified at this time.

STRATEGIC ALIGNMENT

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

ALTERNATE DIRECTION

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

ATTACHMENTS

- Attachment A: Map Set
- Attachment B: Application Information
- Attachment C: Application Referral Responses
- Attachment D: Public Submissions
- Attachment E: Policy Review
- Attachment F: Draft Bylaw C-8581-2024

APPROVALS

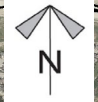
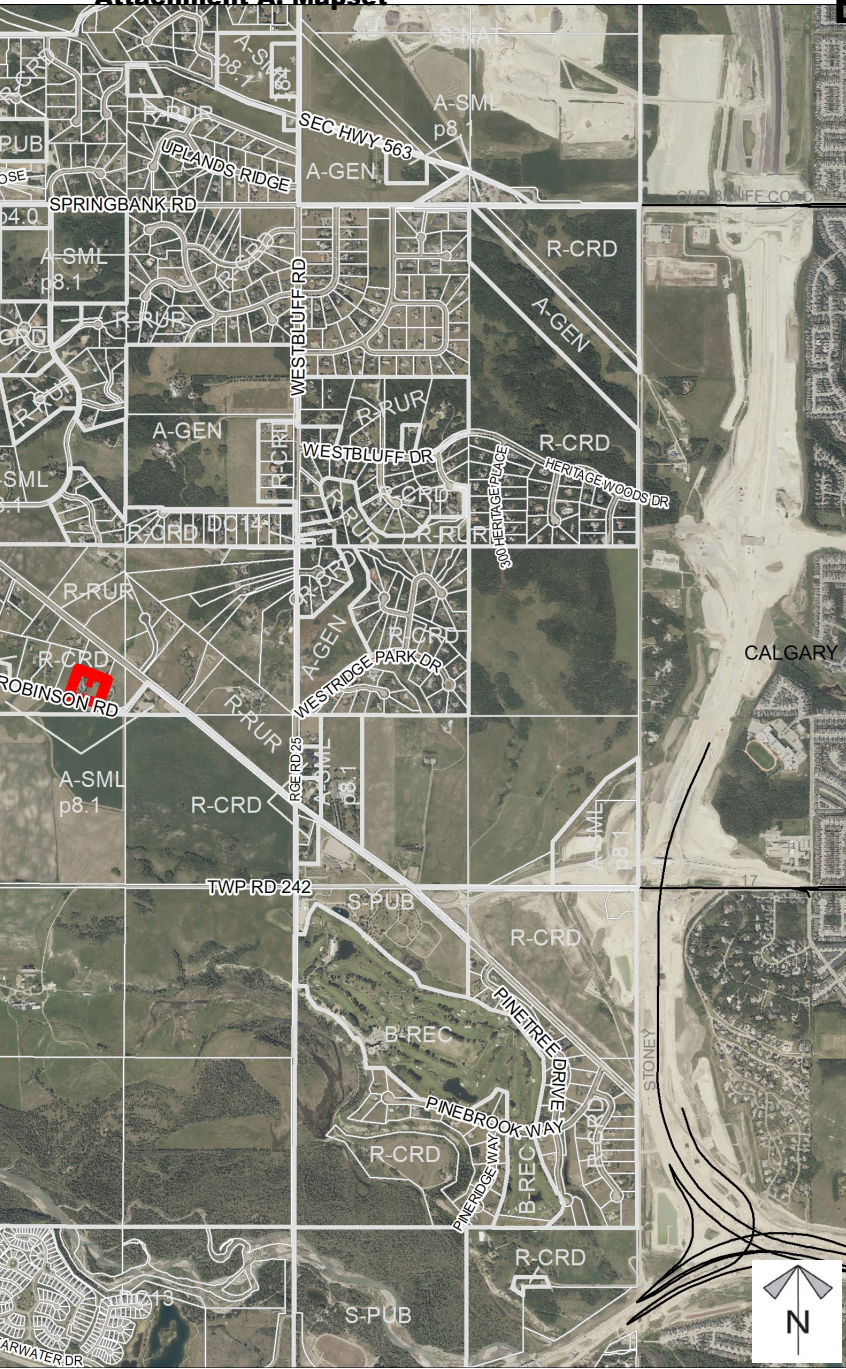
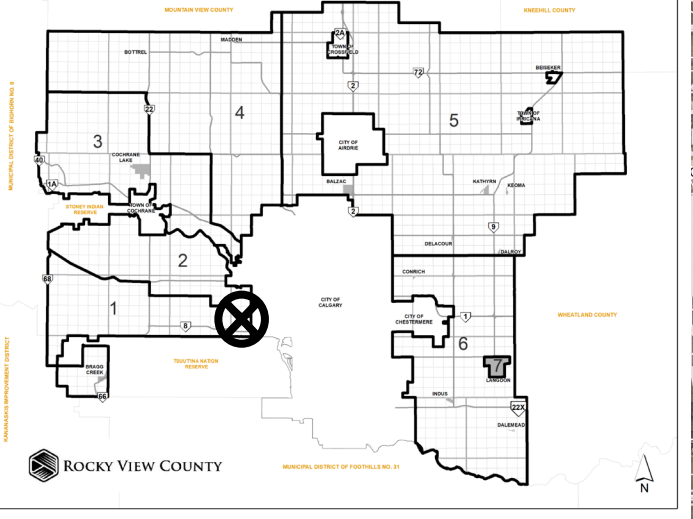
|                               |                     |
|-------------------------------|---------------------|
| Manager:                      | Dominic Kazmierczak |
| Acting Executive Director:    | Dominic Kazmierczak |
| Chief Administrative Officer: | Reegan McCullough   |



# Location & Context

## Redesignation Proposal

To redesignate the subject lands from Residential, Rural District (R-RUR) to Residential, Country Residential District (R-CRD) to facilitate future subdivision of one ±0.965 hectare (±2.38 acre) lot.

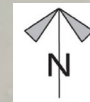
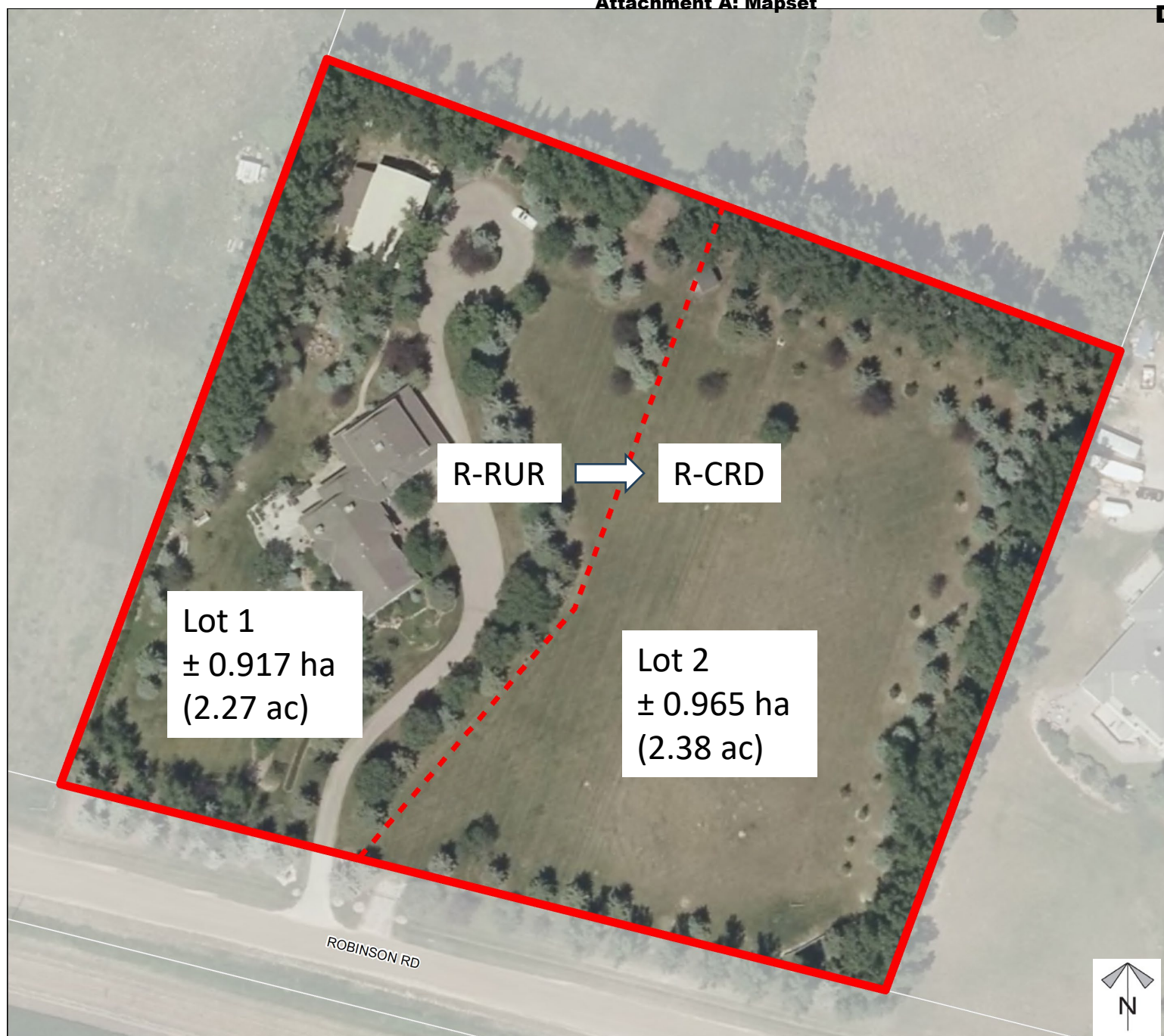


Division: 1  
 Roll: 04618033  
 File: PL20230157  
 Printed: December 22, 2023  
 Legal: A portion of NE-18-24-2-  
 Page 34 of 158

# Development Proposal

## Redesignation Proposal

To redesignate the subject lands from Residential, Rural District (R-RUR) to Residential, Country Residential District (R-CRD) to facilitate future subdivision of one ±0.965 hectare (±2.38 acre) lot.



Environmental

Redesignation Proposal

To redesignate the subject lands from Residential, Rural District (R-RUR) to Residential, Country Residential District (R-CRD) to facilitate future subdivision of one ±0.965 hectare (±2.38 acre) lot.



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

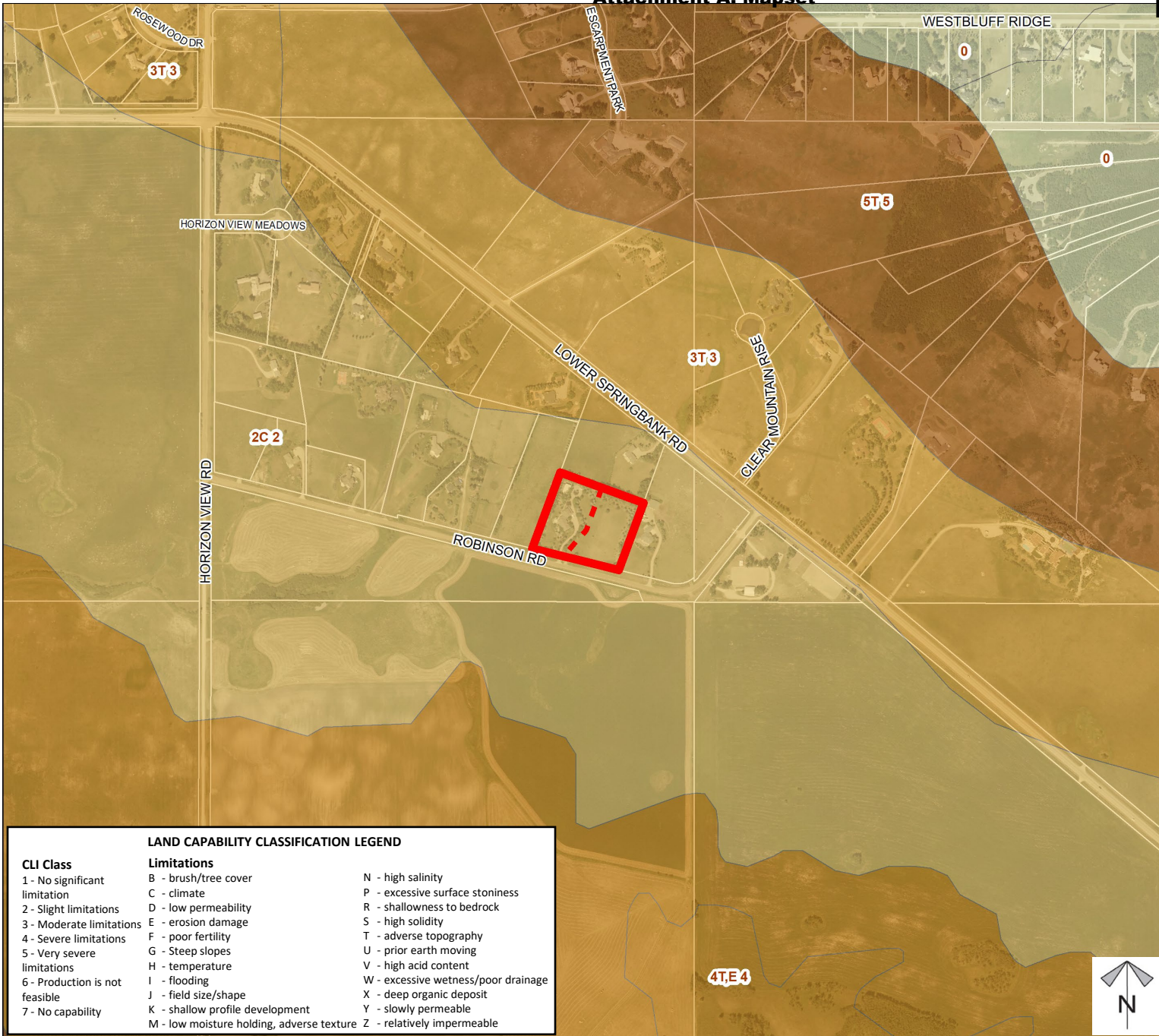


Division: 1  
Roll: 04618033  
File: PL20230157  
Printed: December 22, 2023  
Legal: A portion of NE-18-24-2-  
Page 36 of 158

# Soil Classifications

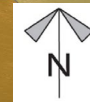
## Redesignation Proposal

To redesignate the subject lands from Residential, Rural District (R-RUR) to Residential, Country Residential District (R-CRD) to facilitate future subdivision of one ±0.965 hectare (±2.38 acre) lot.



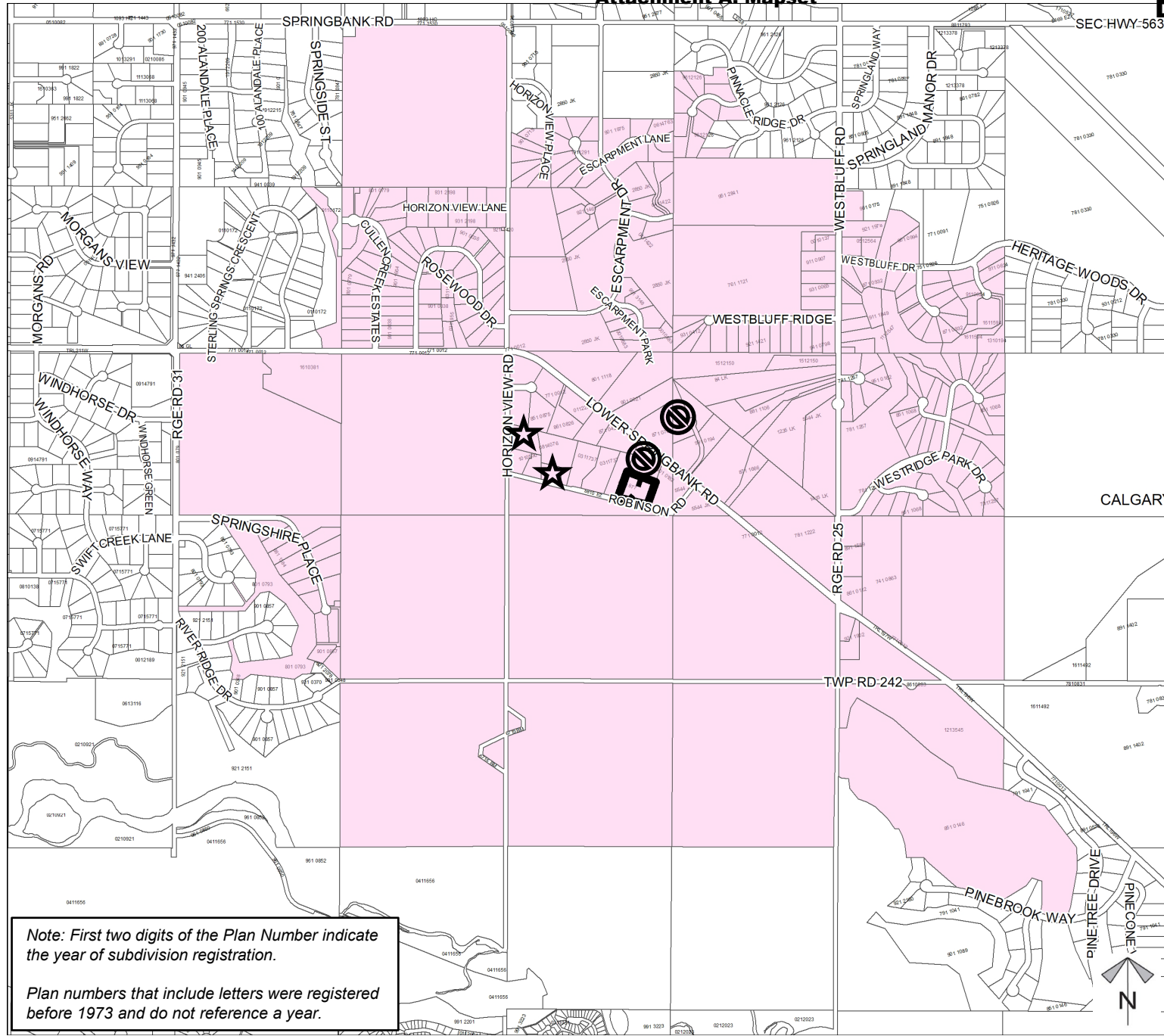
**LAND CAPABILITY CLASSIFICATION LEGEND**

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



**Landowner  
Circulation  
Area  
Redesignation  
Proposal**

To redesignate the subject lands from Residential, Rural District (R-RUR) to Residential, Country Residential District (R-CRD) to facilitate future subdivision of one ±0.965 hectare (±2.38 acre) lot.



**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: 1  
Roll: 04618033  
File: PL20230157  
Printed: December 22, 2023  
Legal: A portion of NE-18-24-2-  
Page 38 of 158

**ATTACHMENT B: APPLICATION INFORMATION**

|  |  |
|--|--|
| <b>APPLICANT/OWNERS:</b><br>Horizon Land Surveys/Yuhang (Alex) Jiang /<br>Paul and Janice Lynne Colborne   | <b>DATE APPLICATION RECEIVED:</b><br>December 20, 2023 |
| <b>GROSS AREA:</b><br>±1.88 hectares (±4.65 acres)   | <b>LEGAL DESCRIPTION:</b><br>NW-18-24-02-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><br>Significant limitations due to climate.  |  |
| <b>HISTORY:</b><br><b>June 22, 2000:</b> Parcel was registered at land titles.   |  |
| <b>TECHNICAL REPORTS SUBMITTED:</b> <ul style="list-style-type: none"> <li>• Phase 1 Goundwater Supply Assessment, Arletta Water Resources, August, 2024</li> <li>• Geotechnical Investigation, PrairieGeo Engineering Ltd., July, 2024</li> </ul> |  |

## ATTACHMENT C: APPLICATION REFERRAL RESPONSES

| AGENCY  | COMMENTS              |
|---|-----------------------|
| <b><i>School Authority</i></b>                              |                       |
| Calgary Catholic School District                            | No concerns.          |
| <b><i>Province of Alberta</i></b>                           |                       |
| Alberta Ministry of Environment and Protected Areas         | No response received. |
| Alberta Sustainable Development (Public Lands)              | No response received. |
| Alberta Culture and Community Spirit (Historical Resources) | No response received. |
| Alberta Energy Regulator                                    | No response received. |
| Alberta Health Services                                     | No concerns.          |
| <b><i>Public Utility</i></b>                                |                       |
| ATCO Gas  | No concerns.          |
| ATCO Pipelines  | No response received. |
| AltaLink Management   | No response received. |
| FortisAlberta   | No concerns.          |
| TELUS Communications  | No concerns.          |
| TransAlta Utilities Ltd.                                    | No response received. |
| Rockyview Gas Co-op Ltd.                                    | No response received. |
| <b><i>Internal Departments</i></b>                          |                       |
| Recreation, Parks, and Community Support                    | No concerns.          |
| GIS Services  | No response received. |



| AGENCY                                     | COMMENTS  |
|--|---|
| Building Services                          | No response received.   |
| Fire Services &<br>Emergency<br>Management | No concerns.  |
| Capital and<br>Engineering<br>Services     | <p data-bbox="488 380 607 409"><b>General:</b></p> <ul data-bbox="537 432 1503 659" style="list-style-type: none"> <li data-bbox="537 432 948 462">• The application is proposing <ul data-bbox="634 480 1503 659" style="list-style-type: none"> <li data-bbox="634 480 1503 575">○ PL20230157: to redesignate the subject lands from Residential, Rural District (R-RUR) to Residential, Country Residential (R-CRD); and</li> <li data-bbox="634 594 1503 659">○ PL20240080: to create a ± 0.965 hectare (± 2.38 acre) parcel with ± 0.917 hectare (± 2.27 acre) remainder.</li> </ul> </li> </ul> <p data-bbox="488 678 683 707"><b>Geotechnical:</b></p> <ul data-bbox="537 730 1336 812" style="list-style-type: none"> <li data-bbox="537 730 1336 760">• The subject lands do not include slopes greater than 15%.</li> <li data-bbox="537 779 1170 808">• Engineering has no requirements at this time.</li> </ul> <p data-bbox="488 831 703 861"><b>Transportation:</b></p> <ul data-bbox="537 884 1541 1638" style="list-style-type: none"> <li data-bbox="537 884 1484 945">• The remainder lot 1 and proposed new lot 2 gain access off Robinson Road from two single gravelled approaches.</li> <li data-bbox="537 968 1541 1167">• As a condition of future subdivision, the Owner shall upgrade the existing approaches to single gravelled approach standard in accordance with the County Servicing Standards. In addition, the Owner shall also: <ul data-bbox="602 1104 1503 1167" style="list-style-type: none"> <li data-bbox="602 1104 1503 1167">• Contact County Road Operations for a pre-construction inspection and a post-construction inspection for final acceptance.</li> </ul> </li> <li data-bbox="537 1190 1541 1350">• Robinson Road is part of the Long Range Transportation Network B, requiring 30 m Road Right of Way (ROW). The current right of way is 25 m. The Owner already dedicated, by Plan of Survey, a +/- 5.0 m strip of land as road ROW along entire southern boundary of subject lands. Engineering has no requirements at this time.</li> <li data-bbox="537 1373 1541 1638">• As a condition of future subdivision, the applicant will be required to pay the transportation offsite levy as per the applicable TOL Bylaw C-8007-2020. The TOL will be applied to proposed new lot 2 (2.384 acres). The TOL does not apply to the remainder lot 1 since it has an existing residence. <ul data-bbox="634 1541 1442 1638" style="list-style-type: none"> <li data-bbox="634 1541 1442 1638">○ Estimated TOL payment = Base Levy (\$4,595 per acre) + Special Area 4 Levy (\$9,247 per acre) = \$32,999.33 (using 2.384 acres)</li> </ul> </li> </ul> <p data-bbox="488 1661 797 1690"><b>Sanitary/Waste Water:</b></p> <ul data-bbox="537 1713 1541 2072" style="list-style-type: none"> <li data-bbox="537 1713 1541 1873">• <b>Prior to decision of future subdivision</b>, the applicant/owner shall provide a Level 1 Variation Assessment that identifies the type of PSTS and drainfield, and the groundwater well that is existing on the remainder lot 1 and demonstrates that the proposed development meets adequate setbacks in accordance with the Alberta SOP.</li> <li data-bbox="537 1881 1541 2072">• <b>Prior to decision of future subdivision</b>, the Owner is to provide a Level 3 PSTS Assessment in accordance with the Model Process Reference Document for the proposed new lot 2. <ul data-bbox="634 1980 1541 2072" style="list-style-type: none"> <li data-bbox="634 1980 1541 2072">○ If the recommendations of the Model Process Assessment require improvements, then a Site Improvements / Services Agreement shall be required to be entered into.</li> </ul> </li> </ul> |

| AGENCY                             | COMMENTS  |
|------------------------------------|---|
|                                    | <ul style="list-style-type: none"> <li>• As the proposed new lot is less than 4 acres in size and in accordance with County Policy 449, as a condition of future subdivision, the Owner shall enter into a Site Improvements / Services Agreement (SISA) with the County, which shall be registered on title of the new lot and shall include the following:               <ul style="list-style-type: none"> <li>○ For the construction of a Packaged Sewage Treatment Plant meeting Bureau de Normalisation du Quebec (BNQ) standards.</li> <li>○ The system to be in accordance with the required Level 3 PSTS Assessment.</li> </ul> </li> </ul> <p><b>Water Supply and Waterworks:</b></p> <ul style="list-style-type: none"> <li>• The applicant provided a Phase 1 Groundwater Supply Assessment, prepared by Arletta Water Resources, dated August 2024. The assessment concluded that               <ul style="list-style-type: none"> <li>○ Sufficient aquifer yields exist to meet the demands of the Water Act (1,250 m<sup>3</sup>/year) for individual domestic supply wells;</li> <li>○ Based on available pumping test data, the diversion of 1,250 m<sup>3</sup>/year of water for household purposes for each of the households within the subdivision will not interfere with any household users, licensees or traditional agriculture users who exist when the subdivision is approved; and</li> <li>○ Future supply wells completed in bedrock aquifers at a similar depth will likely have similar water chemistry and be suitable for the intended use without treatment.</li> </ul> </li> <li>• As a condition of future subdivision, the applicant is required to drill a new well in the proposed new lot 2 and provide a Phase 2 Aquifer Testing Report that includes a Well Driller's report confirming that the flow exceeds or is equivalent to 1 igpm.</li> </ul> <p><b>Storm Water Management:</b></p> <ul style="list-style-type: none"> <li>• As a condition of future subdivision, the applicant/owner will be required to provide a Site-Specific Stormwater Implementation Plan (SSIP) conducted and stamped by a professional engineer that is in accordance with the Springbank Master Drainage Plan and the County Servicing Standards.</li> </ul> <p><b>Environmental:</b></p> <ul style="list-style-type: none"> <li>• As per GIS review, no environmentally sensitive areas are observed. Should the applicant propose development that has a direct impact on any wetlands, the applicant will be responsible for obtaining all required AEP approvals.</li> <li>• Engineering has no requirements at this time.</li> </ul> <p>No response received.</p> |
| Agriculture & Environment Services | No response received.   |

Circulation Period: April 23, 2024, to May 22, 2024.

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



File Number: 04618033  
Application PL20230157 / PL20240080

Attention: Michelle Dollmaier

This is to advise that we are landowners close the subject application and are in support of it.

Yours truly,

A handwritten signature in blue ink that reads "Donna Toews". The signature is written in a cursive style.

Gordon and Donna Toews  
242200 Horizon View Road  
Calgary, Alberta  
T3Z 3K6

Planning Services Department  
Rocky View County  
242 Rocky View Point  
Rocky View County, Alberta  
T4A OV2

File Number: 04618033  
Application PL20230157/PL20240080

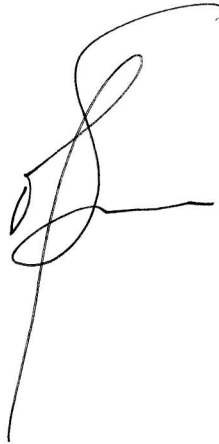
Attention: Michelle Dollmaier

This is to advise that we are landowners close to the above application and support the development.

Yours truly



Carrie and Mike Sweet  
110 Robinson Road  
Calgary, AB  
T3Z3K6



7 Clear Mountain Rise SW  
Calgary, AB T3Z 3J9

May 2, 2024

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



Re: File Number: 04618033, Application Number: PL20230157/PL20240080

Dear Ms. Dollmaier:

I am responding to the notice of application provided to us in connection with the above referenced application. Our home is situated upslope to the immediate north east of the proposed redesignation and subdivision, overlooking the existing parcel.

We object to any such redesignation and subdivision. The current R-RUR designation was originally established to ensure that the lands in this area are developed in a style which preserves the rural character of the area. All development to date, including our own home, has complied with this designation and style, including spacious lots of a minimum of four acres. To relax this requirement now, after the fact, will deprive us and others of the aesthetic benefits of this rural style which we all have paid for.

I don't believe that there is any valid justification for changing the historical designation.

I don't believe that this is the first time that a landowner in this particular area sought to be able to subdivide their property. It has happened previously, quite a few years ago, about 10, I think. The change was not approved at that time, nor should it be this time.

Yours truly,

A handwritten signature in black ink, appearing to read "JRB".

J. Richard Bird

May 10, 2024

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

We are homeowners with property adjacent to the proposed redesignation and subdivision of Lot 2 Plan 0011577, NW- 18-24-02-W05M into 2 (R-CRD) parcels, a 2.38-acre parcel with a 2.27 acre remainder (File Number 04618033, Application Number PL20230157/PL20240080).

As part of the Robinson Road Conceptual Scheme, we and our neighbors depend on our wells to supply all our water needs as there is no other water supply to the area. We and our neighbors have concerns that adding more residences and water wells to the area at this time could have a negative effect on the local aquifer and groundwater by drawing from a water table already under stress due to prolonged drought conditions.

University of Calgary hydrologist, Masaki Hayashi, has been monitoring Rocky View County wells since 2013. He has reported that wells are hitting all-time lows due to years of drought and warned that ground water recharge will be problematic. Paul McLauchlin, environmental scientist and president of Rural Municipalities of Alberta, has echoed these concerns.

The Alberta Water Act states that household users have the highest priority to water rights among users. At a minimum, we believe that any new application for redesignation, subdivision or development in Springbank be required to provide independent aquifer test data supporting the application and demonstrating that, prior to approval, any new well(s) that may be required will not have an adverse impact on the water supply of neighboring properties.

In the absence of that data, we must oppose Application PL20230157/PL20240080.

Sincerely,

Thomas and Barbara Nardin

**Micah Nakonechny**

---

**From:** Bill Rafih <bill@manhattangroup.ca>  
**Sent:** Friday, October 25, 2024 1:06 PM  
**To:** Mdollmaler@rockyview.ca  
**Cc:** Legislative Services  
**Subject:** Bylaw C-8581-2024 - PL20230157 (04618033)

Hi Michelle,

I am supportive of this redesignation but was hoping you could advise what the proposed water supply is for the newly created lot?

Thanks in advance,



**Bill Rafih** | Manhattan Developments & Design  
President | Direct: 403.803.1141 | manhattangroup.ca

**Michelle Mitton**

---

**From:** Richard Bird [REDACTED]  
**Sent:** October 18, 2024 4:17 PM  
**To:** Legislative Services  
**Subject:** Bylaw C-8581-PL20230157 (04618033)

I, Richard Bird, am responding to the recently received notice of public hearing on this matter on behalf of my wife Cathryn and myself. Our home address is 7 Clear Mountain Rise SW, Calgary, AB T3Z 3J9. We are affected by the proposed bylaw because our property is situated immediately to the north east of the subject lot and overlooks it from higher up on the hill.

It is our understanding that the current zoning for this area, which has been in effect since our property and all others in this immediate area were originally subdivided, requires at a minimum four acres per lot. The purpose of this zoning as we have understood it, and relied upon in locating our home in this area, is to preserve the rural character of the area. That is a quality which is of great importance and value to us and we believe this quality will be adversely affected by allowing any increased density or smaller lot sizes, especially in a location as visible from our home as this one is, but more generally anywhere in the area encompassed by the current zoning. We also fear that once this has been allowed for one it will establish a precedent, inevitably leading to more subdivisions for increased density, further impairing the rural character of the area. Consequently we oppose the enactment of this bylaw and resulting change to zoning.

Richard Bird



**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 – Country Residential</b>                 |  |
| 5.8  | <i>Support the development of existing country residential communities (identified on Map 1) in accordance with their area structure plan.</i>   |
| Consistent   | The application is located within an identified country residential community.   |
| <b>Country Residential Development – Country Residential Communities</b> |  |
| 10.1   | <i>Development within Greater Bragg Creek, Bearspaw, North and Central Springbank, Elbow Valley, Balzac East (Sharp Hills/Butte Hills), Cochrane North, and Glenbow Ranch shall conform to their relevant area structure plan.</i>   |
| Consistent   | The application is within the Central Springbank ASP.  |
| <b>Transportation – Road Access</b>                                      |  |
| 16.13  | <i>Residential redesignation and subdivision applications should provide for development that:</i><br><i>a. provides direct access to a road, while avoiding the use of panhandles;</i><br><i>b. minimizes driveway length to highways/roads;</i><br><i>c. removes and replaces panhandles with an internal road network when additional residential development is proposed; and</i><br><i>d. limits the number and type of access onto roads in accordance with County Policy.</i> |
| Consistent   | Future proposed subdivision will provide the additional lot with direct road access.   |

| <b>Central Springbank Area Structure Plan</b> |   |
|---|---|
| <b>General Residential Policies</b>           |   |
| 2.9.2   | a) All residential development must abide by the General Residential Development policies outlined in this section.<br>b) Lands suitable for residential development are classified into two categories – Infill Residential and New Residential with defined boundaries as shown on Maps 11 and 12. Any application to reclassify lands from one of the above residential categories to another will require an amendment to this Plan.<br>c) In order to provide a wholistic, efficient and thorough approach to community development in Central Springbank, conceptual schemes will be required to guide future residential development.<br>g) The form of residential development should be single detached housing. |
| Consistent                                    | The subject lands are located within an Infill Residential area of the ASP, and within the Robinson Road conceptual scheme.   |

| <b>Infill Development Policies</b> |   |
|------------------------------------|---|
| 2.9.3                              | <p>a) Lands identified on Map 11 will not be eligible for further subdivision unless a conceptual scheme is prepared in accordance with the provisions of this plan, is approved by the Municipality, and is appended to the Central Springbank Area Structure Plan.</p> <p>b) Future residential lots in the Infill Residential Area as defined on Map 11 will range between +0.8 to +1.6 ha (+2 to +4 acres) in size or whatever is most prevalent on adjacent lands or in the immediate area.</p> <p>c) Open space connections should be facilitated through the use of cash-in-lieu, developer dedication of land or easements to extend pedestrian connections throughout the Plan Area.</p> <p>d) Modified road standards should only be considered in Infill Residential Areas when stormwater management, emergency services, school bus services and public safety are shown to not be at risk and an opportunity for future local roads with a higher priority for aesthetic appeal, quality of service and multiple use is provided.</p> |
| Consistent                         | The subject lands are within the Robinson Road conceptual scheme which guides development in the area. The proposed new lot is 2.38 acres in size.  |

| <b>Robinson Road Conceptual Scheme</b> |   |
|--|---|
| <b>General</b>                         |   |
| 1.1.1                                  | Robinson Road Conceptual Scheme is provided as a guide and framework for future amendments. Application for amendment to the Robinson Road Conceptual will be required for each future development identified within this Conceptual Scheme.  |
| Inconsistent                           | While the application does not include an amendment to the CS, the proposal is minor and amending the entire CS to include one additional lot would have little benefit.  |
| <b>Future Land Use</b>                 |   |
| 6.2.1                                  | Proposals for Redesignation and Subdivision of land within the Plan Area pursuant to the Land Use Bylaw shall be considered appropriate where such proposals will support subdivision and development, which conform to the uses identified within Figure 6 – Future Land Use and the provisions of this Conceptual Scheme and the CSASP. |
| Consistent                             | The proposed land use redesignation is in accordance with Figure 6.   |
| 6.3.1                                  | The minimum parcel size for residential subdivision within the Plan Area shall be 0.8 ha or 1.98 acres.   |
| Consistent                             | The new lot is proposed to be 2.38 acres in size.   |
| <b>Development in the Plan Area</b>    |   |
| 9.1.3                                  | Single-family residential development that is compatible with land use adjacent and in proximity to the Plan Area is the preferred development form. Other uses may be considered appropriate where allowed as permitted and discretionary uses under the Residential One District (R-1) of the Land Use Bylaw.                           |
| Consistent                             | The application is proposing a single-family residential lot.   |
| 10.5.1                                 | Landscaping plans will be in accordance with Section 2.3.2 of the CSASP. It is the responsibility of the Developer to implement these standards.  |
| Consistent                             | A landscaping plan will be provided as a condition of subdivision.  |

| <b>Land Use Bylaw C-8000-2020</b>                       |  |
|---|--|
| <b>R-CRD, Residential, Country Residential District</b> |  |
| 326   | Minimum Parcel Size: <ul style="list-style-type: none"> <li>a) 0.8 ha (1.98 ac)</li> <li>b) The minimum size of parcels designated with the letter “p” is the number indicated on the Land Use Map</li> <li>c) Notwithstanding b), the number following the “p” shall not be less than 0.4 ha (0.98 ac)</li> </ul> |
| Consistent  | Future proposed subdivision will result in one ±2.27 acre parcel and one ±2.28 acre parcel.  |



# BYLAW C-8581-2024

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-8581-2024*.

## 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 Lot 2, Plan 0011577 within NW-18-24-02-W05M from Residential, Rural District (R-RUR) to Residential, Country Residential District (R-CRD) as shown on the attached Schedule ‘A’ forming part of this Bylaw.

4 THAT Lot 2, Plan 0011577 within NW-18-24-02-W05M is hereby redesignated to Residential, Country Residential District (R-CRD) as shown on the attached Schedule ‘A’ forming part of this Bylaw.

## Effective Date

5 Bylaw C-8581-2024 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-8581-2024**

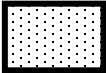
Amendment

FROM

Residential, Rural  
District (R-RUR)

TO

Residential,  
Country  
Residential  
District (R-CRD)



**R-RUR → R-CRD**  
**± 1.88 ha**  
**(± 4.65 ac)**

ROBINSON RD





# COUNCIL REPORT

## Redesignation Item: Agricultural

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Electoral Division: 5

File: PL20240002 / 07533003

|             |                           |
|-------------|---------------------------|
| Date:       | November 12, 2024         |
| Presenter:  | Bernice Leyeza, Planner 2 |
| Department: | Planning                  |

### REPORT SUMMARY

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The purpose of this report is to assess the redesignation of a portion of NW-33-27-01-W05M from Agricultural, General District (A-GEN) to Agriculture, Small Parcel District (A-SML p.8.1) to facilitate future subdivision of one ±8.10 hectare (±20.01 acre) lot.

The subject parcel is located outside of an area structure plan; therefore, the application was evaluated pursuant to the policies and regulations of the Municipal Development Plan (County Plan) and the *Land Use Bylaw*. The proposed future parcel configuration is generally consistent with the County Plan's Agricultural Policies (Section 8.0) goals to support various agriculturally viable parcel sizes and generally fits the site's natural topography. The application introduces a new agricultural use (horse training and boarding) for the subject parcel, while continuing cattle operations on the remainder parcel. However, the rationale for these distinct agricultural operations could be accommodated on the existing parcel.

The application is consistent with the requirements of the *Land Use Bylaw*.

### ADMINISTRATION'S RECOMMENDATION

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- THAT Bylaw C-8578-2024 be given first reading.
- THAT Bylaw C-8578-2024 be given second reading.
- THAT Bylaw C-8578-2024 be considered for third reading.
- THAT Bylaw C-8578-2024 be given third and final reading.

## Redesignation Item: Agricultural

### BACKGROUND

#### Location (Attachment A)

Located approximately 2.42 kilometres (1.5 miles) north of Township Road 274, and on the east side of Range Road 14.



#### Site History (Attachment B)

In May 1985, a building permit was issued for the single-detached dwelling on the site. In October 1989, the first parcel was subdivided to separate the single-detached dwelling located on the western portion of the quarter section.

#### 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 16 adjacent landowners in accordance with the *Municipal Government Act* and County Policy C-327 (Circulation and Notification Standards); no letters in support nor in opposition were received.

### ANALYSIS

#### Policy Review (Attachment E)

The application was principally reviewed pursuant to Section 8.0 (Agriculture) of the County Plan. The proposed future parcel configuration is generally consistent with the goals of Section 8.0 to accommodate a range of agriculturally viable parcel sizes and broadly aligns with the site's natural topography.

The application proposes a new or distinct agricultural use (i.e. horse training and boarding operations) from the remainder of the parcel. However, the rationale for new or distinct agricultural operations, such as horse training and boarding on the subject parcel, while continuing cattle operations on the remainder parcel as a distinct agricultural operation could be accommodated on the existing parcel.



Redesignation Item: Agricultural

**COMMUNICATIONS / ENGAGEMENT**

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

**IMPLICATIONS**

**Financial**

No financial implications identified at this time.

**STRATEGIC ALIGNMENT**

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

**ALTERNATE DIRECTION**

Administration recommends application PL20240002 not be approved as it does not align with the Agricultural Policies in the County Plan.

**ATTACHMENTS**

- Attachment A: Map Set
- Attachment B: Application Information
- Attachment C: Application Referral Responses
- Attachment D: Public Submissions [No Letters Received]
- Attachment E: Policy Review
- Attachment F: Draft Bylaw C-8578-2024

**APPROVALS**

|                               |                     |
|-------------------------------|---------------------|
| Manager:                      | Dominic Kazmierczak |
| Acting Executive Director:    | Dominic Kazmierczak |
| Chief Administrative Officer: | Reegan McCullough   |

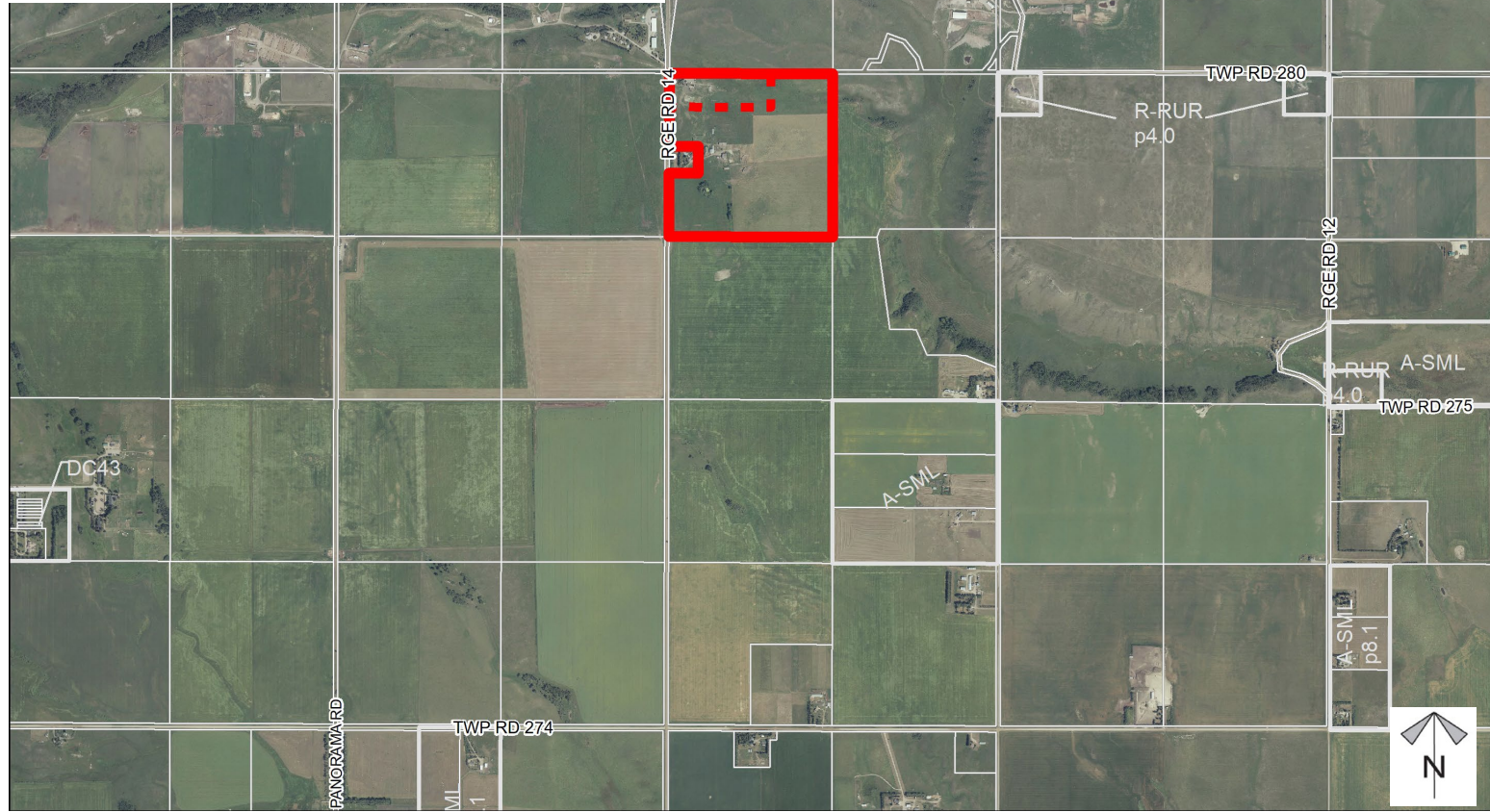
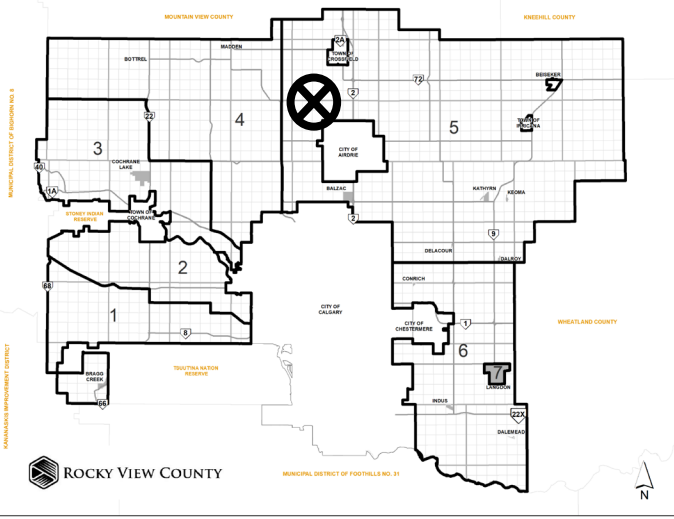


# Location & Context

## Redesignation Proposal

To redesignate a portion of the subject lands from Agriculture, General District (A-GEN) to Agriculture, Small Parcel District (A-SML p8.1) in order to facilitate future subdivision of one new ± 8.10 hectare (± 20.01 acre) lot with a ± 54.75 hectare (± 135.30 acre) remainder.

Division: 5  
Roll: 07533003  
File: PL20240002  
Printed: Jan 4, 2024  
Legal: A portion of NW-33-27  
Page 1 of 58 of 158

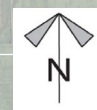


# Development Proposal

## Redesignation Proposal

To redesignate a portion of the subject lands from Agriculture, General District (A-GEN) to Agriculture, Small Parcel District (A-SML p8.1) in order to facilitate future subdivision of one new  $\pm 8.10$  hectare ( $\pm 20.01$  acre) lot with a  $\pm 54.75$  hectare ( $\pm 135.30$  acre) remainder.

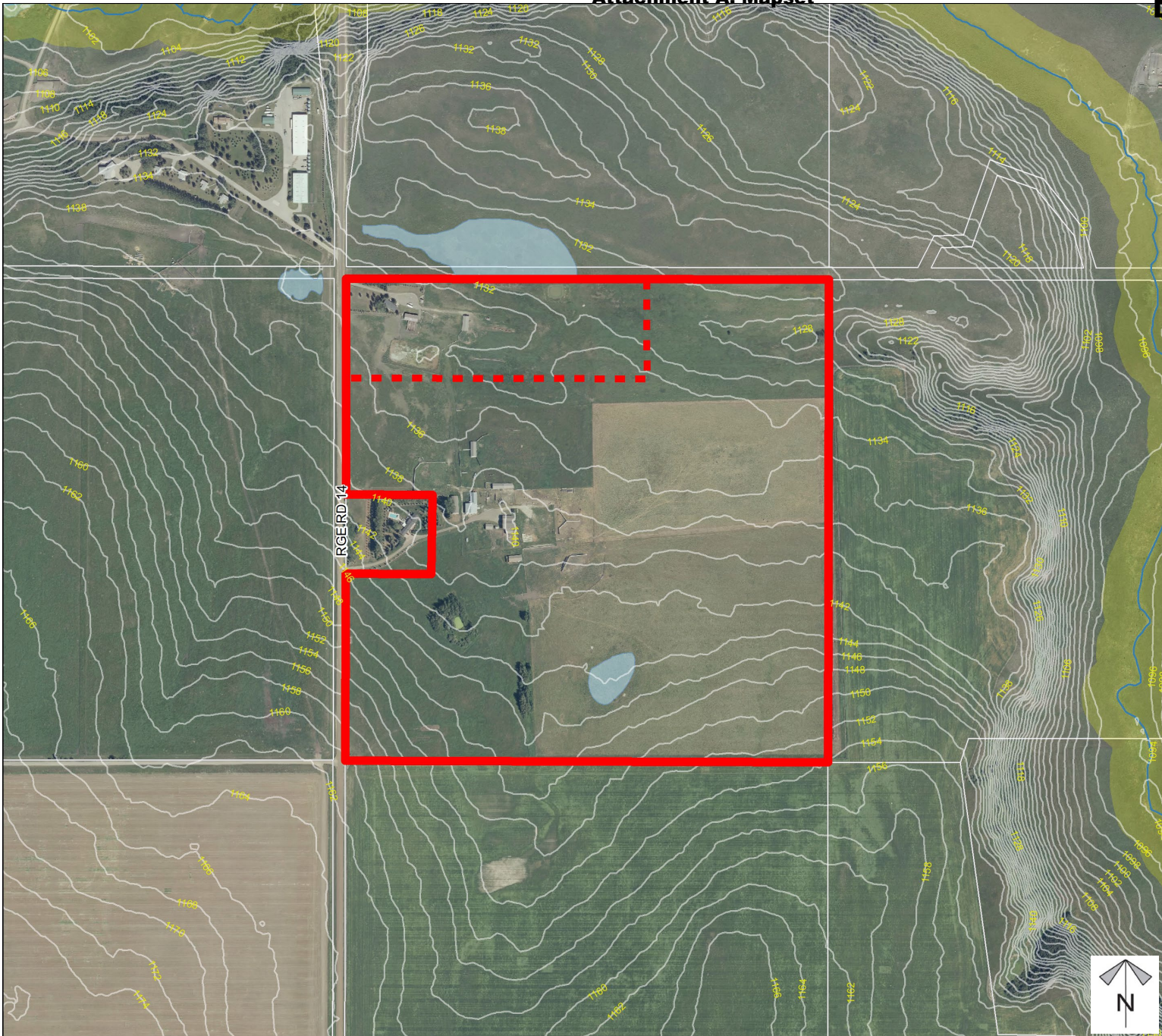
Division: 5  
Roll: 07533003  
File: PL20240002  
Printed: Jan 4, 2024  
Legal: A portion of NW-33-27  
Page 59 of 158



# Environmental

## Redesignation Proposal

To redesignate a portion of the subject lands from Agriculture, General District (A-GEN) to Agriculture, Small Parcel District (A-SML p8.1) in order to facilitate future subdivision of one new  $\pm 8.10$  hectare ( $\pm 20.01$  acre) lot with a  $\pm 54.75$  hectare ( $\pm 135.30$  acre) remainder.



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

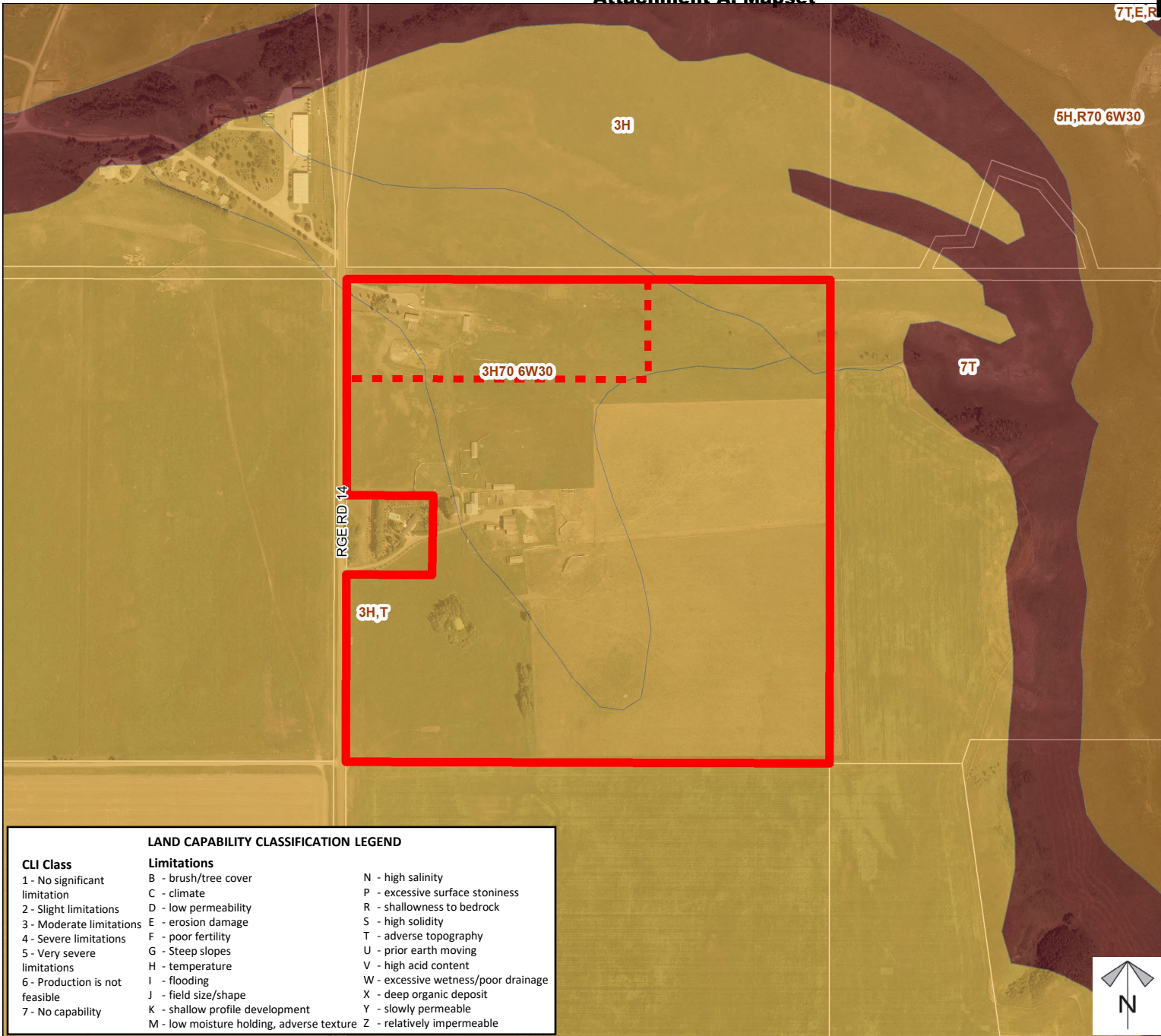


Division: 5  
Roll: 07533003  
File: PL20240002  
Printed: Jan 4, 2024  
Legal: A portion of NW-33-27  
Page 60 of 158

# Soil Classifications

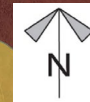
## Redesignation Proposal

To redesignate a portion of the subject lands from Agriculture, General District (A-GEN) to Agriculture, Small Parcel District (A-SML p8.1) in order to facilitate future subdivision of one new ± 8.10 hectare (± 20.01 acre) lot with a ± 54.75 hectare (± 135.30 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          |





**ATTACHMENT B: APPLICATION INFORMATION**

|  |  |
|--|--|
| <b>APPLICANT/OWNERS:</b><br>Evan and Duncan Scott Lees   | <b>DATE APPLICATION RECEIVED:</b><br>January 3, 2024 |
| <b>GROSS AREA:</b><br>±62.8 hectares (±155.3 acres)  | <b>LEGAL DESCRIPTION:</b><br>NW-33-27-01-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><br>Moderate Limitation in Temperature and adverse topography on the remainder portion of the quarter section.   |  |
| <b>HISTORY:</b><br><b>May 3, 1985:</b> Building Permit was issued for the single-detached dwelling on site.<br><b>October 17, 1989:</b> The first parcel out was registered in the Alberta Land Titles Office. |  |
| <b>TECHNICAL REPORTS SUBMITTED:</b><br>• N/A   |  |

## ATTACHMENT C: APPLICATION REFERRAL RESPONSES

| AGENCY  | COMMENTS  |
|---|---|
| <b><i>School Authority</i></b>                              |   |
| Rocky View Schools  | No response received.   |
| Calgary Catholic School District                            | The Calgary Catholic School District offers no comments on the above-noted redesignation circulation (PL20240002). As noted, Municipal Reserves are not being considered at this stage. |
| Public Francophone Education                                | No response received.   |
| Catholic Francophone Education                              | No response received.   |
| <b><i>Province of Alberta</i></b>                           |   |
| Alberta Ministry of Environment and Protected Areas         | No response received.   |
| Alberta Sustainable Development (Public Lands)              | No response received.   |
| Alberta Culture and Community Spirit (Historical Resources) | No response received.   |
| Alberta Health Services                                     | AHS-EPH has no concerns with the proposed redesignation and future subdivision from a public health perspective   |
| <b><i>Public Utility</i></b>                                |   |
| ATCO Gas  | ATCO Gas has no objection to the proposed.  |
| ATCO Pipelines  | ATCO Transmission high pressure pipelines has no objections.  |
| FortisAlberta   | No concerns.  |
| TELUS Communications  | No concerns.  |
| <b><i>Internal Departments</i></b>                          |   |
| Recreation, Parks, and Community Support                    | As municipal reserves are not required for this application, recreation will comment at the subdivision stage.  |
| GIS Services  | No response received.   |



| AGENCY                               | COMMENTS   |
|--------------------------------------|--|
| Building Services                    | No concerns.   |
| Fire Services & Emergency Management | Fire services has no concerns at this time. Subject to access route design (ideally a fire truck turn around on site that is solid enough to handle the weight of fire apparatus) and water supply requirements as per the NBC (AE), NFC (AE) and County Bylaws.   |
| Capital and Engineering Services     | <p data-bbox="488 411 607 441"><b>General:</b></p> <ul data-bbox="537 464 1510 625" style="list-style-type: none"> <li data-bbox="537 464 1510 625">• The application is proposing to redesignate a portion of the subject lands from Agriculture, General District (A-GEN) to Agriculture, Small Parcel District (A-SML p8.1) in order to facilitate future subdivision of one new ± 8.10 hectare (± 20.01 acre) lot with a ± 54.75 hectare (± 135.30 acre) remainder.</li> </ul> <p data-bbox="488 646 683 676"><b>Geotechnical:</b></p> <ul data-bbox="537 699 1430 814" style="list-style-type: none"> <li data-bbox="537 699 1430 762">• Based on the review of site contours on GIS steep slopes 15% or greater are not observed.</li> <li data-bbox="537 783 1170 814">• Engineering has no requirements at this time.</li> </ul> <p data-bbox="488 835 703 865"><b>Transportation:</b></p> <ul data-bbox="537 888 1495 1255" style="list-style-type: none"> <li data-bbox="537 888 1495 982">• The proposed lot and the remainder lot gain access off of Range Road 14 from an existing single gravelled approach and an existing field approach.</li> <li data-bbox="537 1003 1495 1171">• Range Road 14 is part of the Long Range Transportation Network B, requiring 30 m Road Right of Way (ROW). The current right of way is 20 m. As a condition of future subdivision, the Owner shall be required to dedicate, by Plan of Survey, a +/- 5.0 m strip of land as road ROW along entire western boundary of subject lands.</li> <li data-bbox="537 1192 1495 1255">• As the subject parcels sizes are larger than 3.0 ha (7.41 ac), TOL shall be deferred as per the TOL bylaw C-8007-2020 as amended.</li> </ul> <p data-bbox="488 1276 797 1306"><b>Sanitary/Waste Water:</b></p> <ul data-bbox="537 1329 1495 1591" style="list-style-type: none"> <li data-bbox="537 1329 1430 1392">• As per the application, the applicant demonstrates that an existing PSTS system is located within the boundaries of proposed lot.</li> <li data-bbox="537 1413 1495 1539">• The applicant is not required to demonstrate adequate servicing for the remainder lot, as per the County's Residential Water and Sewer Requirements Policy (C-411), since the subject lands are located in the agriculture use district (A-GEN) and are greater than 30 acres in size.</li> <li data-bbox="537 1560 1170 1591">• Engineering has no requirements at this time.</li> </ul> <p data-bbox="488 1612 919 1642"><b>Water Supply and Waterworks:</b></p> <ul data-bbox="537 1665 1495 1925" style="list-style-type: none"> <li data-bbox="537 1665 1430 1728">• As per the application, the applicant demonstrates that an existing groundwater well is located within the boundaries of proposed lot.</li> <li data-bbox="537 1749 1495 1875">• The applicant is not required to demonstrate adequate servicing for the remainder lot, as per the County's Residential Water and Sewer Requirements Policy (C-411), since the subject lands are located in the agriculture use district (A-GEN) and are greater than 30 acres in size.</li> <li data-bbox="537 1896 1170 1925">• Engineering has no requirements at this time.</li> </ul> |

| AGENCY                                   | COMMENTS  |
|--|---|
| Agriculture &<br>Environment<br>Services | <p data-bbox="488 180 857 212"><b>Storm Water Management:</b></p> <ul data-bbox="537 233 1511 478" style="list-style-type: none"> <li data-bbox="537 233 1511 428">• Given the size of the subject land(s), engineering does not anticipate that the future development of the proposed parcel will result in a significant increase in imperviousness, therefore a stormwater management plan (SMP) is not required at this time. A SMP may be required at future subdivision stage depending on the information provided at the time of application.</li> <li data-bbox="537 449 1170 478">• Engineering has no requirements at this time.</li> </ul> <p data-bbox="488 499 699 531"><b>Environmental:</b></p> <ul data-bbox="537 552 1495 747" style="list-style-type: none"> <li data-bbox="537 552 1495 747">• There is a wetland on the subject land. Should the wetland be directly impacted by the proposed development, as a condition of future subdivision, the applicant/owner may be required to provide a Wetland Impact Assessment conducted by a qualified professional that assesses the existing wetland and the impacts the proposed development will have on the wetland.</li> </ul> <p data-bbox="488 785 1495 911">The two components of the proposal appear to be acceptable operations as the land will continue to be used for agricultural purposes. The proposed new and distinct agricultural operation can also be carried out under the current land use designation.</p> |

Circulation Period: April 5, 2024, to April 26, 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) |   |
|--|---|
| <b>Agriculture – Land Use</b>            |   |
| 8.15                                     | <i>Support and encourage the viability and flexibility of the agriculture sector by allowing a range of parcel sizes, where appropriate.</i>  |
| Consistent                               | The proposed Agricultural, Small Parcel District for the future proposed ±8.10 hectare provides flexibility in parcel size while maintaining agricultural uses and relevant development regulations. Additionally, the proposed property boundaries are designed to broadly follow the existing topography of the parcel.   |
| <b>Agriculture – First Parcel Out</b>    |   |
| 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><br><i>a. meets the definition of a first parcel out;</i><br><i>b. has direct access to a developed public roadway;</i><br><i>c. has no physical constraints to subdivision;</i><br><i>d. minimizes adverse impacts on agricultural operations by meeting agriculture location and agriculture boundary design guidelines; and</i><br><i>e. the balance of the un-subdivided quarter section is maintained as an agricultural land use.</i>  |
| Not Applicable                           | The subject parcel is the remainder balance of land within NW-15-26-1-W05M after the first parcel out of the quarter section was registered in October 1989; therefore, the proposal cannot be considered a first parcel out due to previous subdivision in the area.   |
| 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><br><i>a. A similar pattern of nearby small agricultural operations;</i><br><i>b. A planning rationale justifying why the existing land use and parcel size cannot accommodate the new or distinct agricultural operation;</i><br><i>c. A demonstration of the need for the new agriculture operation;</i><br><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><br><i>i. suitable soil characteristics and topography;</i><br><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><br><i>iii. compatibility with existing uses on the parent parcel and adjacent lands;</i><br><i>e. An assessment of the impact on, and potential upgrades to, County infrastructure; and</i><br><i>f. An assessment of the impact on the environment including air quality, surface water, and groundwater.</i> |

|                                     |  |
|-------------------------------------|--|
| Generally Consistent                | The proposed future parcel configuration is generally consistent with the goals of Section 8.0 to accommodate a range of agriculturally viable parcel sizes and broadly aligns with the site's natural topography.<br>The application proposes a new or distinct agricultural use (i.e. horse training and boarding operations) from the remainder of the parcel. However, the rationale for new or distinct agricultural operations, such as horse training and boarding on the subject parcel, while continuing cattle operations on the remainder parcel as a distinct agricultural operation could be accommodated on the existing parcel. |
| <b>Transportation</b>               |  |
| 16.1                                | <i>Partner and co-operate with the provincial government and neighbouring municipalities to protect and improve, where necessary, regional transportation corridors.</i>   |
| Consistent                          | The application was circulated to Alberta Transportation and Economic Corridors due to the proximity to Secondary Highway 566. The application was also circulated to the City of Calgary given the parcel's location within the IDP Policy Area. No comments/concerns from either agency were identified as impacts to existing infrastructure are minimal.   |
| 16.3                                | <i>New development shall make use of, extend, and enhance existing transportation infrastructure where feasible.</i>   |
| Consistent                          | The application notes the parcel currently gains access from two existing approaches from Range Road 13.   |
| <b>Transportation – Road Access</b> |  |
| 16.13                               | <i>Residential redesignation and subdivision applications should provide for development that:</i><br><i>a. provides direct access to a road, while avoiding the use of panhandles;</i><br><i>b. minimizes driveway length to highways/roads;</i><br><i>c. removes and replaces panhandles with an internal road network when additional residential development is proposed; and</i><br><i>d. limits the number and type of access onto roads in accordance with County Policy.</i>   |
| Consistent                          | The application notes the parcel currently gains access off of Range Road 14 from an existing single gravelled approach and an existing field approach. Range Road 14 is part of the Long Range Transportation Network B, requiring 30 m Road Right of Way (ROW). The current right of way is 20 m. As a condition of future subdivision, the Owner shall be required to dedicate a ±5.0m strip of land by Plan of Survey.   |
| <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                          | The subject land demonstrates that an existing PSTS system and groundwater well are located within the boundaries of proposed lot.   |

|  |   |
|--|---|
| <b>Land Use Bylaw C-8000-2020</b>          |   |
| <b>Agricultural, Small Parcel District</b> |   |
| 312  | <i>MINIMUM PARCEL SIZE:</i><br><i>i. 20.2 ha (49.92 ac)</i><br><i>ii. The minimum size of parcels designated with the letter “p” is the number indicated on the Land Use Map</i><br><i>iii. Notwithstanding b) above, the number following the “p” shall not be less than 8.1 ha (20.01 ac)</i> |
| Consistent                                 | The proposed resultant parcel sizes of ±8.10 hectare (±20.01 acre) meet the minimum size restriction of the A-SML land use designation with a parcel modifier of p.8.1.   |



# BYLAW C-8578-2024

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-8578-2024*.

## Definitions

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

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

## Effect

3 THAT Schedule B, Land Use Maps, of Bylaw C-8000-2020 be amended by redesignating a  $\pm 8.10$  hectare ( $\pm 20.01$  acre) portion of the NW-33-27-01-W05M from Agricultural, General District (A-GEN) to Agricultural, Small Parcel District (A-SML p8.1) as shown on the attached Schedule ‘A’ forming part of this Bylaw.

4 THAT  $\pm 8.10$  hectare ( $\pm 20.01$  acre) portion of the NW-33-27-01-W05M is hereby redesignated to Agricultural, Small Parcel District (A-SML p8.1) as shown on the attached Schedule ‘A’ forming part of this Bylaw.

## Effective Date

5 Bylaw C-8578-2024 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 \_\_\_\_\_, 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

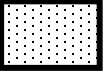
Schedule 'A'

Bylaw  
C-8578-2024

Amendment

**FROM**  
Agricultural,  
General District  
(A-GEN)

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



RGE RD 14

A-GEN → A-SML p8.1  
±8.10 ha  
(±20.01 ac)





Redesignation Item: Residential

Electoral Division: 7

File: PL20240091 / 03215004

|             |                          |
|-------------|--------------------------|
| Date:       | November 12, 2024        |
| Presenter:  | Xin Deng, Senior Planner |
| Department: | Planning                 |

REPORT SUMMARY

The purpose of this report is for Council to assess the redesignation of ± 8.60 hectares (± 21.25 acres) of the subject land (Attachment A), from Agricultural, General District (A-GEN) to Residential, Mid-Density Urban District (R-MID); Special, Parks and Recreation District (S-PRK); and, Special, Public Service District (S-PUB), in order to facilitate the creation of 99 residential lots for Bridges of Langdon Phase 4.

The application was reviewed in accordance with the Municipal Development Plan (County Plan), Langdon Area Structure Plan (ASP), Bridges of Langdon Conceptual Scheme (CS), and the Land Use Bylaw. The application aligns with all applicable policies of these documents.

ADMINISTRATION'S RECOMMENDATION

- THAT Bylaw C-8579-2024 be given first reading.
- THAT Bylaw C-8579-2024 be given second reading.
- THAT Bylaw C-8579-2024 be considered for third reading.
- THAT Bylaw C-8579-2024 be given third and final reading.



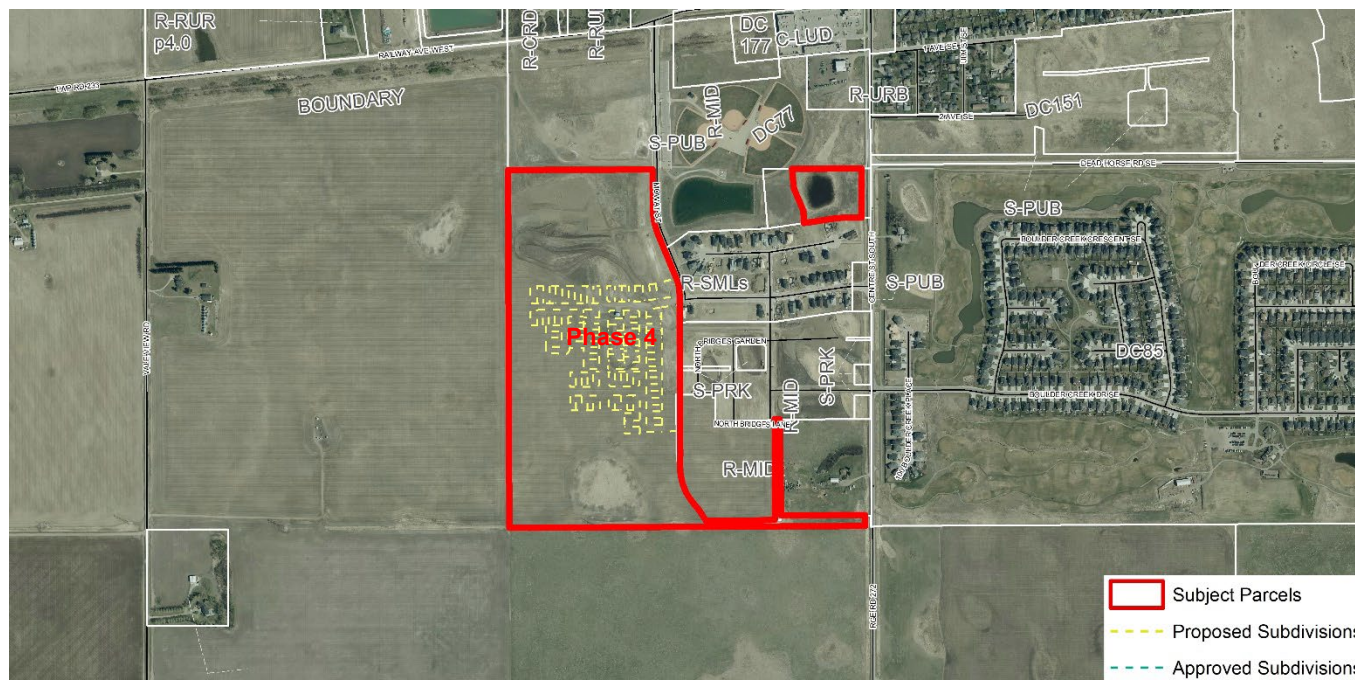


## Redesignation Item: Residential

### BACKGROUND

#### Location (Attachment A)

Located approximately 1.62 kilometres (1 mile) south of Railway Avenue and 0.25 miles west of Centre Street, within the hamlet of Langdon.



#### Site History (Attachment B)

The Bridges of Langdon Conceptual Scheme was adopted in 2016 to facilitate mixed-use residential development within the hamlet of Langdon and was then amended in 2022 to support more intensive development. Bridges of Langdon Phases 1, 2, and 3 have been approved and endorsed in the past few years, the Applicant is now moving forward for Phase 4.

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

The subject land is not located within an intermunicipal development plan area or adjacent to highways. Comments from regular departments and agencies can be found in Attachment C.

#### Landowner Circulation (Attachment D)

The application was circulated to 653 adjacent landowners in accordance with the *Municipal Government Act* and County Policy C-327 (Circulation and Notification Standards); one letter of opposition was received.

### ANALYSIS

#### Policy Review (Attachment E)

The proposal meets Section 5 and Section 9 of the County Plan, which supports the development of Langdon as full-service rural communities providing a range of land uses, housing types, and rural services.

The land is identified for residential uses within the Langdon ASP and falls within the Bridges of Langdon Conceptual Scheme. The proposed residential development complies with the residential policies of the Langdon ASP and is consistent with the conceptual scheme.

The purpose of Residential, Mid-Density Urban District (R-MID) is to accommodate a diverse range of low-to-medium-density residential housing types in hamlets and comprehensively planned areas. The proposal meets the minimum parcel size requirement set out within the *Land Use Bylaw*.

## Redesignation Item: Residential

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The proposed Special, Parks and Recreation District (S-PRK) would facilitate the construction of open space and pathways that promote walkability within the community. The proposed Special, Public Service District (S-PUB) would accommodate a water channel that functions as stormwater ponds and aligns with the Bridges of Langdon CS.

The proposed residential density of 4.29 meets the density requirement of the Langdon ASP and complies with the Bridges of Langdon CS.

|                                      | Minimum Density (Units per Acre) | Maximum Density (Units per Acre) |
|--------------------------------------|----------------------------------|----------------------------------|
| Langdon Area Structure Plan          | 4.0                              | N/A                              |
| Bridges of Langdon Conceptual Scheme | 4.29                             | N/A                              |
| Proposed Application                 | 4.29                             | N/A                              |

The proposed development would be tied into the piped water and wastewater system. The Applicant has provided a letter from Langdon Water Works confirming water capacity and fire flows pressure for the development. Wastewater would be conveyed to the sanitary lift station, which was constructed with Phase 1 and ultimately discharged through the East Rocky View Wastewater Transmission Line to the Langdon Wastewater Treatment Plant. The submitted stormwater management memo indicated that the existing downstream stormwater system, including the stormwater pond and canal that was constructed in previous phases of Bridges of Langdon, has capacity to service the proposed Phase 4 development without any upgrades.

## 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-8579-2024

Redesignation Item: Residential

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**APPROVALS**

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|                               |                     |
|-------------------------------|---------------------|
| Manager:                      | Dominic Kazmierczak |
| Acting Executive Director:    | Dominic Kazmierczak |
| Chief Administrative Officer: | Reegan McCullough   |

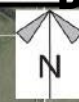
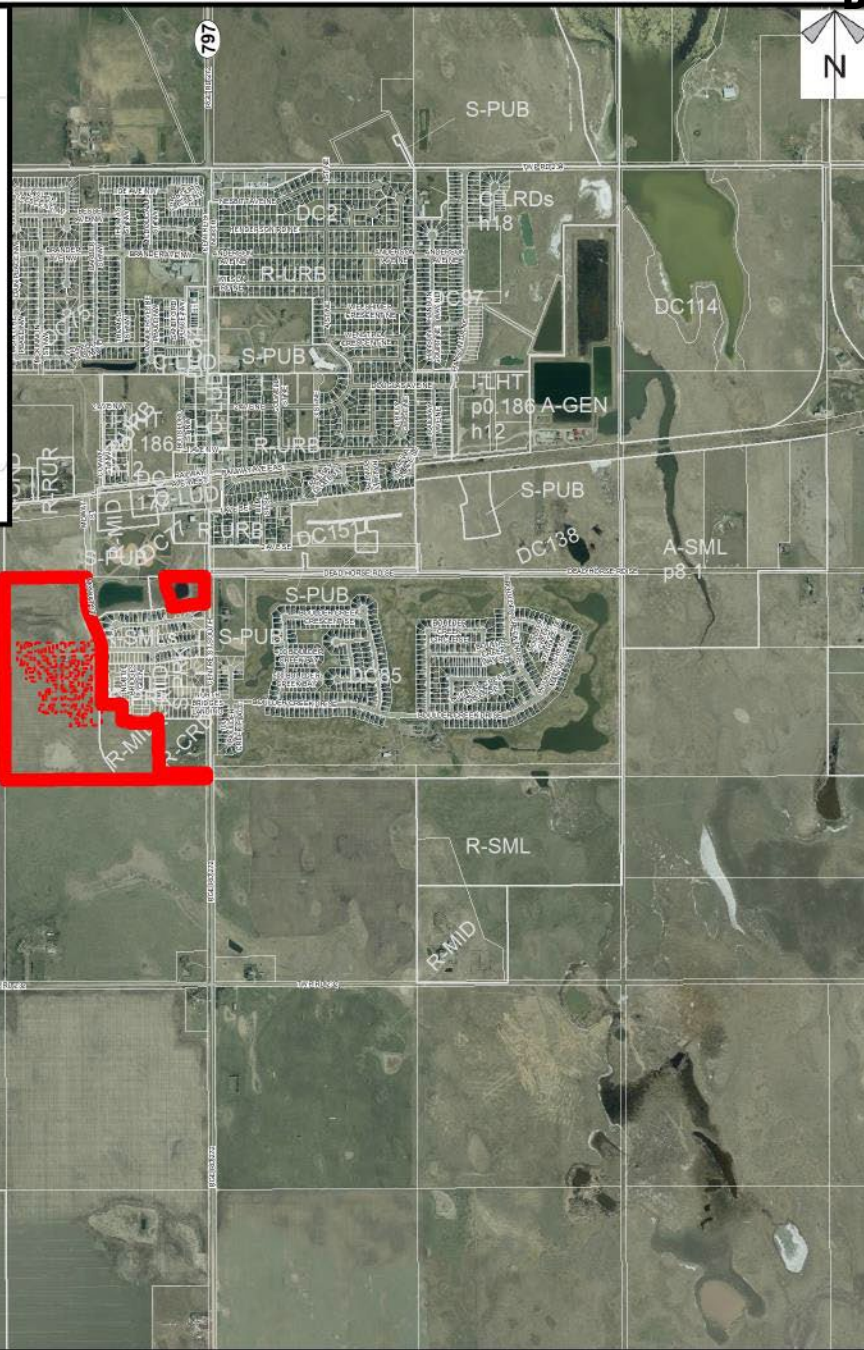
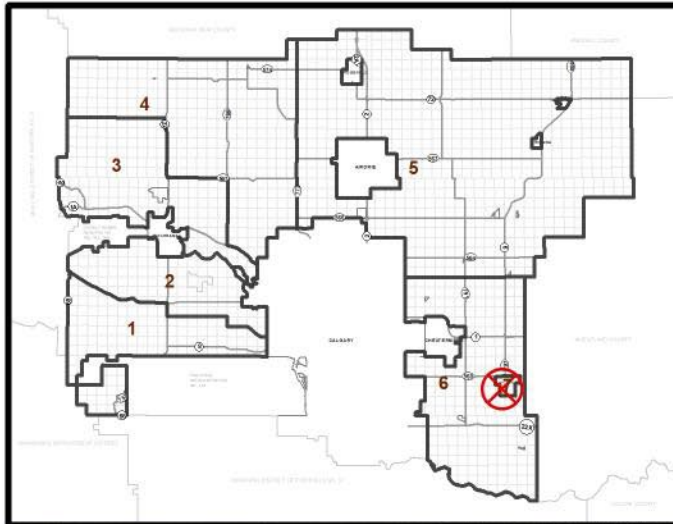




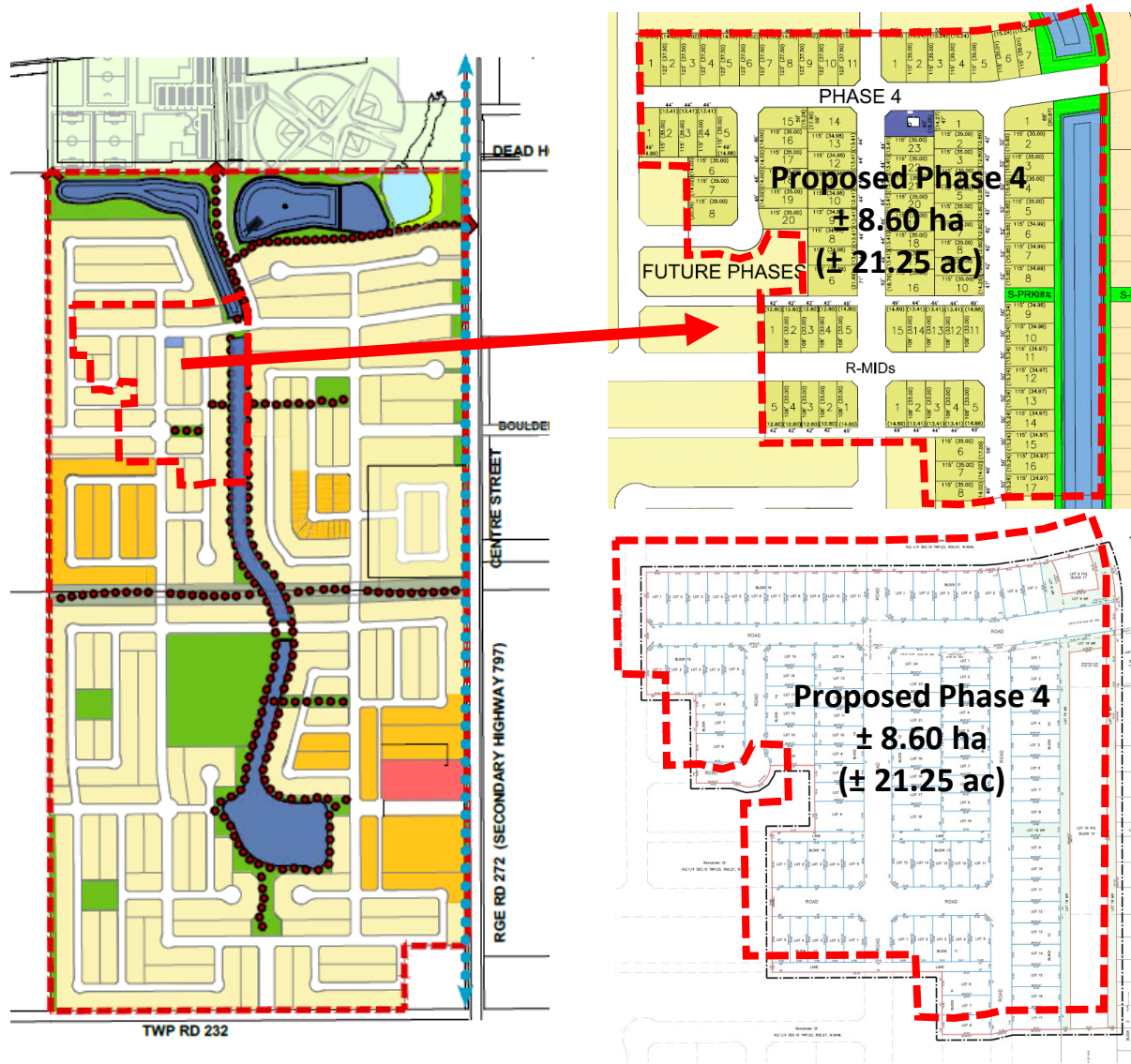
### Location & Context

#### Redesignation Application

To redesignate ± 8.60 hectare (± 21.25 acres) of the subject land from Agricultural, General District (A-GEN) to Residential, Mid-Density Urban District (R-MID) and Special, Parks and Recreation District (S-PRK), and Special, Public Service District (S-PUB), in order to facilitate the creation of 99 residential lots for Bridges of Langdon Phase 4.



# Bridges of Langdon Conceptual Scheme



## Location of Phase 4 within the Bridges of Langdon CS

### Redesignation Application

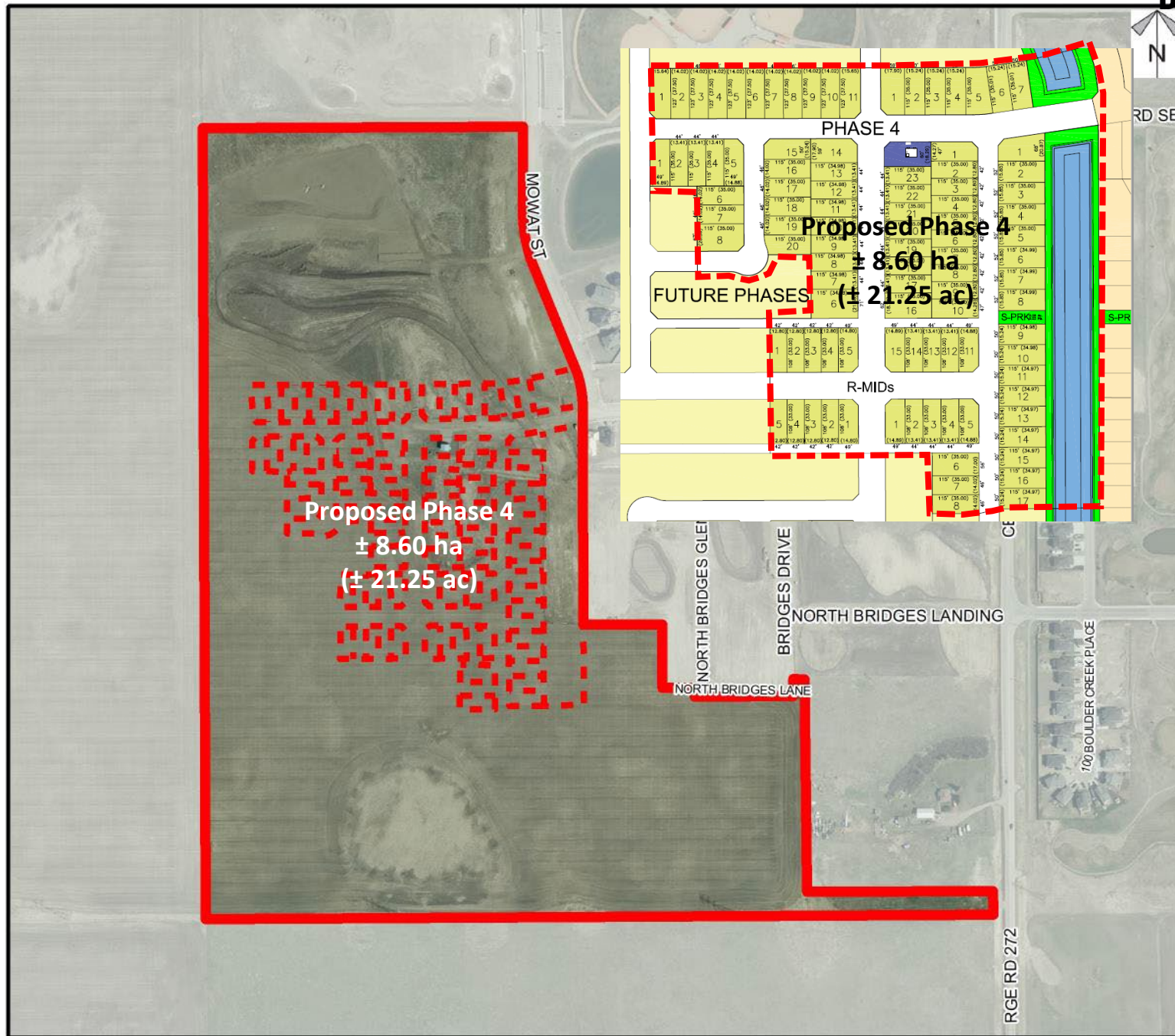
To redesignate ± 8.60 hectare (± 21.25 acres) of the subject land from Agricultural, General District (A-GEN) to Residential, Mid-Density Urban District (R-MID) and Special, Parks and Recreation District (S-PRK), and Special, Public Service District (S-PUB), in order to facilitate the creation of 99 residential lots for Bridges of Langdon Phase 4.



### Development Proposal

#### Redesignation Application

To redesignate ± 8.60 hectare (± 21.25 acres) of the subject land from Agricultural, General District (A-GEN) to Residential, Mid-Density Urban District (R-MID) and Special, Parks and Recreation District (S-PRK), and Special, Public Service District (S-PUB), in order to facilitate the creation of 99 residential lots for Bridges of Langdon Phase 4.

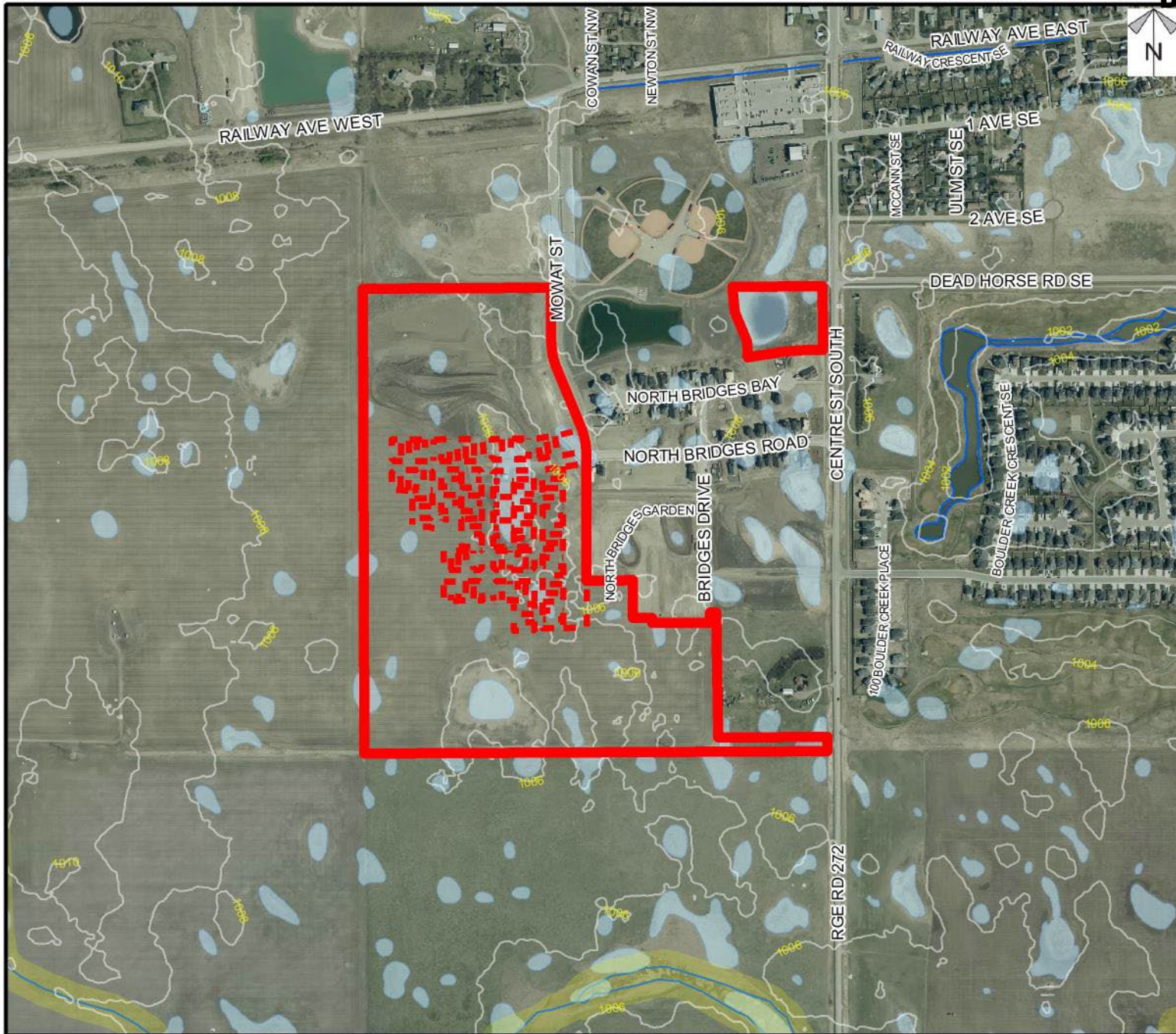




### Environmental

#### Redesignation Application

To redesignate ± 8.60 hectare (± 21.25 acres) of the subject land from Agricultural, General District (A-GEN) to Residential, Mid-Density Urban District (R-MID) and Special, Parks and Recreation District (S-PRK), and Special, Public Service District (S-PUB), in order to facilitate the creation of 99 residential lots for Bridges of Langdon Phase 4.



#### Legend

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

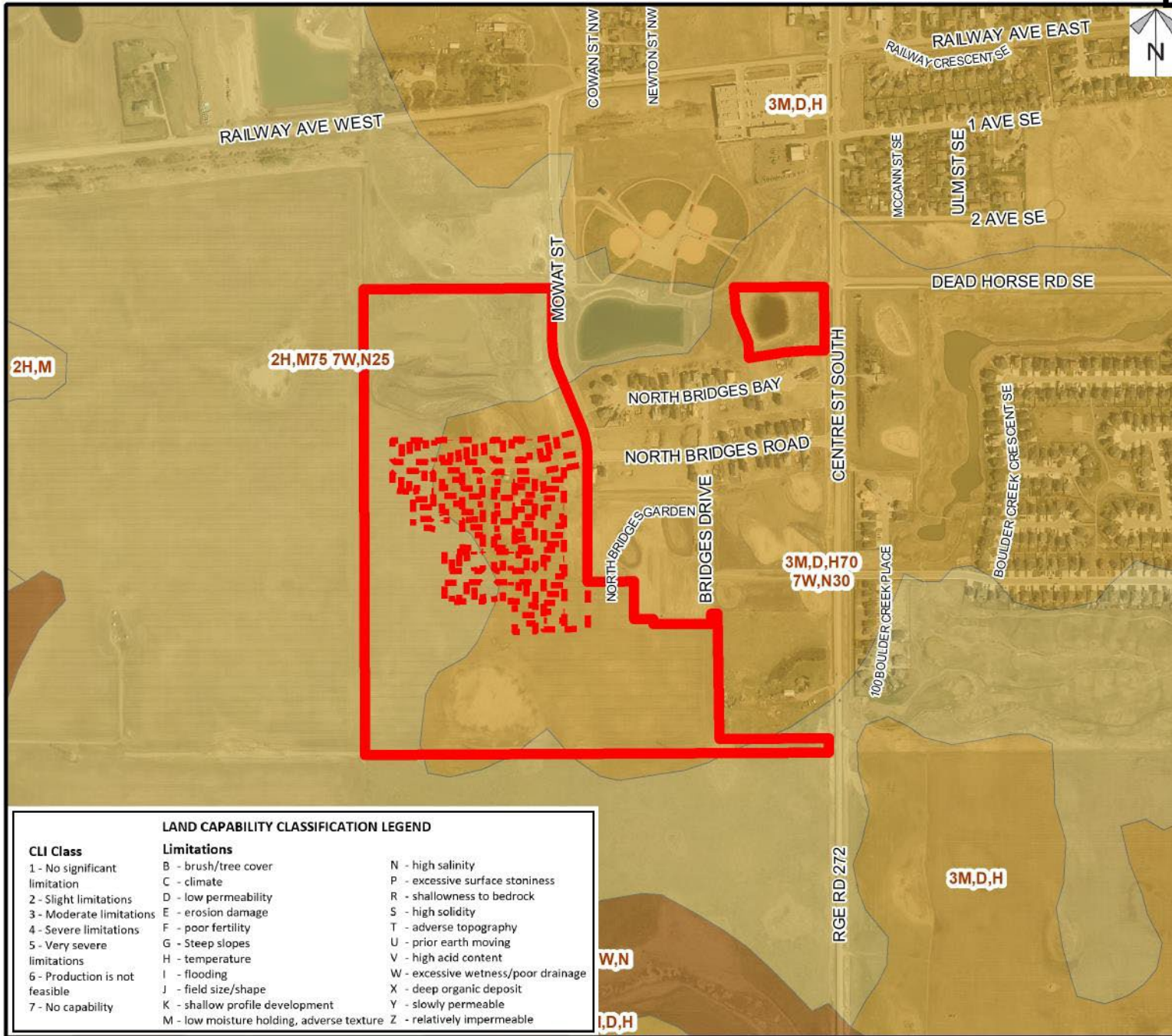
Division: 7  
Roll: 03215004  
File: PL20240091  
Printed: 5/9/2024  
Legal: A portion of  
Page 79 of 158



Soil Classifications

Redesignation Application

To redesignate ± 8.60 hectare (± 21.25 acres) of the subject land from Agricultural, General District (A-GEN) to Residential, Mid-Density Urban District (R-MID) and Special, Parks and Recreation District (S-PRK), and Special, Public Service District (S-PUB), in order to facilitate the creation of 99 residential lots for Bridges of Langdon Phase 4.



| 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: 7  
 Roll: 03215004  
 File: PL20240091  
 Printed: 5/9/2024  
 Legal: A portion of  
 Page 80 of 158

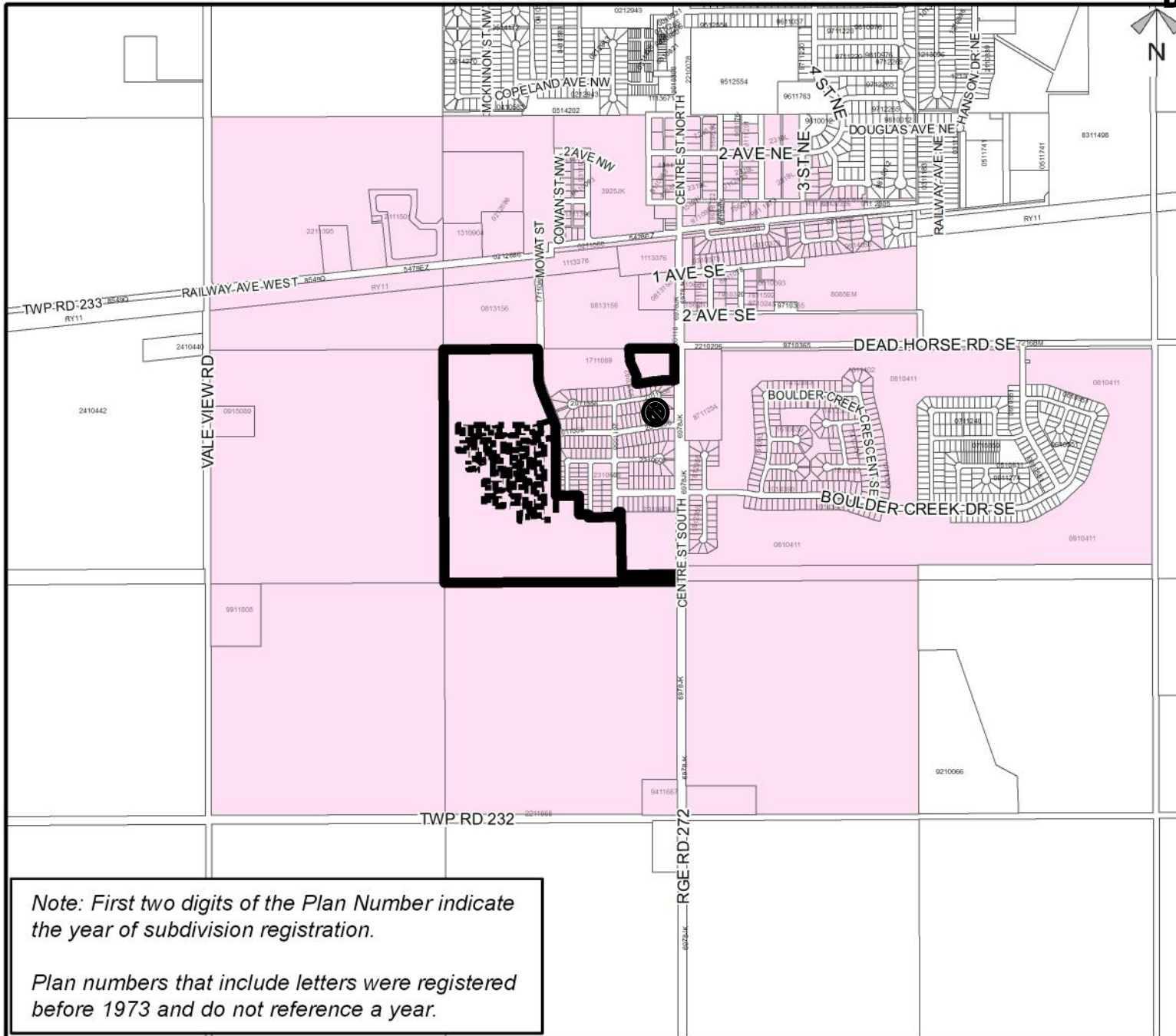




### Landowner Circulation Area

#### Redesignation Application

To redesignate ± 8.60 hectare (± 21.25 acres) of the subject land from Agricultural, General District (A-GEN) to Residential, Mid-Density Urban District (R-MID) and Special, Parks and Recreation District (S-PRK), and Special, Public Service District (S-PUB), in order to facilitate the creation of 99 residential lots for Bridges of Langdon Phase 4.



*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 (1)



Division: 7  
Roll: 03215004  
File: PL20240091  
Printed: 5/9/2024  
Legal: A portion of  
File 15-2017-00115  
Page 81 of 158

## ATTACHMENT B: APPLICATION INFORMATION

|   |  |
|---|--|
| <b>APPLICANT/OWNERS:</b><br>Pollyco (Langdon North) Development Ltd.<br>Pollyco (Langdon North) Development Ltd.  | <b>DATE APPLICATION RECEIVED:</b><br>May 8, 2024<br>October 17, 2024 (application is considered completed) |
| <b>GROSS AREA:</b><br>± 41.79 hectares (± 103.26 acres)   | <b>LEGAL DESCRIPTION:</b><br>A portion of NE-15-23-27-W04M   |
| <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><br><br><b>Class 3M,D,H70 7W,N30</b> – 70% of land in the quarter section contains soil with moderate limitations for crop production due to low moisture holding, adverse texture, low permeability, and temperature. The remaining 30% of the land has no capability for crop production due to excessive wetness/poor drainage and high salinity.<br><br><b>Class 2H,M75 7W,N25</b> – The western portion of the land contains soil with slight limitation for crop production due to temperature, low moisture holding, adverse texture, excessive wetness/poor drainage, and high salinity.  |  |
| <b>HISTORY:</b><br><b>February 27, 2024:</b> Redesignation application (PL20230095) for the subject land was approved, as Bridges of Langdon Phase 3B.<br><b>April 12, 2023:</b> Bridges of Langdon Phase 3 Subdivision application (PL20220213) was approved.<br><b>November 1, 2022:</b> Bridges of Langdon Phase 3 Redesignation application (PL20220124) and Site-Specific Amendment to the Land Use Bylaw (PL20220125) were approved.<br><b>June 22, 2022:</b> Bridges of Langdon Phase 2 Subdivision application (PL20220044) was approved.<br><b>May 17, 2022:</b> Bridges of Langdon Phase 2 Redesignation application (PL20210185) and Amendments to the Bridges of Langdon Conceptual Scheme application (PL20220005) were approved to facilitate the future intensive development.<br><b>June 22, 2020:</b> Bridges of Langdon Phase 1 Subdivision application (PL20200048) was approved.<br><b>July 25, 2017:</b> Bridges of Langdon Phase 1 Redesignation application (PL20170054) was approved.<br><b>December 13, 2016:</b> Bridges of Langdon Conceptual Scheme application (PL20160028) was approved to provides guidelines for future redesignation, subdivision, and development permit applications for mixed-use residential development within the hamlet of Langdon. |  |
| <b>TECHNICAL REPORTS SUBMITTED:</b> <ul style="list-style-type: none"> <li>• Water Confirmation Letter (Langdon Waterworks July 17, 2024)</li> <li>• Geotechnical Investigation Reliance (Parkland GEO, July 18, 2024)</li> <li>• Bridges of Langdon Phase 4 Wastewater Analysis (Lee Maher Engineering Associates Ltd. July 25, 2024)</li> <li>• Final Traffic Impact Assessment (Bunt &amp; Associates, October 17, 2024)</li> </ul>  |  |
| <b>APPEAL BOARD:</b><br>Subdivision and Development Appeal Board  |  |

## ATTACHMENT C: APPLICATION REFERRAL RESPONSES

| AGENCY  | COMMENTS  |
|---|---|
| <b><i>School Authority</i></b>                              |   |
| Rocky View Schools  | No response.  |
| Calgary Catholic School District                            | No comment.   |
| <b><i>Province of Alberta</i></b>                           |   |
| Alberta Ministry of Environment and Protected Areas         | No response.  |
| Alberta Transportation and Economic Corridors               | No response.  |
| Alberta Sustainable Development (Public Lands)              | No response.  |
| Alberta Culture and Community Spirit (Historical Resources) | No response.  |
| Energy Resources Conservation Board                         | No response.  |
| Alberta Health Services                                     | No response.  |
| <b><i>Public Utility</i></b>                                |   |
| ATCO Gas  | No response.  |
| ATCO Pipelines  | No objection.   |
| AltaLink Management   | No response.  |
| FortisAlberta   | No easement is required.  |
| TELUS Communications  | TELUS Communications Inc will require a utility right of way in order to provide service to this new development. Please have TELUS' requirement added as a condition of approval and have the applicant contact rightofwayAB@telus.com to initiate a TELUS Utility Right of Way Agreement.(Please include the original circulation package and this response). |
| TransAlta Utilities Ltd.                                    | No response.  |

| AGENCY                                   | COMMENTS  |
|--|---|
| Rockyview Gas Co-op Ltd.                 | No response.  |
| <b>Internal Departments</b>              |   |
| Recreation, Parks, and Community Support | Recreation has no comments for the attached application and are in support of the proposed pathway linkages.  |
| GIS Services                             | No response.  |
| Building Services                        | For all residential applications, all applicants must submit a complete application as per the requirements of the Building Permit Checklist for a New Single Family Dwelling. Applications missing some documentation may be delayed. All applications must be made on the MyBuild portal. <a href="#">Single-Family-Dwellings Checklist.pdf (rockyview.ca)</a>  |
| Fire Services & Emergency Management     | 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.   |
| Capital and Engineering Services         | <p><b>General:</b></p> <ul style="list-style-type: none"> <li>• As per the application, the proposal is as follows to redesignate ± 8.55 hectares (± 21.13 acres) of the subject land from Agricultural, General District (A-GEN) to Residential, Mid-Density Urban District (R-MID) and Special, Parks and Recreation District (S-PRK), and Special, Public Service District (S-PUB), in order to facilitate the creation of 99 residential lots (Bridges of Langdon Phase 4).</li> <li>• As a condition of future subdivision, the Owner is required to enter into a Development Agreement pursuant to Section 655 of the Municipal Government Act respecting provision of the following:</li> <li>• Design and construction of offsite transportation upgrades as identified in the final approved TIA, including: <ul style="list-style-type: none"> <li>○ Upgrade Centre Street, to 4-Lane Major (400.15 or alternative approved by the County) from Railway Ave to North Bridges Landing;</li> <li>○ Upgrade Railway Avenue, to Urban Primary Collector (400.3), from Vale View Road to Centre Street;</li> <li>○ Upgrade the intersection of Mowat Street and Railway Avenue to an all-way stop.</li> </ul> </li> <li>• Design and construction of the internal collector roadways to an Urban Residential Collector standard (400.2), including sidewalks on both sides, curbs and gutters, signage and pavement markings, dark sky street lighting, any necessary easement agreements, and removal of the existing temporary gravel turnaround as shown on the Tentative Plan.</li> <li>• Design and construction of the public internal local road system to an Urban Residential standard (400.1), including sidewalks on both sides, curbs and gutters, cul-de-sacs, signage and pavement markings, dark sky street lighting, and any necessary easement agreements.</li> </ul> |

| AGENCY | COMMENTS  |
|--------|---|
|        | <ul style="list-style-type: none"> <li>• Design and construction of the piped stormwater collection system, in accordance with the recommendations of the approved stormwater management report and the registration of any overland drainage easements and/or restrictive covenants as determined by the stormwater management plan.</li> <li>• Design and construction of the piped wastewater collection system, including the service stubs to each proposed lot and tying into the existing wastewater collection system for Phase 3, in accordance with requirements of the County Servicing Standards.</li> <li>• Construction of a piped water distribution and fire suppression system, designed to meet minimum fire flows as per County Standards and Bylaws.</li> <li>• Design and construction of Landscaping features for all public pathways, public roadways and municipal reserves, in accordance with the approved Landscaping Plan.</li> <li>• Mailbox locations are to be located in consultation with Canada Post to the satisfaction of the County.</li> <li>• All necessary site grading including a building grade plan as per County Standards and Bylaws.</li> <li>• Implementation of the recommendations and findings of the approved geotechnical reports prepared in support of the proposed development phase.</li> <li>• Implementation of the recommendations of the construction management plan.</li> <li>• Implementation of the recommendations of ESC plan.</li> <li>• Installation of power, natural gas, and telecommunication lines.</li> <li>• Obtaining all necessary approvals from AEP.</li> <li>• Dedicating all easements and ROWs for utility line assignments and enter into all agreements/contracts for the installation of all underground shallow utilities and street lighting with utility providers to the satisfaction of the County.</li> <li>• Dedicating all easements and ROWs and enter into all agreements/contracts for the installation of all underground deep utilities (water, wastewater, stormwater) to the satisfaction of the County.</li> <li>• Payment of any applicable off-site levies, at the applicable rates, as of the date of the Development Agreement.</li> <li>• Payment of all applicable contributions to the County or third parties for oversized or excess capacity infrastructure.</li> <li>• Obtaining approval for a road name by way of application to and consultation with the County.</li> <li>• As a condition of future subdivision, the applicant will be required to provide a detailed landscaping plan for all public boulevards, open space, and municipal reserve areas associated with the proposed</li> </ul> |

| AGENCY | COMMENTS   |
|--------|--|
|        | <p>phase of development to the satisfaction of the County's Municipal Lands department.</p> <ul style="list-style-type: none"> <li>• As a condition of future subdivision, the applicant will be required to submit a construction management plan in accordance with the County Servicing Standards.</li> <li>• As a condition of future subdivision, the applicant will be required to submit an erosion and sediment control plan, prepared by a qualified professional, to outline ESC measures in accordance with section 1200 of the County Servicing Standards.</li> <li>• It should be noted that the applicant will be eligible to enter into a Cost Recovery Agreement with the County in accordance with County Policy C-406 to receive cost recoveries from others for costs associated with the construction of offsite infrastructure which provides benefit to others.</li> </ul> <p><b>Geotechnical:</b></p> <ul style="list-style-type: none"> <li>• No geotechnical report was submitted with the application.</li> <li>• As a condition of future subdivision, the applicant shall submit a geotechnical report to include adequate groundwater monitoring in accordance with the procedures and duration indicated in the County's Servicing Standards, to the satisfaction of the County. Special attention shall be given to groundwater readings on completion of drilling, 1 day after drilling, 7 days after drilling, 14 days after drilling, 1 month after drilling, and once a month thereafter for 5 consecutive months in accordance with the County's Servicing Standards.</li> <li>• As a condition of future subdivision, the applicant shall submit a grading plan, prepared by a qualified professional engineer, that illustrates the original ground profile; proposed cut and fill; and the total amount of soil to be imported/exported from the site.</li> <li>• As part of the previous Stripping and Grading Permit application, the applicant submitted a Deep Fills Report, prepared by Parkland Geo dated June 21, 2024. The report identifies the areas of cut and fill 1.2m or greater and provides specifications for minimum compaction, materials, and installation and inspections.</li> </ul> <p><b>Transportation:</b></p> <ul style="list-style-type: none"> <li>• The applicant submitted an updated TIA prepared by Bunt and Associates, dated October 17, 2024. The report indicates significant offsite upgrades are required to support the proposed development, as well as other developments within Langdon. These offsite improvements include: <ul style="list-style-type: none"> <li>○ Upgrade Centre Street to a 4-lane cross-section, from Railway Ave to North Bridges Landing;</li> <li>○ Upgrade Railway Avenue to Urban Primary Collector (400.3), from Vale View Road to Centre Street. This includes sidewalks and curb and gutter on both sides, and potentially underground storm pipe;</li> <li>○ Upgrade the intersection of Mowat Street and Railway Ave to all-way stop;</li> </ul> </li> </ul> |

| AGENCY | COMMENTS   |
|--------|--|
|        | <ul style="list-style-type: none"> <li>• As a condition of future subdivision, the applicant is required to provide payment of the Transportation Off-Site Levy, in accordance with the applicable levy at time of subdivision approval, for the total gross acreage of the lands proposed to be subdivided and developed.</li> <li>• It is to be noted that the applicant shall be responsible for any offsite ROW acquisitions (if required by the TIA) to support the proposed phase of development.</li> </ul> <p><b>Sanitary/Waste Water:</b></p> <ul style="list-style-type: none"> <li>• The sanitary collection system within the proposed development will tie into the piped sanitary collection system that was constructed with Bridges of Langdon (BOL) Phase 1. Wastewater will be conveyed to the sanitary lift station which was constructed with BOL Phase 1 and ultimately discharged through the East Rocky View Wastewater Transmission Line to the Langdon Wastewater Treatment Plant.</li> <li>• The applicant provided a wastewater demand analysis, prepared by Lee Maher Engineering Associates Ltd., which included a projected average daily wastewater flow 55.6 m<sup>3</sup>/day for the proposed development. The report has no date and is not stamped.</li> <li>• As a condition of future subdivision, the applicant will be required to provide payment of the Wastewater Off-Site Levy based on the submitted wastewater demand flow and in accordance with the applicable Wastewater Off-Site Levy bylaw at the time of subdivision approval.</li> <li>• As a condition of future subdivision, the applicant shall be required to enter into a Cost Contribution and Capacity Allocation Agreement with the County for the required wastewater capacity to be reserved at the treatment plant.</li> <li>• It is to be noted that the applicant shall be responsible for any ROW acquisitions and easements required to service the proposed development. As a condition of future subdivision, the applicant will be required to secure all necessary easements and ROWs for all proposed wastewater infrastructure.</li> </ul> <p><b>Water Supply and Waterworks:</b></p> <ul style="list-style-type: none"> <li>• The applicant submitted a letter of confirmation from Langdon Waterworks, dated July 17, 2024, indicating their ability to service the Phase 4 development for residential water flows and fire flows and pressures.</li> <li>• As a condition of future subdivision, the applicant will be required to enter into a Development Service Agreement with Langdon Waterworks for the construction of all water-related improvements required to support the proposed phase of the development.</li> <li>• It is to be noted that the applicant shall be responsible for any ROW acquisitions and easements required to service the proposed development. As a condition of future subdivision, the applicant will be required to secure all necessary easements and ROWs for all proposed potable water infrastructure.</li> </ul> <p><b>Stormwater Management:</b></p> |

| AGENCY | COMMENTS   |
|--------|--|
|        | <ul style="list-style-type: none"> <li>• The applicant provided a stormwater management memo, prepared by LGN Consulting Engineering Ltd. dated April 2, 2024. The memo confirms that the existing downstream stormwater system, including the pond and canal, that was constructed in previous phases of Bridges of Langdon has capacity to service the proposed Phase 4 development without any upgrades required.</li> <li>• As part of the Bridges of Langdon Phase 1 subdivision approval, the County and the developer entered into a cost recovery agreement for the shared stormwater facilities to the north of the proposed development. As a condition of future subdivision, the applicant will be required to provide payment of the proportional cost contribution associated with Phase 3 in accordance with the Storm Facilities Cost Share Agreement, executed by the County dated July 12, 2020, and any applicable amendments agreed to by both parties.</li> <li>• As a condition of future subdivision, the applicant will be required to provide payment of the Offsite Stormwater Levy, in accordance with the applicable levy bylaw at time of Subdivision approval, for the improvements to the local (Hamlet) and regional (CSMI) drainage network.</li> <li>• As a condition of future subdivision, the applicant will be required to provide verification of AEP approvals and EPEA registration for the stormwater system.</li> <li>• As a condition of future subdivision, the applicant will be required to prepare an erosion and sediment control (ESC) plan, prepared by a qualified professional, identifying ESC measures to be taken during construction and to protect the onsite wetlands and municipal infrastructure. The drawings and plans shall be in accordance with the requirements of the County's Servicing Standards and best management practices.</li> <li>• It is to be noted that the applicant shall be responsible for any ROW acquisitions and drainage easements required to service the proposed development (ex. overland drainage courses). As a condition of future subdivision, the applicant will be required to secure all necessary easements and ROWs for all proposed stormwater ponds, escape routes and all other related infrastructure.</li> </ul> |

**Environmental:**

- With the previous Phase 3 subdivision, the applicant provided a Biophysical Impact Assessment prepared by Tannas Consulting Services Ltd. and dated December 2022. The assessment covered the entire quarter-section (NE 15-023-27-W4M) and provided a summary of the potential environmental concerns associated with the proposed development based on published information and field investigation. The assessment took into consideration the significance of the onsite soils, vegetation, wildlife, historical resources, and wetlands and provided several recommendations for during and after construction to mitigate the impact of the development on the environment. The environmental impacts identified in the BIA include:
  - permanent impacts to native vegetation within onsite wetlands to be removed;



| AGENCY                                   | COMMENTS   |
|--|--|
| Agriculture &<br>Environment<br>Services | <ul style="list-style-type: none"> <li>○ two (2) rare plant species, also found in other wetlands in the local area, to be maintained through cultivation;</li> <li>○ some removal of sensitive wildlife species habitat to be done outside of critical breeding windows; and</li> <li>○ minor impacts to onsite hydrology from wetland removals, mitigated through ESC plan implementation and other BMPs.</li> </ul> <ul style="list-style-type: none"> <li>● It is understood that the previous Phase 3 Water Act approval included the Phase 4 development area.</li> <li>● As a condition of future subdivision, the applicant/owner will be required to submit an Environmental Protection Plan conducted by a qualified professional in accordance with the County Servicing Standards to the satisfaction of the County that provides recommendations on protecting the environmental features identified in the BIA during the construction of the proposed development.</li> </ul> |
|  | No response.   |

Circulation Period: May 29, 2024, to June 19, 2024

**From:** [Xin Deng](#)  
**To:** [Gary Otto](#); [Peter Sontrop](#)  
**Cc:** [Legislative Officers](#)  
**Subject:** RE: Bylaw C-8579-2024 - PL20240091 (03215004)  
**Date:** October 18, 2024 11:03:00 AM

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Good morning Gary,

Please see our responses below, regarding your questions for the Bridges of Langdon Phase 4 Redesignation application (PL20240091).

1. What guarantees do we have that there will be sufficient fresh water to serve this growth, including in extreme conditions, shorter & longer-term?

[The proposed Bridges of Langdon is serviced by piped water provided by Langdon Waterworks, which provides a sustainable water solution.](#)

2. What proactive (&/or otherwise) traffic calming measures are being implemented?

Traffic noise and volume are becoming serious problems in Langdon

[The design of the internal subdivision roads must meet the requirements of the County Plan, the Langdon ASP, the Bridges of Langdon Conceptual Scheme, and the County Servicing Standards. Traffic calming measures are not a requirement by these documents at this moment.](#)

**XIN DENG** MPlan, RPP, MCIP  
(She/Her) [Senior Planner | Planning and Development Services](#)

**ROCKY VIEW COUNTY**  
[262075 Rocky View Point | Rocky View County | AB | T4A 0X2](#)  
[Phone: 403-520-3911](#)  
[xdeng@rockyview.ca](mailto:xdeng@rockyview.ca) | [www.rockyview.ca](http://www.rockyview.ca)

---

**From:** Xin Deng  
**Sent:** October 18, 2024 9:07 AM  
**To:** Gary Otto [REDACTED]  
**Cc:** Legislative Officers <[LegislativeOfficers@rockyview.ca](mailto:LegislativeOfficers@rockyview.ca)>  
**Subject:** RE: Bylaw C-8579-2024 - PL20240091 (03215004)

Good morning Gary,

Thanks for your email. I will coordinate with our engineer and provide a response to you later.  
Thank you.

**XIN DENG** MPlan, RPP, MCIP

(She/Her) Senior Planner | Planning and Development Services

**ROCKY VIEW COUNTY**

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

Phone: 403-520-3911

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

---

**From:** Legislative Officers <[LegislativeOfficers@rockyview.ca](mailto:LegislativeOfficers@rockyview.ca)>

**Sent:** October 17, 2024 4:42 PM

**To:** Gary Otto [REDACTED]

**Cc:** Legislative Services <[LegislativeServices@rockyview.ca](mailto:LegislativeServices@rockyview.ca)>; Xin Deng <[XDeng@rockyview.ca](mailto:XDeng@rockyview.ca)>

**Subject:** RE: Bylaw C-8579-2024 - PL20240091 (03215004)

Hi Gary,

Thank you for confirming. Your comments will be provided to Council for the public hearing scheduled for November 12, 2024.

I have also copied the planner on this file, Xin Deng, to respond to your inquiries. If you have any questions about the public hearing, please feel free to reach out to [LegislativeServices@rockyview.ca](mailto:LegislativeServices@rockyview.ca)

Regards,

**MICAH NAKONECHNY**

He/Him/His

Legislative Officer | Legislative Services

**ROCKY VIEW COUNTY**

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

Phone: 403-520-6366

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

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---

**From:** Gary Otto [REDACTED]

**Sent:** Thursday, October 17, 2024 4:20 PM

**To:** Legislative Officers <[LegislativeOfficers@rockyview.ca](mailto:LegislativeOfficers@rockyview.ca)>

**Cc:** Legislative Services <[LegislativeServices@rockyview.ca](mailto:LegislativeServices@rockyview.ca)>

**Subject:** Re: Bylaw C-8579-2024 - PL20240091 (03215004)

Both please.

Sent from my iPhone

On Oct 17, 2024, at 12:28 PM, Legislative Officers  
<[LegislativeOfficers@rockyview.ca](mailto:LegislativeOfficers@rockyview.ca)> wrote:

Good afternoon, Gary and Wendee,

Thank you for submitting your comments on this application.

Please confirm whether you would like your comments included on the agenda for Council's consideration for the public hearing scheduled for November 12, 2024, or if you would like them forwarded to the file manager for this application so they can respond to your inquiries.

Have a great day,

**MICAH NAKONECHNY**

He/Him/His

Legislative Officer | Legislative Services

**ROCKY VIEW COUNTY**

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

Phone: 403-520-6366

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

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---

**From:** Gary E. Otto [REDACTED]  
**Sent:** Thursday, October 17, 2024 9:55 AM  
**To:** Legislative Services <[LegislativeServices@rockyview.ca](mailto:LegislativeServices@rockyview.ca)>  
**Subject:** Bylaw C-8579-2024 - PL20240091 (03215004)

Dear Sir or Madame,

Generally, we are pro-growth & pro-development. That said, we have growing concerns & questions related to the redesignation of land from Agricultural in order to facilitate the creation of 99 residential lots within the Bridges of Langdon development.

Specifically.....

1. What guarantees do we have that there will be sufficient fresh water to serve this growth, including in extreme conditions, shorter & longer-term?

2. What proactive (&/or otherwise) traffic calming measures are being implemented? Traffic noise and volume are becoming serious problems in Langdon.

We look forward to your response.

Sincerely,

Gary & Wendee Otto

41 North Bridges Bay  
Langdon, AB T0J 1X3



**From:** [Milo Christie](#)  
**To:** [Xin Deng](#)  
**Subject:** Application Numbers: PL20240091, PL20240097  
**Date:** June 20, 2024 5:23:52 PM  
**Attachments:** [image.png](#)

---

Resending with XXXXXXXX100 removed

File Number - 03215004

Application Number - PL20240091, PL20240097

Attention Planning and Services Department,

As a resident of the North Bridges community, I strongly oppose the applications submitted by Pollyco. Pollyco has shown and continues to show their incompetency as a developer. Once again, as this is not the first complaint, I am certain this too will fall upon deaf ears.

#### **Areas of concern**

- Broken sidewalks
- Unfinished boulevards
  - Understanding this would be the homeowners responsibility post completion, but they never have been finished
- Green space upkeep
  - These areas are appalling
- Garbage, garbage and more garbage
- Snow removal
  - Both roads and pathways
- Builders working past 9 o'clock at night
- Mud all over the streets
- Garbage can emptying

#### **Questions**

- Why is nothing being done to hold Pollyco accountable in the above areas?
- What is being done to prevent this going forward?
- Why will Rockyview tax dollars eventually pay for Pollyco incompetencies?
- What is Pollyco's tender process?

- Why are lots never listed and only end up sold to builders?



Sincerely,  
Milo Christie



**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 - Hamlets</b>    |   |
| 5.1   | <i>Support the development of the Hamlets of Conrich, Harmony, Langdon, Balzac, and Glenbow Ranch as full service rural communities providing a range of land uses, housing types, and rural services to their residents and local area; in accordance with their area structure plan or conceptual scheme. These hamlets are identified as "Hamlet – Full Service" on Map 1.</i> |
| Consistent                                      | The proposal meets the policy by supporting full services community with a range of land uses and housing types.  |
| <b>Hamlets</b>                                  |   |
| 9.1   | <i>Encourage and support the development of the Hamlets of Conrich, Harmony, Langdon, Balzac, and Glenbow Ranch as full service rural communities providing a range of land uses, housing types, and rural services to their residents and local area, in accordance with their area structure plan or conceptual scheme.</i>   |
| Consistent                                      | The proposed residential development meets the policy.  |

| <b>Langdon Area Structure Plan</b> |   |
|------------------------------------|---|
| <b>Residential</b>                 |   |
| 8.1                                | <i>Residential development within the hamlet of Langdon shall be supported in the areas identified as residential on Maps 5 and 6.</i>  |
| Consistent                         | The proposed residential development is located in the residential area identified on Maps 5 and 6.   |
| 8.2                                | <i>The County supports innovative neighbourhood design within new residential areas provided the proposed design supports the residential objectives</i>  |
| Consistent                         | The subject land falls within the Bridges of Langdon Conceptual Scheme, which supports innovative neighborhood design.  |
| 8.3                                | <i>Where new residential neighbourhoods are developed in proximity to existing residential neighbourhoods, the design for the new residential neighbourhoods should provide an acceptable transition to the existing areas through a residential building form that is similar in height, massing, and architectural design to the surrounding community.</i> |
| Consistent                         | The proposal is part of the Bridges of Langdon community, which is compatible with the existing development built within the plan area.   |
| 8.4                                | <i>The predominant land use within the residential area shall be single detached residences; multi-family residences such as semi-detached homes, row houses and multi-unit buildings may also be considered.</i>   |



|                         |   |
|-------------------------|---|
| Consistent              | The approved Bridges of Langdon CS contemplates a range of housing types, which meets this policy. The proposed development through this application is single detachment dwelling.   |
| 8.5                     | <i>The following uses in the residential area may be allowed where they are determined to be compatible and appropriate:</i><br><i>a. seniors housing;</i><br><i>b. public, recreational, and institutional uses such as schools, child care facilities, special care facilities, churches; and</i><br><i>c. neighbourhood commercial</i>   |
| Consistent              | The above uses have been considered in the approved Bridges of Langdon CS.  |
| 8.6                     | <i>Local plans shall be required to support applications (see Section 27 and Map 12) for residential development. The local plan should provide:</i><br><i>a. architectural design guidelines that promote neighbourly interaction by:</i><br><i>i. promoting front yard aesthetics; and</i><br><i>ii. providing street trees and street-oriented porches or patios.</i><br><i>b. rural identity through the use of:</i><br><i>i. street names;</i><br><i>ii. architectural design guidelines that emphasize a rural look and feel; and</i><br><i>iii. landscaping that uses local/native plant species.</i><br><i>c. an analysis of open space and recreational needs and opportunities to determine the amount and location of land to be dedicated to parks and open space within a residential area.</i><br><i>d. a transportation analysis addressing the need for an efficient vehicular and pedestrian network within, and external to, the residential area.</i><br><i>e. a market demand study, if neighbourhood commercial is proposed, to show that:</i><br><i>i. the current supply of the proposed commercial land use is approaching build-out, and there is a demonstrated need for the use; and</i><br><i>ii. the proposal will contribute to the fiscal balance of the municipality.</i> |
| Consistent              | The above has been addressed in the approved Bridges of Langdon CS  |
| <b>Utility Services</b> |   |
| 23.8                    | <i>All new development shall connect to the piped potable water system.</i>   |
| Consistent              | The proposed development would be connected with the piped water system provided by Langdon Water Works, which confirms the capacity to service the proposed development.   |
| 23.9                    | <i>A water use assessment shall be required with local plan preparation, subdivision applications, and/ or development permit applications to determine water demand and infrastructure requirements.</i>   |
| Consistent              | The detailed assessment would be required at the future subdivision stage.  |
| 23.14                   | <i>All new development shall be required to connect to the County's wastewater system.</i>  |
| Consistent              | The proposed development would be connected with the piped wastewater system.   |
| 23.15                   | <i>A wastewater servicing study shall be required with local plan preparation, subdivision applications, and/or development permit applications to determine wastewater demand and infrastructure requirements.</i>   |
| Consistent              | The Applicant has provided a wastewater analysis at the redesignation stage. Further analysis would be provided at the future subdivision stage.  |

| <b>Bridges of Langdon Conceptual Scheme (CS)</b> |  |
|--|--|
| <b>Development Concept</b>                       |  |
| 5.2.1  | <i>Arrangement of the land-use areas shall be in general conformance with that illustrated in Figure 8 - Land Use Concept.</i> |
| Consistent                                       | The proposed residential development complies with Figure 8.   |
| 5.3.1a   | <i>Single family dwelling units shall be the dominant land use for residential development.</i>                                |
| Consistent                                       | The proposed development is single family dwellings.   |

| <b>Land Use Bylaw (LUB)</b>                            |   |
|--|---|
| <b>Residential, Mid-Density Urban District (R-MID)</b> |   |
| 349<br><i>Purpose</i>                                  | To accommodate a diverse range of low to medium density fee simple residential housing types in an urban setting, such as Hamlets and comprehensively planned area. |
| Consistent   | The proposed residential lots meet the purpose and intent of the district, and meet the minimum parcel size and minimum lot width requirements.                     |
| <b>Special, Public Service District (S-PUB)</b>        |   |
| 451<br><i>Purpose</i>                                  | To provide for the development of Institutional, Educational and Recreational uses.   |
| Consistent   | The proposed stormwater ponds meet the purpose and intent of the district, and align with the Bridges of Langdon CS.  |
| <b>Special, Parks and Recreation District (S-PRK)</b>  |   |
| 469<br><i>Purpose</i>                                  | To provide for the development of active and passive recreational areas at the local, neighbourhood and regional levels.  |
| Consistent   | The proposed pathways meet the purpose and intent of the district, and is consistent with the Bridges of Langdon CS.  |



# BYLAW C-8579-2024

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-8579-2024*.

## Definitions

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

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

## Effect

3 THAT Schedule B, Land Use Maps, of Bylaw C-8000-2020 be amended by redesignating a  $\pm 8.60$  hectares ( $\pm 21.25$  acres) portion of land within NE-15-23-27-W04M, from Agricultural, General District (A-GEN) to Residential, Mid-Density Urban District (R-MID), Special, Parks and Recreation District (S-PRK), and Special, Public Service District (S-PUB), as shown on the attached Schedule ‘A’ forming part of this Bylaw.

4 THAT a  $\pm 8.60$  hectares ( $\pm 21.25$  acres) portion of land within NE-15-23-27-W04M is hereby redesignated to Residential, Mid-Density Urban District (R-MID), Special, Parks and Recreation District (S-PRK), and Special, Public Service District (S-PUB), as shown on the attached Schedule ‘A’ forming part of this Bylaw.

## Effective Date

5 Bylaw C-8579-2024 is passed and comes into full force and effect when it receives third reading and is signed in accordance with the *Municipal Government Act*.



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

PUBLIC HEARING HELD this \_\_\_\_\_ day of \_\_\_\_\_, 2024

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

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

\_\_\_\_\_  
Reeve

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

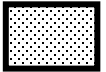
\_\_\_\_\_  
Date Bylaw Signed

Schedule 'A'

Bylaw  
C-8579-2024

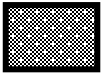
Amendment

**FROM**  
Agricultural, General District  
(A-GEN)



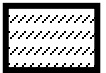
**TO**  
Residential, Mid-Density  
Urban District (R-MID)

**FROM**  
Agricultural, General District  
(A-GEN)



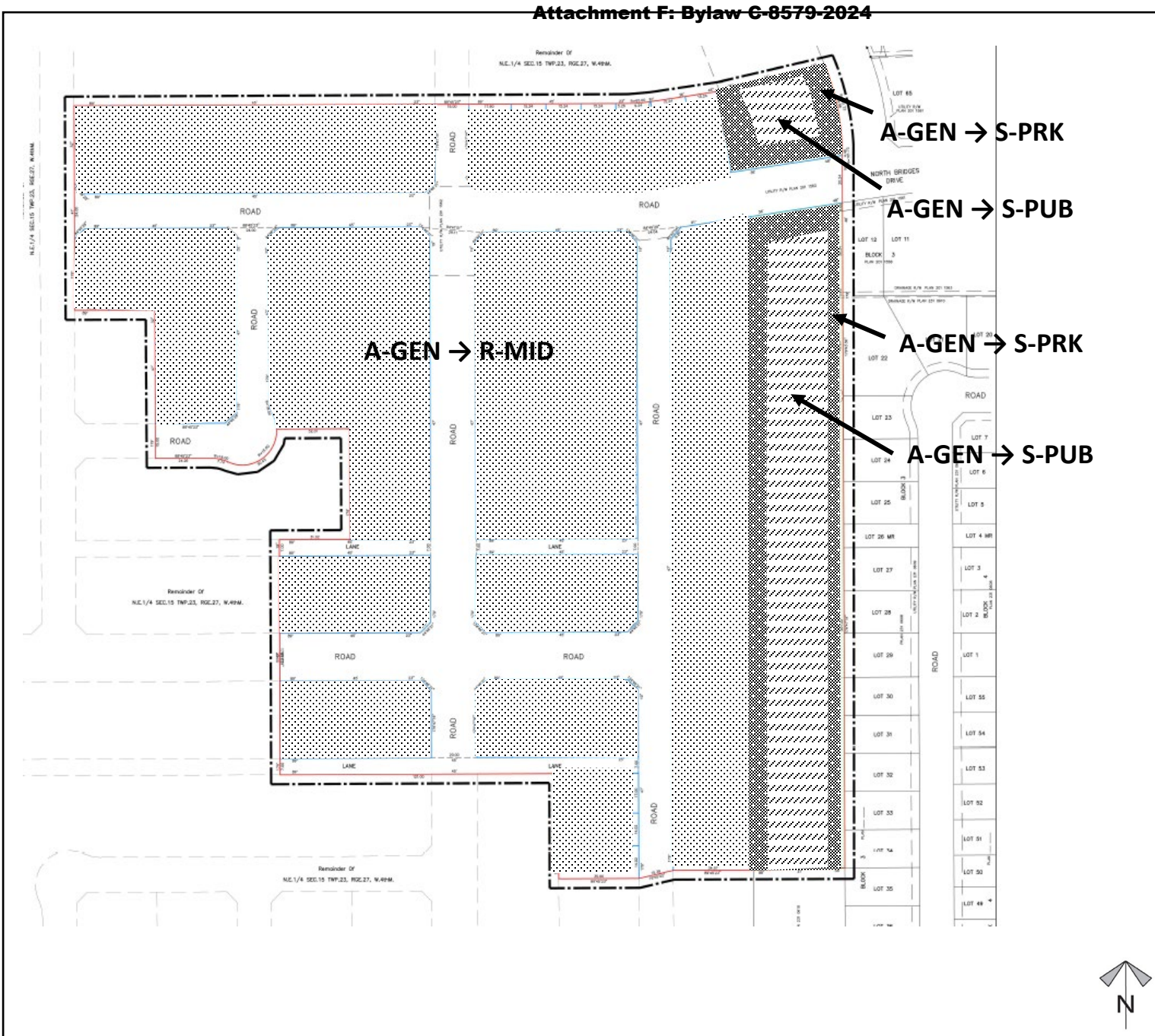
**TO**  
Special, Parks and Recreation  
District (S-PRK)

**FROM**  
Agricultural, General District  
(A-GEN)



**TO**  
Special, Public Service District  
(S-PUB)

Division: 7  
Roll: 03215004  
File: PL20240091  
Printed: 5/9/2024  
Legal: A portion of NE-15-23-  
Page 101 of 158





SCADA Master Plan Partnership - Alberta Community Partnership Grant & Project Endorsement

Electoral Division: All

File: 1025-450

|             |  |
|-------------|--|
| Date:       | November 12, 2024                                  |
| Presenter:  | Desiree Vetter, Acting Manager of Utility Services |
| Department: | Utility Services                                   |

REPORT SUMMARY

This report is for Council's consideration to approve the Rocky View County and Town of Crossfield partnership for the Supervisory Control and Data Acquisition (SCADA) Master Plan as a requirement of application to the Alberta Community Partnership – Intermunicipal Collaboration Grant which is administered by Alberta Municipal Affairs.

SCADA systems are used for controlling, monitoring, and analyzing Rocky View County's water and wastewater system devices and processes. The system consists of both software and hardware components and enables remote and on-site gathering of data. The County submitted the ACP application on the deadline October 1, 2024. The Town of Crossfield Council approved the partnership for the SCADA Master Plan by resolution of Council on October 15, 2024.

ADMINISTRATION'S RECOMMENDATION

THAT Rocky View County supports the Town of Crossfield and Rocky View County's application under the Alberta Community Partnership (ACP) program for the development of a Supervisory Control and Data Acquisition (SCADA) Master Plan.

THAT Council designates Rocky View County as the managing partner for the Supervisory Control and Data Acquisition (SCADA) Master Plan Alberta Community Partnership (ACP) program application.

BACKGROUND

The SCADA system is integral for controlling, monitoring, and analyzing devices and processes at the County's water and wastewater facilities. The system consists of both software and hardware components and enables remote and on-site gathering of data. SCADA systems ensure the safe and efficient operation of water and wastewater facilities, and continuity of service to utility customers. Comprised of field devices, controllers, communication networks, and a human-machine interface (HMI), a SCADA system collects and analyzes real-time data allowing municipalities to:

- Control processes locally or at remote locations;
- Monitor, gather, and process real-time data;
- Directly interact with devices, such as sensors, valves, pumps, motors, and more through human-machine interface (HMI) software;
- Record events into log files; and
- Create reports for provincial legislative requirements.

## SCADA Master Plan Partnership - Alberta Community Partnership Grant & Project Endorsement

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In 2023, a condition assessment was performed on the County's water and wastewater automation and control systems. The assessment identified areas of improvement for better water and wastewater system controls, monitoring, and reporting by upgrading components of the SCADA system. The Alberta Community Partnership (ACP) Grant is a funding source which can be applied to the cost of developing a SCADA Master Plan, the planning and engineering portion of the project.

The ACP Grant program has an intermunicipal collaboration stream that focuses on projects pursuing regional approaches to service delivery with strong economic benefits. The intermunicipal collaboration stream provides funding to partnerships of two or more municipalities to develop regional projects, frameworks, and regional service delivery efficiencies.

If endorsed by two municipalities, the ACP Grant provides up to \$200,000 for engineering design studies that would identify the needs, feasibility, and cost of upgrades to the SCADA systems used to control, monitor, and report on the processes of the County's water and wastewater systems.

The County submitted the ACP application on the deadline October 1, 2024. The Grant requires supporting resolutions from both Councils but does not require matching funds from either municipality. The Town of Crossfield Council approved the partnership for the SCADA Master Plan by resolution of Council on October 15, 2024.

### ANALYSIS

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Rocky View County and the Town of Crossfield have a history of collaborating on shared municipal service delivery in such areas as regional land use, emergency management, transportation, water and wastewater management, and recreation. The partnership recognizes the importance of technology and the significant role it plays in all areas of municipal service delivery, most especially in water and wastewater delivery. The development of a new and enhanced SCADA Master Plan for Rocky View County will inform and guide optimal new and enhanced water and wastewater monitoring service delivery to our customers and offer a collaborative approach of sharing project data and best practices with our regulators and partners in the region. The County's SCADA Master Plan will help to identify gaps in the Town of Crossfield's own SCADA system and position them to better develop their own SCADA master plan in the future.

The partnership will undertake the following activities:

1. Stakeholder consultation.
2. Data collection, review and analysis of existing system architecture, flow diagrams, and panel drawings.
3. Review and analysis of policies and procedures, and industry best practices and trends.
4. Complete gap assessment of water and wastewater SCADA systems that includes requirements and risk analysis, and an evaluation matrix of development options that includes:
  - a. system architecture design, and supporting requirements
  - b. acquisition parameters
  - c. cybersecurity risk analysis
  - d. licensing requirements
  - e. disaster recovery strategy
  - f. alarm and event management options
5. Detailed design, cost models, and implementation strategy.
6. Share project data and best practices including the final SCADA Master Plan and cost models.

## SCADA Master Plan Partnership - Alberta Community Partnership Grant & Project Endorsement

The expected project outputs are:

1. Stakeholder consultation summary report.
2. Engineering analysis and evaluation of technology options and required state recommendations.
3. SCADA options analysis and recommendations.
4. SCADA Master Plan for the region including detailed design, cost models, and an implementation strategy.

The development and efficient delivery of core municipal services such as water and wastewater are critical to the viability, economic stability, and quality of life in the region, and is a critical consideration for growth and attracting investment to the region. Additional to this is the fact that Rocky View County has an agreement with Mountain View Regional Water Services Commission that allocates 2.68 million m<sup>3</sup>/year of treated water to the County. The point of use for this water is limited to the Crossfield area. This license allocation is not currently in use but allows for potential future opportunities in this region of the County.

### COMMUNICATIONS / ENGAGEMENT

No communication or engagement is required.

### IMPLICATIONS

#### Financial

The condition assessment included a total cost estimate of \$745,000 to implement all planning and engineering recommendations highlighted in the report. This total has been budgeted and spread over a 5-year period, commencing in 2025. Funding sources for 2025 include \$200,000 from the ACP Grant and \$307,000 from the East Rocky View Water and Utility Reserves. The subsequent 4 years would require a tax contribution, and a Master Rate increase of \$1.89 to the monthly water and wastewater Flat Fee. With support of the \$200,000 Grant the monthly Flat Fee increase is reduced to approximately \$0.99.

### STRATEGIC ALIGNMENT

| Key Performance Indicators |   | Strategic Alignment  |
|----------------------------|---|--|
| Effective Service Delivery | <p>SD2: Services are resourced and delivered to specific groups as intended, and citizens are satisfied with the outcomes</p> <p>SD2.2: Citizens satisfied with the County's defined service levels</p> | <p>To provide sustainable and safe water and wastewater services lessening the contamination risk and enhance quality of life for all residents in the region. Data from the SCADA has the ability to be readily shared with relevant stakeholders.</p> <p>SCADA infrastructure is a critical component to preserve and identify long-term water and wastewater service delivery trends.</p> |



## SCADA Master Plan Partnership - Alberta Community Partnership Grant & Project Endorsement

| Key Performance Indicators |  | Strategic Alignment  |
|----------------------------|--|--|
| Effective Service Delivery | SD4: Services are continually assessed for improvements in cost efficiency, effectiveness, and customer experience | SD4.1: Services that are assessed annually for innovation opportunities and have demonstrable efficiency improvements  |
| Financial Prosperity       | FP2: Ensuring County remains financially sustainable for future generations  | FP2.1: Assets that are incorporated in an Asset Management Plan  |
|                            |  | <p>Will provide operational and technical strategies that will enable quick responses and corrective measures before it impacts end-users.</p> <p>SCADA infrastructure maintenance and upgrades will:</p> <ul style="list-style-type: none"> <li>-Ensure asset security.</li> <li>-Lead to identification of potential operational and cost efficiencies which can be downloaded to residents.</li> <li>-Identify proactive maintenance measures to anticipate and eliminate system failures before they become an issue.</li> </ul> |

### ALTERNATE DIRECTION

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

### ATTACHMENTS

No attachments.

### APPROVALS

|                               |                        |
|-------------------------------|------------------------|
| Manager:                      | Desiree Vetter, Acting |
| Executive Director/Director:  | Byron Riemann          |
| Chief Administrative Officer: | Reegan McCullough      |



Beacon AI Hub Area Structure Plan Terms of Reference

Electoral Division: 6

File: 1011-475

|             |                       |
|-------------|-----------------------|
| Date:       | November 12, 2024     |
| Presenter:  | Dalia Wang, Planner 2 |
| Department: | Planning              |

REPORT SUMMARY

The purpose of this report is to present the Beacon AI Hub Area Structure Plan (ASP) Terms of Reference (TOR) for Council’s consideration. The objective of this new ASP is to outline a plan for the land use and servicing of the site as an artificial intelligence (AI) hub and solar farm. The ASP is a developer-led project and will be fully funded by the developer. The site location was deliberately selected due to the proximity to three electrical substations and the ability to harness solar energy from the solar farm development.

In August 2024, the proponent (Stantec Consulting on behalf of Beacon Data Centers Inc.) submitted a proposal to develop an AI Hub on the site that is subject to this Terms of Reference. The use, being a Business Use under the County’s Municipal Development Plan, requires the adoption of an Area Structure Plan. On October 8, 2024, Council directed the preparation of Beacon AI Hub Area Structure Plan. The TOR for the ASP has been prepared in accordance with this direction; accordingly, approval from Council is currently being sought.

As a developer-led project, the developer will be responsible to cover all costs of the project. County staff resources will be required to support the progress of the project, and this staff time is estimated to be valued at \$50,000. The expenditure of these staff resources has already been accounted for within the Planning department’s existing budgeted staff, and the amount would be recovered by the developer, so that the project is net-zero-cost to the County.

RECOMMENDATION

THAT Council approves the Beacon AI Hub Area Structure Plan Terms of Reference as presented in Attachment A.

THAT Council approves a budget adjustment of \$50,000 for the Beacon AI Hub Area Structure Plan project as presented in Attachment B.

BACKGROUND

Location

The subject site measures approximately 946 acres in area and is located approximately 3.2 kilometres east of the city of Calgary and 2.4 kilometres northwest of the hamlet of Indus. The subject site adjoins the proposed Prairie Gateway ASP site to the east. (refer to Figure 1 below). The site is adjacent to, but not within, the Rocky View County/City of Calgary Intermunicipal Development Plan (IDP). The area directly west of the site (sections 9, 10, 15, 16, 21, 22) is identified as a City of Calgary industrial growth area under the IDP. Surrounding uses to the north, east, south, and west are primarily agricultural in nature and are zoned accordingly as A-GEN. At its closest point, the site is located approximately 1 kilometre north of the Canadian Pacific Railway route. Refer to Figure 1 below for further details.

## Beacon AI Hub Area Structure Plan Terms of Reference

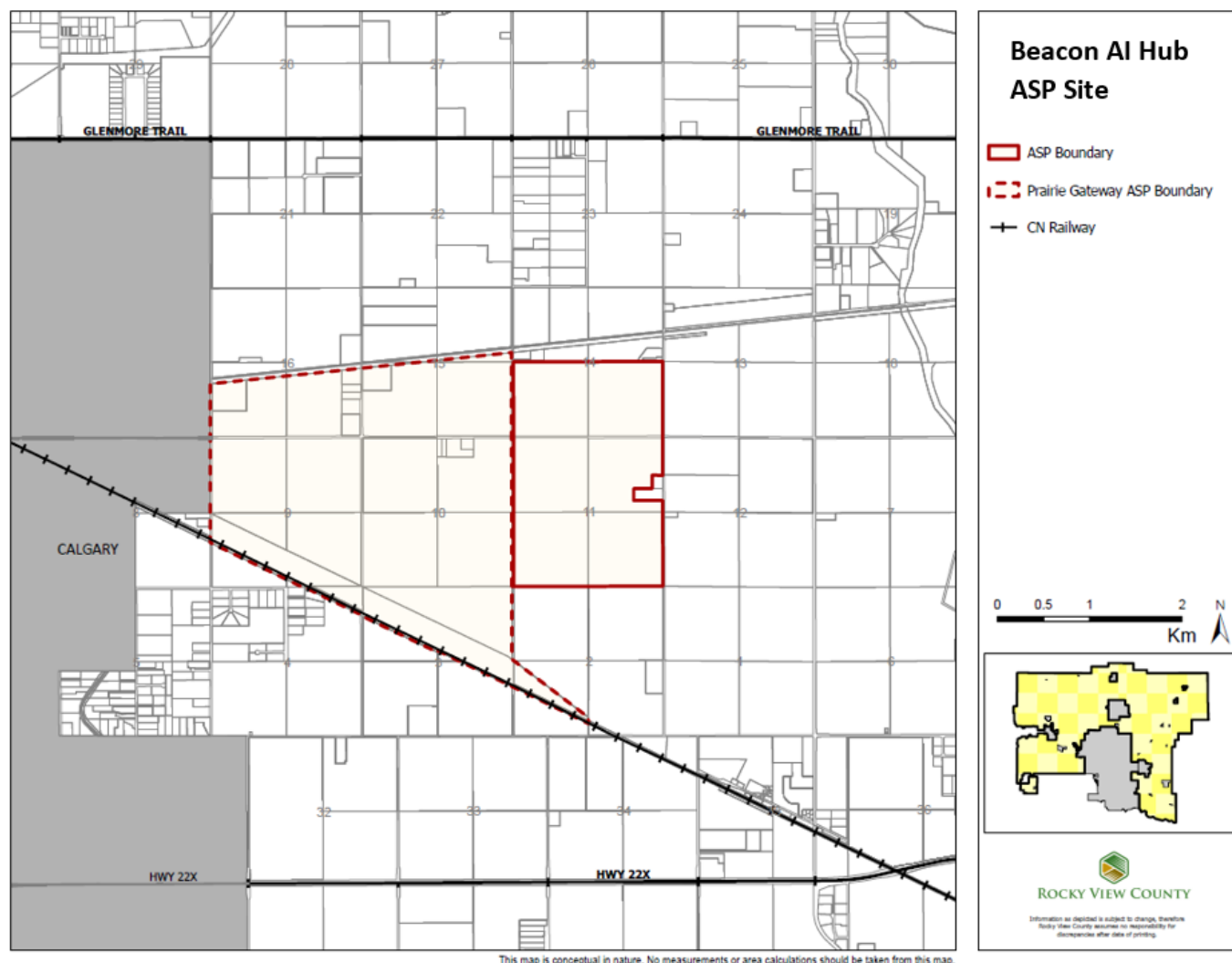


Figure 1 – Beacon AI Hub ASP Site

### Project Context

On October 8, 2024, Council directed the preparation of Beacon AI Hub Area Structure Plan, in consideration of the ranking list within Council’s Planning Project Prioritization Policy C-322. Accordingly, a TOR has been prepared for the development of this ASP. The Beacon AI Hub ASP project will consist of a data centre and a solar farm. Currently, there is no ASP in place that encapsulates the site. As the development is a new “business use”, the creation of a new ASP is required under the *Municipal Development Plan* (MDP).

The site is currently zoned Direct Control Bylaw DC-166, which provides for the development of solar farms. The solar farm development has received conditional approval, and the Applicant is currently in the process of satisfying development conditions. It is noteworthy that there is no servicing or critical infrastructure available to the site, which forms a key consideration for this project. As such, technical studies for water demand and servicing feasibility will be undertaken to inform the preparation of a strategy.

## Beacon AI Hub Area Structure Plan Terms of Reference

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### ANALYSIS

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#### Planning Framework

##### *Calgary Metropolitan Region Growth Plan*

The intent is for the subject development to align with relevant requirements stipulated by the *Calgary Metropolitan Region Growth Plan* (Growth Plan). A key consideration pertains to the designation of the site as either an Employment Area or a Rural Employment Area. Rural Employment Areas are for employment uses best suited to rural locations and are characterized by larger lot sizes, lower density of lots, and lower levels of servicing. Employment Areas are to be located in Preferred Growth Areas and are characterized by a variety of industrial and commercial land uses. The final definition of use and alignment with the Growth Plan will be determined as part of the project.

The *Regional Evaluation Framework* (Framework) provides the Calgary Metropolitan Region Board (the Board) with the authority to evaluate and approve new Statutory Plans to ensure alignment with the goals, objectives, and policies of the Growth Plan. All new Area Structure Plans are required to be referred to the Board. As such, the subject ASP will undergo this process.

##### *Municipal Development Plan (County Plan)*

The development is considered a business area and is subject to the relevant requirements outlined in Section 14 of the MDP. The site location was deliberately selected due to the proximity to three electrical substations and the ability to harness solar energy from the solar farm development. The site is currently zoned Direct Control Bylaw DC-166, which provides for the development of solar farms. The unique nature of the project, being an AI hub and solar farm development, is incompatible with typical business areas; thus, the chosen location is not only appropriate, but ideal.

Technical studies will include a transportation network analysis, water and wastewater servicing strategy, stormwater management strategy, economic impact study, and environmental screening report. The findings from these studies will inform the preparation of the ASP and ensure that the development is delivered according to the requirements of Section 14.

The TOR for the Beacon AI Hub ASP has been prepared for Council's consideration as per Section 28 of the MDP. The preparation of the ASP will be directed by the County, with the delegation of tasks and input outlined as per page 1 of the TOR. The majority of input required for Phase 1 of the ASP will be prepared by the County, whereas input in subsequent phases will be primarily prepared by the proponent (with guidance and oversight from the County).

### COMMUNICATIONS / ENGAGEMENT

---

A Public Engagement Strategy will be prepared in Phase 2 (between October 2024 to January 2025) of the project. The proponent would be responsible for developing and implementing an engagement strategy to support the ASP amendments. The strategy will outline the engagement objectives and methods to be undertaken with the community/general public. A project objective under the TOR is to conduct effective, inclusive, and transparent community engagement.

### IMPLICATIONS

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#### Financial

As a developer-led project, the developer will be responsible to cover all costs of the project. County staff resources will be required to support the progress of the project, and this staff time is estimated to be valued at \$50,000. The expenditure of these staff resources has already been accounted for within the Planning department's existing budgeted staff, and the amount would be recovered by the developer, so that the project is net-zero-cost to the County. The developer will contribute a lump sum deposit at the commencement of the project, to be drawn upon by the County throughout the project.

## Beacon AI Hub Area Structure Plan Terms of Reference

### STRATEGIC ALIGNMENT

| Key Performance Indicators |   | Strategic Alignment  |
|----------------------------|---|--|
| Thoughtful Growth          | TG1: Clearly defining land use policies and objectives for the County –including types, growth rates, locations, and servicing strategies | The proposed ASP will be prepared in alignment with the Region Growth Plan and as directed by Council. |
|                            | TG1.2: Complete Area Structure Plans (ASPs) in alignment with the Regional Growth Plan and Council priorities                             |  |
| Thoughtful Growth          | TG2: Defined land use policies and objectives are being met and communicated  | As above.  |
|                            | TG2.1: Land use approvals that are supported/aligned with the Regional Growth Plan & MDP  |  |

### ALTERNATE DIRECTION

Administration does not have an alternate direction for Council's consideration.

### ATTACHMENTS

Attachment A: Beacon AI Hub Area Structure Plan Terms of Reference  
Attachment B: Budget Adjustment Request Form

### APPROVALS

|                               |                     |
|-------------------------------|---------------------|
| Manager:                      | Dominic Kazmierczak |
| Acting Executive Director:    | Dominic Kazmierczak |
| Chief Administrative Officer: | Reegan McCullough   |



# Beacon Area Structure Plan Terms of Reference

## Terms of Reference

TOR #1011-475

### Executive Summary

#### Direction

- On October 8, 2024 Council directed that a Terms of Reference be prepared for a project to create the Beacon AI Hub Area Structure Plan.

#### Schedule and Deliverables

##### Phase 1 – Project Initiation

###### Q4 2024

- Project workplan (County)
- Prepare Background Summary Report (Proponent)
- Prepare Public Engagement Strategy (County)
- Commence technical studies (Proponent)

##### Phase 2 – ASP Preparation

###### Q1 2025

- Prepare Draft ASP (Proponent)
- Release for public review (County)

##### Phase 3 – Public Engagement

###### Q2 2025

- Conduct Public Engagement (County/Proponent)
- Engagement Summary (Proponent)
- Complete Technical Studies (Proponent)

##### Phase 4 – Refinement and Approval

###### Q2 2025

- Final ASP draft
- Council public hearing
- CMRB referral
- Council adoption

#### Project Focus

The ASP will outline a land use strategy and servicing plan for an artificial intelligence (AI) hub and supporting solar farm. Key considerations are:

- The provision of water and wastewater servicing.
- Stormwater management.
- Demonstrating the economic benefits to the County and wider Calgary region.
- Demonstrating the unique locational requirements for the development's location and alignment with regional and County policies.

#### Project Budget

The project is to be wholly funded by the developer (Beacon Data Centers Inc.). Administration is proposing that a budget of \$50,000 is allocated by the County to complete the project, which will account for County's staff time devoted key tasks on the project. This cost will be recovered from the developer through a cost contribution agreement.

#### Principal Risks

- There may be unforeseen delays in completing technical studies, leading to project deadlines not being met.
- Approval of the new Municipal Development Plan may create timing complexities with respect to aligning with higher order County policies.
- The addition of a new employment area in the County may have risk in receiving approval from the Calgary Metropolitan Region Board, even where the ASP is considered to align with the Growth Plan.



## Beacon Area Structure Plan Terms of Reference

### Direction

- 1 Alberta's *Municipal Government Act (MGA)* Section 633 provides that a council may adopt an area structure plan (ASP) for the purpose of providing a framework for subsequent subdivision and development of an area of land.
- 2 There is currently no area structure plan in place for the area. However, it is noteworthy that the site adjoins the eastern boundary of the *Prairie Gateway Area Structure Plan*, which is currently underway.
- 3 The Beacon AI Hub ASP will outline a plan for the land use and servicing provisions for the site as an AI hub and solar farm.
- 4 This Terms of Reference will guide the creation of ASP amendments for Beacon. Under the *MGA* s.633(2)(a), an ASP must describe:
  - (1) The sequence of development proposed for the area;
  - (2) The land uses proposed for the area, either generally or with respect to specific parts of the area;
  - (3) The density of population proposed for the area either generally or with respect to specific parts of the area, and
  - (4) The general location of major transportation routes and public utilities
  - (5) Any other matters that Council considers necessary.
- 5 In undertaking the Beacon AI Hub ASP review project, considerations will include (but may not be limited to):
  - (1) The statutory planning framework – to ensure the ASP aligns with higher-order plans;
  - (2) Alignment with Council's Strategic Plan objectives.
  - (3) Community input – to ensure the planning framework aligns with residents' vision;
  - (4) Intergovernmental input – to ensure external agencies' interests are reflected where applicable and appropriate;
  - (5) Growth projections and land;
  - (6) Servicing – to ensure that development is serviced sufficiently and efficiently;
  - (7) Natural Environmental features – to ensure the inherent and intrinsic value of natural features are preserved;
  - (8) Fiscal impacts on the County's services and tax assessment ratio.



## Beacon Area Structure Plan Terms of Reference

### Beacon AI Hub ASP Area

- 6 The extent of the area to be covered by the ASP is shown below in Figure 1.
- 7 The subject site measures approximately 383 hectares (946 acres) in area and legally described as NW-11-23-28-W04M, NE-11-23-28-W04M, SW-11-23-28-W04M, SE-11-23-28-W04M, SW-14-23-28-W04M, and SE-14-23-28-W04M. It adjoins the eastern boundary of the area covered by the Prairie Gateway ASP.

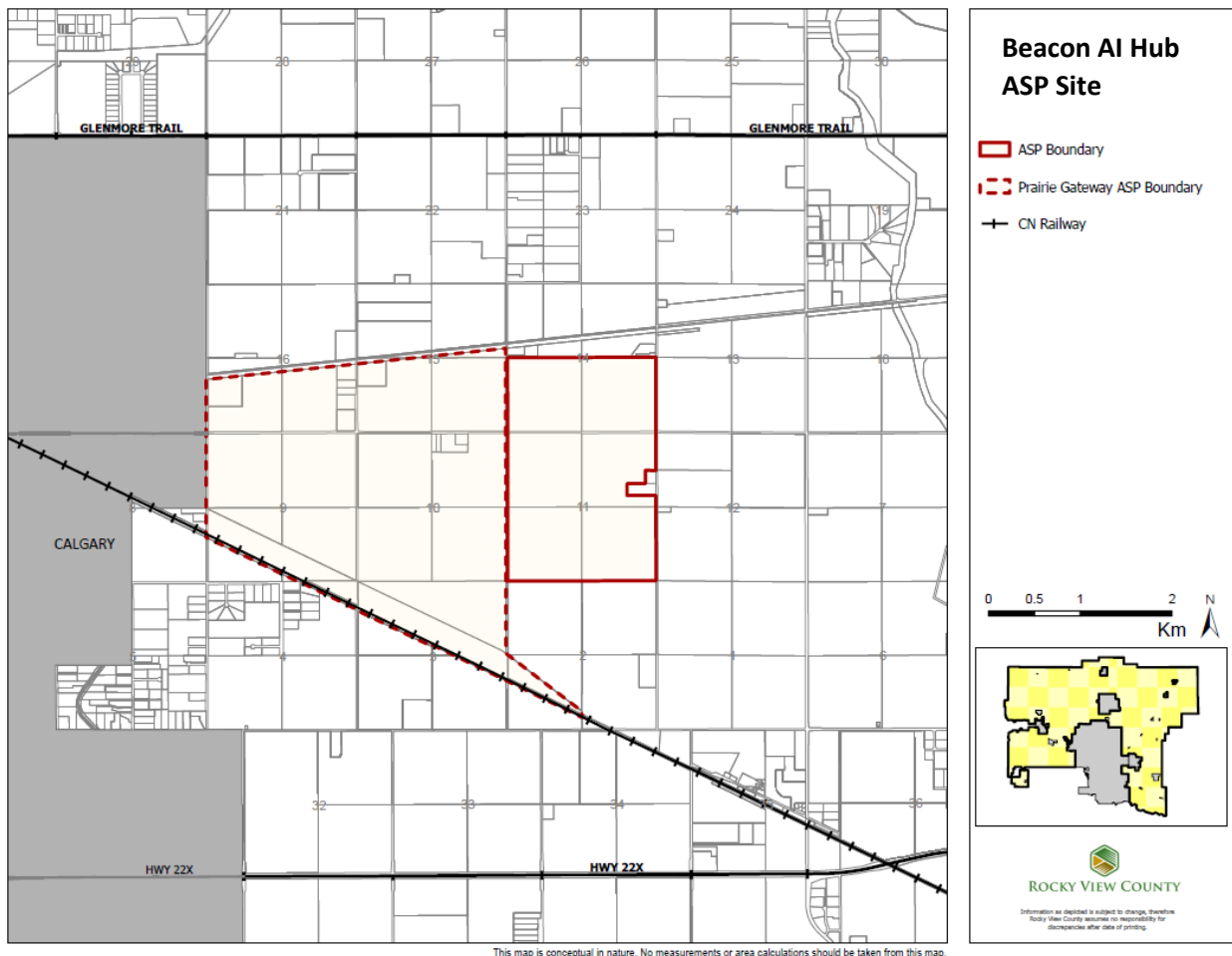


Figure 1: Beacon AI Hub Area Structure Plan – Site

### Background

- 8 The site is located approximately 3.2 kilometres (2 miles) east of the City of Calgary. The project area is adjacent to, but not within the Rocky View County/City of Calgary Intermunicipal Development Plan (IDP). The area directly west of the site (sections 9, 10, 15, 16, 21, 22) are identified as a City of Calgary Industrial Growth Area under the IDP.





## Beacon Area Structure Plan Terms of Reference

- 9 Section 11 within the subject lands is currently zoned Direct Control Bylaw 166, with the intent to provide for the development of solar farm.
- 10 In August 2024, the proponent (Stantec Consulting on behalf of Beacon Data Centre Inc.) submitted a proposal to develop an AI Hub on the site that is subject to this Terms of Reference. The use, being a Business Use under the County's Municipal Development Plan, requires the adoption of an Area Structure Plan.
- 11 The Beacon AI Hub ASP project will consist of a data centre and a solar farm—the latter of which has received conditional approval, which expires in December 2024. The project will review the compatibility of this existing permit with the conceptual plan to be developed through the draft ASP.
- 12 The project poses the potential to reap local and regional benefits through catalyzing economic growth through the provision of local employment opportunities, the generation of tax revenue, and the construction of essential capital infrastructure to support the future build-out of the surrounds. It is noteworthy that the nature of the AI Hub may attract other technology companies to the locality.
- 13 Currently, there is no ASP in place that encapsulates the site. While the geographical scope of the project is considerably smaller than areas typically covered by ASPs, the creation of a new ASP is required in this instance due to the requirements of the *Municipal Development Plan*.

### Calgary Metropolitan Region Growth Plan

- 14 Under the Growth Plan, Employment Areas may be considered outside of Preferred Growth Areas subject to the creation of an ASP which meets the requirements of Section 3.1.
- 15 As per section 3.3.2.1, an Environmental Screening Report will be undertaken. The ASP will align with the vision of section 3.3, accordingly.
- 16 As per section 3.5.1.2, the ASP will include transportation policies that align with the Growth Plan's objectives for future transit services.

### Municipal Development Plan

- 17 The County is currently updating its Municipal Development Plan (MDP), with an estimated completion date of August 2025. The existing County Plan (C-7280-2013 as amended) is in force and therefore the applicable Municipal Development Plan.
- 18 Notwithstanding any forthcoming update to the MDP, Section 14.0 of the County Plan guides business development in the County. The subject lands are not currently identified on Map 1 (Managing Growth) of the County Plan, which identifies the County's residential and business growth areas. However, Section 14.0 of the County Plan also allows for the consideration of new business areas subject to the area's location being justified and another criteria being met.
- 19 The adoption of the proposed ASP is not contingent on the update to the MDP being completed.



## Beacon Area Structure Plan Terms of Reference

### Project Vision

- 20** This project will create a new ASP for the subject site in order to facilitate the development of AI hub and supporting solar farm, with particular regard for the planning of servicing, stormwater, and transportation infrastructure.

### Project Objectives

- 21** The ASP will aim to achieve the following objectives:

#### Land Use

- (1)** To create a development framework to facilitate orderly and efficient development of the area, specifically with regard to the proposed Beacon AI hub and solar farm development.

#### Servicing

- (2)** To identify feasible and efficient water and wastewater servicing options that will appropriately support the proposed development and land uses for the site;
- (3)** To identify feasible stormwater management options that adequately support the scale and intensity of development.
- (4)** To identify current and planned transportation infrastructure under both Provincial and County jurisdiction to determine future transportation needs and opportunities to support anticipated development;
- (5)** To identify other required physical services to support the development.

#### Phasing

- (6)** To facilitate orderly and efficient development of AI hub and solar farm development.

#### Fiscal Considerations

- (7)** To ensure that the overall development has a positive fiscal impact on the County, balancing assessment growth with service provision.

#### Natural Environment

- (8)** To identify key environmental and natural features within the area and suggest methods to uphold their form and function. This includes the development of policies to minimize the impact of development on the natural environment.



## Beacon Area Structure Plan Terms of Reference

### Statutory Plan Alignment

- 22 The Beacon AI Hub ASP will be drafted to align with the following statutory plans as guided by the Municipal Government Act:
- (1) Calgary Metropolitan Region Growth Plan
  - (2) South Saskatchewan Regional Plan
  - (3) Rocky View County Municipal Development Plan

### Schedule and Deliverables

- 23 The project is anticipated to occur in five phases, described in Table 1.

**Table 1 – Project Schedule**

| Phase   | Deliverables   | Timing              |
|---|--|---------------------|
| <b>1. Project Initiation</b>                                | <ul style="list-style-type: none"> <li>• Background Summary Report</li> <li>• Public Engagement Strategy</li> <li>• Project Workplan</li> <li>• Commencement of technical studies</li> </ul> | Nov 2024 – Jan 2025 |
| Draft the Background Summary Report                         |  |                     |
| Prepare the Public Engagement Strategy                      |  |                     |
| Draft the Project Workplan                                  |  |                     |
| <b>2. Creation of Draft ASP</b>                             | <ul style="list-style-type: none"> <li>• Draft ASP</li> <li>• Engagement Summary</li> <li>• Draft technical studies</li> </ul>   | Jan – Mar 2025      |
| Draft the ASP document                                      |  |                     |
| Public Review of Draft ASP                                  |  |                     |
| <b>3. Public Engagement</b>                                 | <ul style="list-style-type: none"> <li>• Engagement Summary</li> <li>• Land Use Strategy</li> <li>• Completion of technical studies</li> </ul>   | Mar – May 2025      |
| Conduct public engagement according to the Engagement Plan  |  |                     |
| Complete technical studies as applicable                    |  |                     |
| <b>4. Refinement and Approval</b>                           | <ul style="list-style-type: none"> <li>• Final ASP document</li> <li>• Public Hearing Report</li> <li>• CMRB REF Application</li> <li>• Council Report</li> </ul>                            | May – Jun 2025      |
| Finalize Draft for Council first reading and public hearing |  |                     |
| Calgary Metropolitan Region Board review                    |  |                     |
| Council third reading and adoption                          |  |                     |

### Roles and Responsibilities

- 24 The principal project tasks shall generally be divided between the County and Proponent as follows:

| County-led                                | County and Proponent         | Proponent-led     |
|---|------------------------------|-------------------|
| Intergovernmental collaboration           | Communication and Engagement | Technical Studies |
| Calgary Metropolitan Region Board process | Plan Drafting                | Background Report |



## Beacon Area Structure Plan Terms of Reference

### Costs

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

### Communication and Engagement

- 27 A detailed communication and engagement strategy will identify all relevant interest groups within the County, intermunicipal partners, and external stakeholders affected by the planning process outcomes. The strategy will spell out how the process will proceed through several phases, and how various tools/techniques will be used in each phase to meaningfully engage a range of participants.

#### Communication and Engagement Principles

- 28 The project will be underpinned by a thorough engagement process with the communities, identified stakeholder groups, and intergovernmental organizations that:
- (1) Raises the awareness of the planning process and encourages participation;
  - (2) Shapes the content of the Plan through a blend of research and stakeholder input;
  - (3) Responds constructively to the interests of various audiences; and
  - (4) Ensures broad support for the resulting policies.

#### Intergovernmental Engagement

- 29 While the site falls outside of the Policy Areas and Notification Zones identified within the Rocky View County/City of Calgary Intermunicipal Development Plan, it directly adjoins the Policy Area containing Janet and Shepard. The infrastructure and servicing implications for the development may have impacts to the City of Calgary; as such, direct, early and consistent engagement with the City will be undertaken for this project.
- 30 Appropriate consultation will be conducted with the Alberta Utilities Commission, the Ministry of Transportation and Economic Corridors, and Alberta Environment.

### Principal Project Risks

| Risk  | Mitigation Strategy(ies)  |
|---|---|
| <ul style="list-style-type: none"> <li>• There may be unforeseen delays in completing technical studies, leading to project deadlines not being met.</li> </ul> | <ul style="list-style-type: none"> <li>• Clearly scope technical studies and ensure that all internal departments and external agencies are engaged early on in the project.</li> </ul> |



## Beacon Area Structure Plan Terms of Reference

|   |   |
|---|---|
| <ul style="list-style-type: none"> <li>Approval of the new Municipal Development Plan may create timing complexities with respect to aligning with higher order County policies.</li> </ul>   | <ul style="list-style-type: none"> <li>Ensure continued engagement with MDP project team to ensure that the development is accommodated within the new growth strategy established by the Plan and to align timing of project approvals.</li> </ul> |
| <ul style="list-style-type: none"> <li>The addition of a new employment area in the County may have risk in receiving approval from the Calgary Metropolitan Region Board, even where the ASP is considered to align with the Growth Plan.</li> </ul> | <ul style="list-style-type: none"> <li>Seek early engagement with CMRB Administration and CMRB member municipalities to ensure there is agreement on policy alignment.</li> </ul>   |

### Variance

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



|                          |  |
|--------------------------|--|
| Approval Date            | <ul style="list-style-type: none"> <li>_____, 2024</li> </ul>                  |
| Replaces                 | <ul style="list-style-type: none"> <li>n/a</li> </ul>                          |
| Lead Role                | <ul style="list-style-type: none"> <li>Chief Administrative Officer</li> </ul> |
| Committee Classification | <ul style="list-style-type: none"> <li>n/a</li> </ul>                          |
| Last Review Date         | <ul style="list-style-type: none"> <li>n/a</li> </ul>                          |
| Next Review Date         | <ul style="list-style-type: none"> <li>n/a</li> </ul>                          |

\_\_\_\_\_  
Reeve

\_\_\_\_\_  
Approval Date

ROCKY VIEW COUNTY  
BUDGET ADJUSTMENT REQUEST FORM  
BUDGET YEAR: 2024

| Description  | Budget Adjustment                              |  |  |  |                                 |                                       |             |
|--|--|--|--|--|---------------------------------|---------------------------------------|-------------|
| EXPENDITURES:<br><br>Transfer to the Tax Stabilization Reserve   | 50,000   |  |  |  |                                 |                                       |             |
| <b>TOTAL EXPENSE:</b>  | 50,000   |  |  |  |                                 |                                       |             |
| REVENUES:<br><br>Developer Funded ASP Revenue  | (50,000)                                       |  |  |  |                                 |                                       |             |
| <b>TOTAL REVENUE:</b>  | (50,000)                                       |  |  |  |                                 |                                       |             |
| <b>NET BUDGET REVISION:</b>  | 0  |  |  |  |                                 |                                       |             |
| REASON FOR BUDGET REVISION:<br><br>Beacon AI Hub Area Structure Plan   |  |  |  |  |                                 |                                       |             |
| <b>AUTHORIZATION:</b><br><br><table style="width: 100%; border: none;"> <tr> <td style="width: 50%; vertical-align: top;">                             Chief Administrative Officer: _____<br/>                             Reegan McCullough                         </td> <td style="width: 50%; vertical-align: top;">                             Council Meeting Date: <u>November 12, 2024</u> </td> </tr> <tr> <td style="vertical-align: top;">                             (Acting) Executive Director Services: _____<br/>                             Dominic Kazmierczak                         </td> <td style="vertical-align: top;">                             Council Motion Reference: _____                         </td> </tr> <tr> <td style="vertical-align: top;">                             Manager: _____<br/>                             Dominic Kazmierczak                         </td> <td style="vertical-align: top;">                             Date: _____                         </td> </tr> </table> |  | Chief Administrative Officer: _____<br>Reegan McCullough | Council Meeting Date: <u>November 12, 2024</u> | (Acting) Executive Director Services: _____<br>Dominic Kazmierczak | Council Motion Reference: _____ | Manager: _____<br>Dominic Kazmierczak | Date: _____ |
| Chief Administrative Officer: _____<br>Reegan McCullough   | Council Meeting Date: <u>November 12, 2024</u> |  |  |  |                                 |                                       |             |
| (Acting) Executive Director Services: _____<br>Dominic Kazmierczak   | Council Motion Reference: _____                |  |  |  |                                 |                                       |             |
| Manager: _____<br>Dominic Kazmierczak  | Date: _____                                    |  |  |  |                                 |                                       |             |

Budget AJE No: \_\_\_\_\_

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



Subdivision Item: Agricultural

Electoral Division: 1 Application: PL20230042 / 04710001

Table with 2 columns: Field (Date, Presenter, Department) and Value (November 12, 2024, Carter Shelton, Planner 1, Planning)

REPORT SUMMARY

The purpose of this report is for the Subdivision Authority to assess a proposed subdivision of a single parcel from the subject lands (Attachment A). The application proposes the first parcel out of the subject quarter section, creating a ±20.23 hectare (±50.00 acre) parcel with a ±37.75 hectare (±93.27 acre) remainder.

The application was evaluated pursuant to the Municipal Government Act, Matters Related to Subdivision and Development Regulation, Municipal Development Plan (County Plan), the City of Calgary / Rocky View County Intermunicipal Development Plan, and the Land Use Bylaw.

The application aligns with Section 8.0 (Agriculture) of the County Plan, specifically policies relating to First Parcel Out subdivision applications. The application and conditions of approval noted within Attachment F address the technical requirements of the Matters Related to Subdivision and Development Regulation.

The proposed ±20.23 hectare (±50.00 acre) parcel and resultant ±37.75 hectare (±93.27 acre) remainder meet the minimum requirements of the Agricultural, General District land use designation.

Council is the Subdivision Authority for the subject application due to the receipt of landowner opposition, in accordance with Section 5(2), of the Subdivision Authority Bylaw (C-8275-2022).

ADMINISTRATION'S RECOMMENDATION

THAT the Subdivision Authority approves application PL20230042 with the conditions noted in Attachment F.

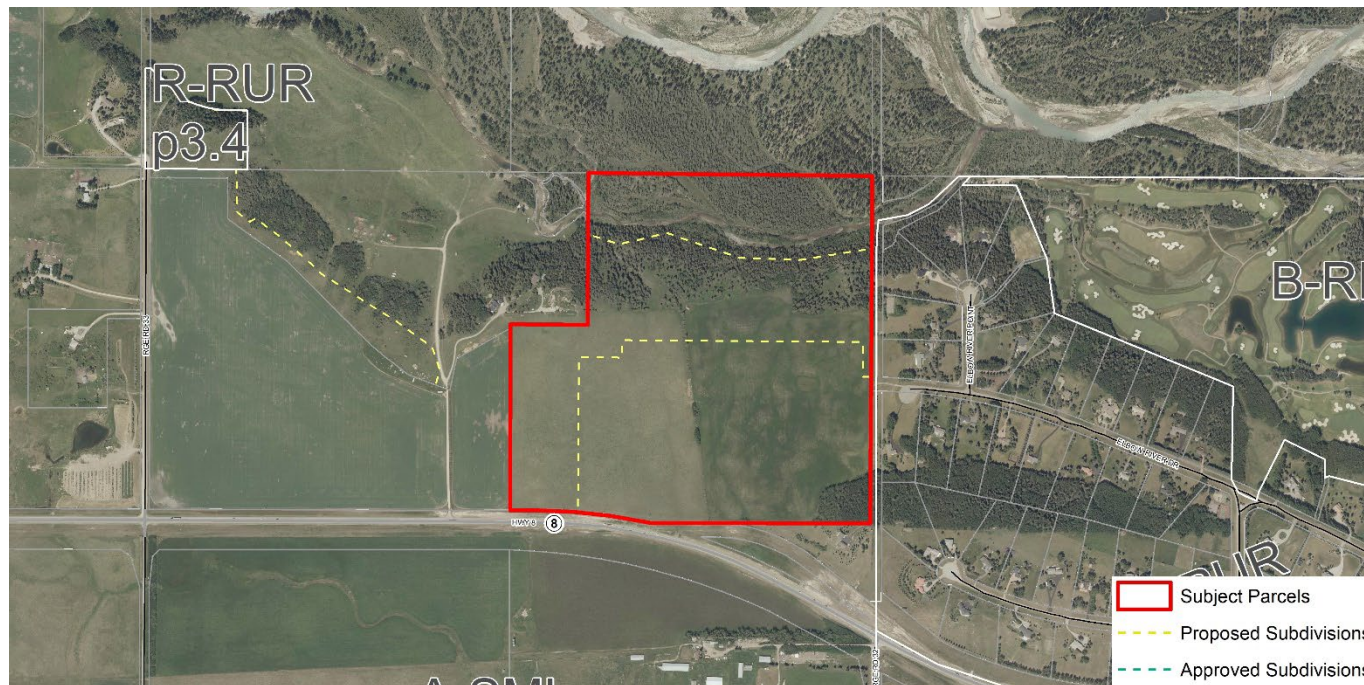


## Subdivision Item: Agricultural

### BACKGROUND

#### Location (Attachment A)

Located approximately 0.81 kilometres (0.50 miles) east of Range Road 33, on the north side of Highway 8, and 6.5 kilometres (4.0 miles) west of the city of Calgary.



#### Site History (Attachment B)

On July 10, 2017, the first parcel out of the westerly adjacent quarter section (SW-10) was registered via Plan No. 171 1433; including a portion of the subject quarter section (SE-10) being adjusted into the adjacent quarter section.

The subject land is approximately 57.98 hectares (143.27 acres) and is bound by Highway 8 to the south, Elbow River to the north, open government road allowance (RGE RD 33) and Elbow River Estates to the east, and similar agricultural parcel(s) to the west. Access to the subject quarter section and the proposed remainder parcel is proposed through an extension of Elbow River Drive.

#### 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 expressed concerns regarding stormwater management. Given the scope of the current proposal and remaining parcel sizes/configurations, stormwater run-off impacts to environmentally sensitive features are anticipated to be minimal.

Alberta Transportation and Economic Corridors has provided no concerns on the proposed application; further review and comments will be provided at the time of future subdivision.

#### Landowner Circulation (Attachment D)

The application was circulated to 427 adjacent landowners in accordance with the *Municipal Government Act* and County Policy C-327 (Circulation and Notification Standards); no letters in support, five (5) letters in opposition, and one petition in opposition with 34 unique signatures were received.



Subdivision Item: Agricultural

**ANALYSIS**

**Policy Review** (Attachment E)

The application was reviewed pursuant to the *Municipal Government Act*, Matters Related to Subdivision and Development Regulation, City of Calgary / Rocky View County Intermunicipal Development Plan (IDP) Municipal Development Plan (County Plan), and the *Land Use Bylaw*. The application was determined to be consistent with the policies of the County Plan, therefore aligning with the *Municipal Government Act*. The subject proposal meets the definition of a First Parcel Out as the subject land meets the definition of an unsubdivided quarter section. Previous subdivision within the westerly adjacent quarter section registered in 2017 adjusted a portion of the subject lands into the adjacent quarter section. As the subject quarter section’s current configuration/area is the result of a boundary adjustment, it is determined to meet the definition of an *Un-Subdivided Quarter Section* as defined in Section 8.17 of the County Plan. The recommended conditions of approval provide access to a County Road infrastructure in accordance with County Plan policy, and there are no physical constraints to the subdivision. Further, the remainder balance of land retains agricultural viability and land use designation, therefore aligning with the Agricultural Boundary Design Guidelines.

Both the proposed parcel and the remainder lands meet the minimum parcel size requirements of the Agricultural, General District land use designation requirements of the *Land Use Bylaw*.

**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) of the *Subdivision Authority Bylaw (C-8275-2022)*, Council is the decision-making authority due to the receipt of landowner opposition from landowners within the circulation radius as prescribed in Council’s Circulation Notification and Standards Policy C-327.

**ALTERNATE DIRECTION**

No alternative options have been identified for the Subdivision Authority’s consideration.

**ATTACHMENTS**

- Attachment A: Map Set
- Attachment B: Application Information
- Attachment C: Application Referral Responses
- Attachment D: Public Submissions
- Attachment E: Policy Review
- Attachment F: Recommended Conditions of Approval

**APPROVALS**

|                               |                     |
|-------------------------------|---------------------|
| Manager:                      | Dominic Kazmierczak |
| Acting Executive Director:    | Dominic Kazmierczak |
| Chief Administrative Officer: | Reegan McCullough   |

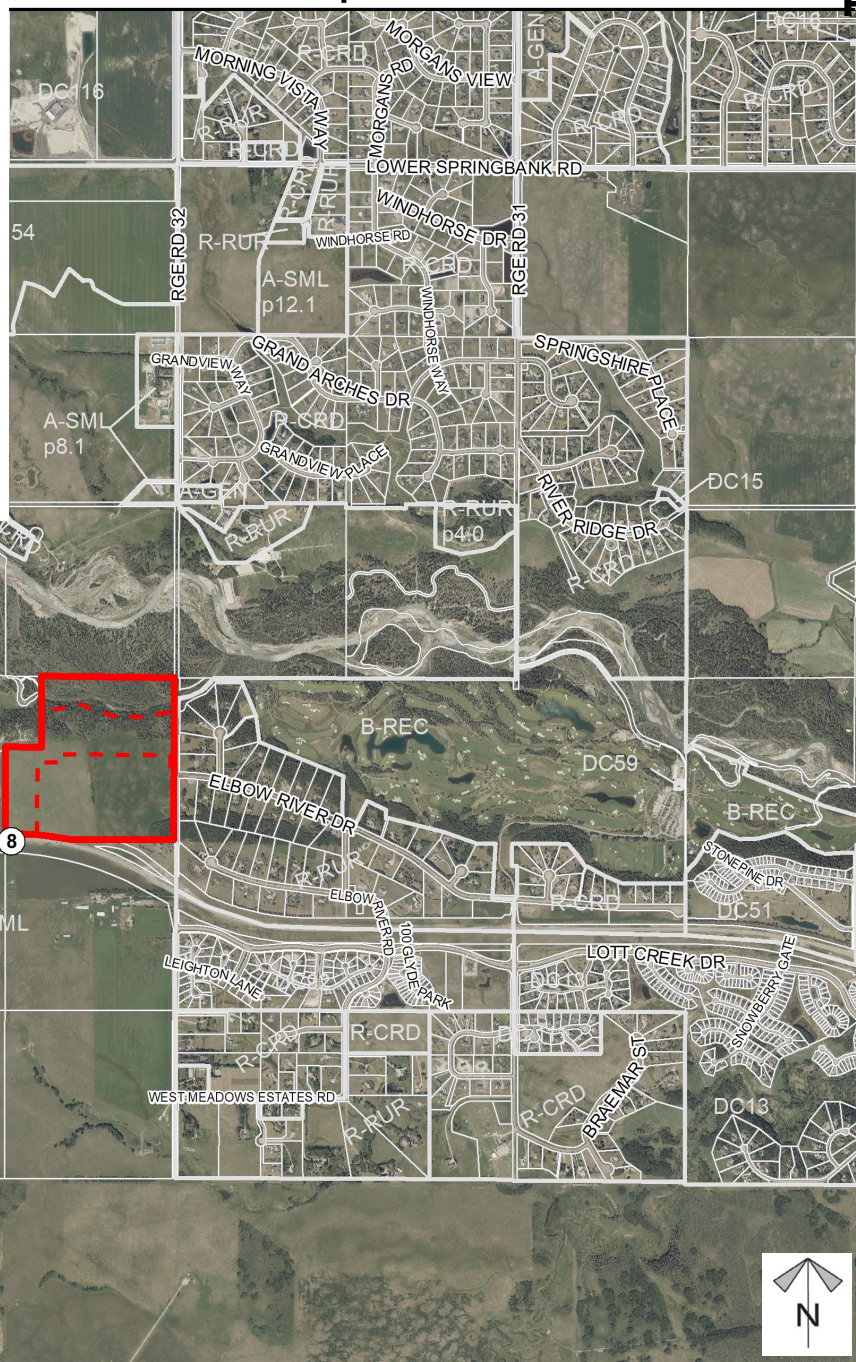
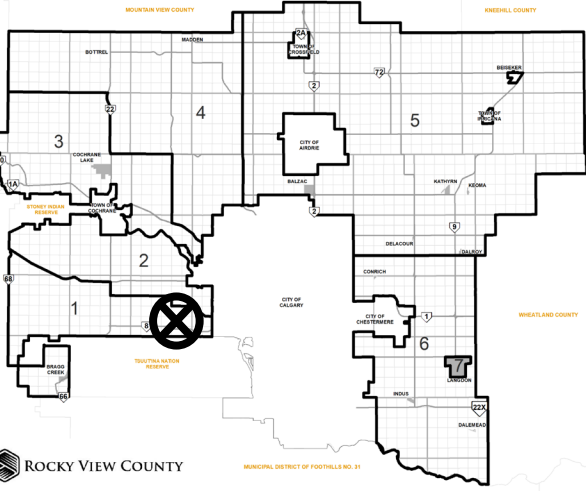


# Location & Context

## Subdivision Proposal

To create a ± 20.23 hectare (50.00 acre) parcel with a ± 37.75 hectare (93.27 acre) remainder.

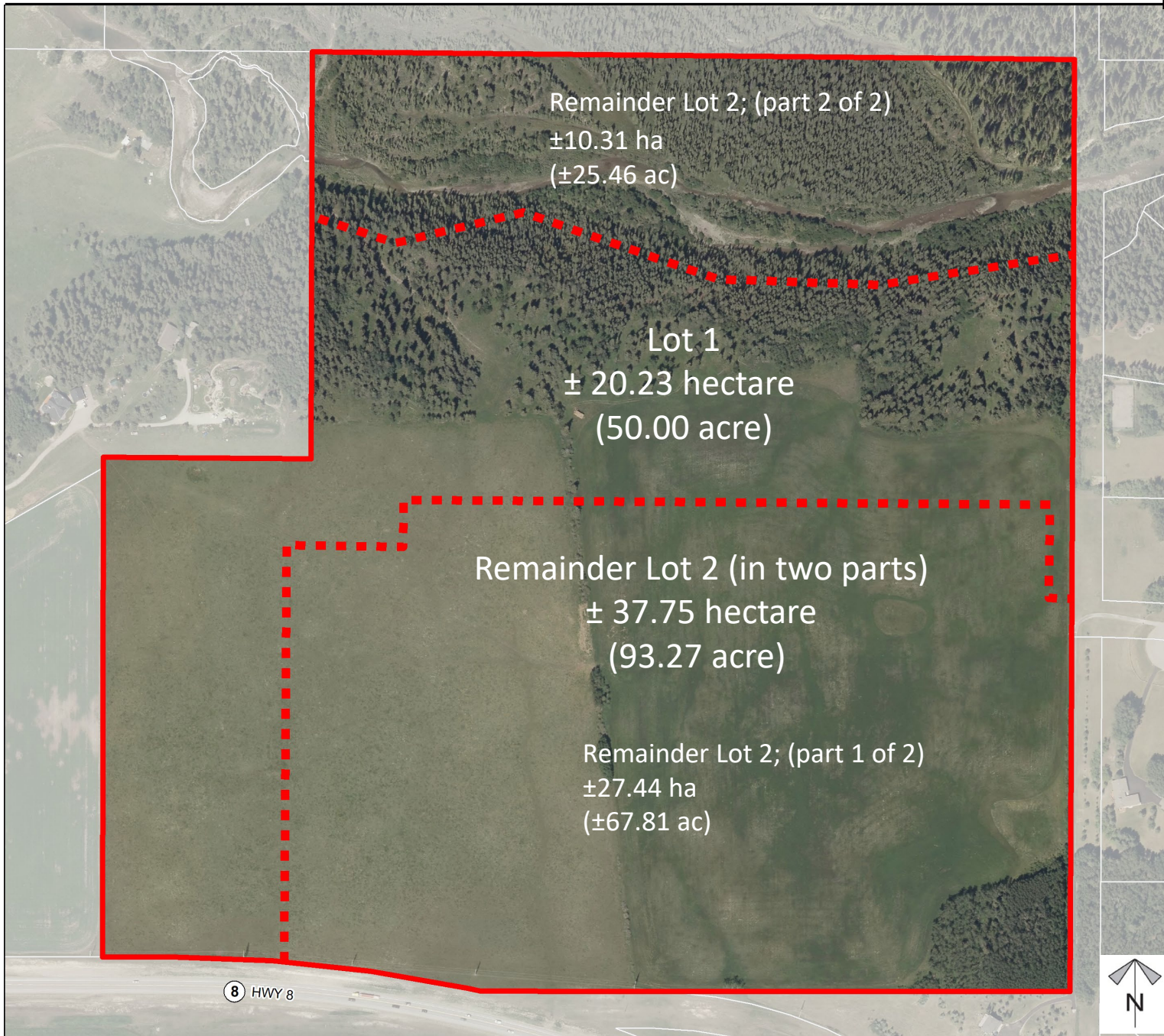
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File: PL20230042  
Printed: June 5, 2023  
Legal: A portion of SE-10-24-  
Page 122 of 158



Development  
Proposal

Subdivision Proposal

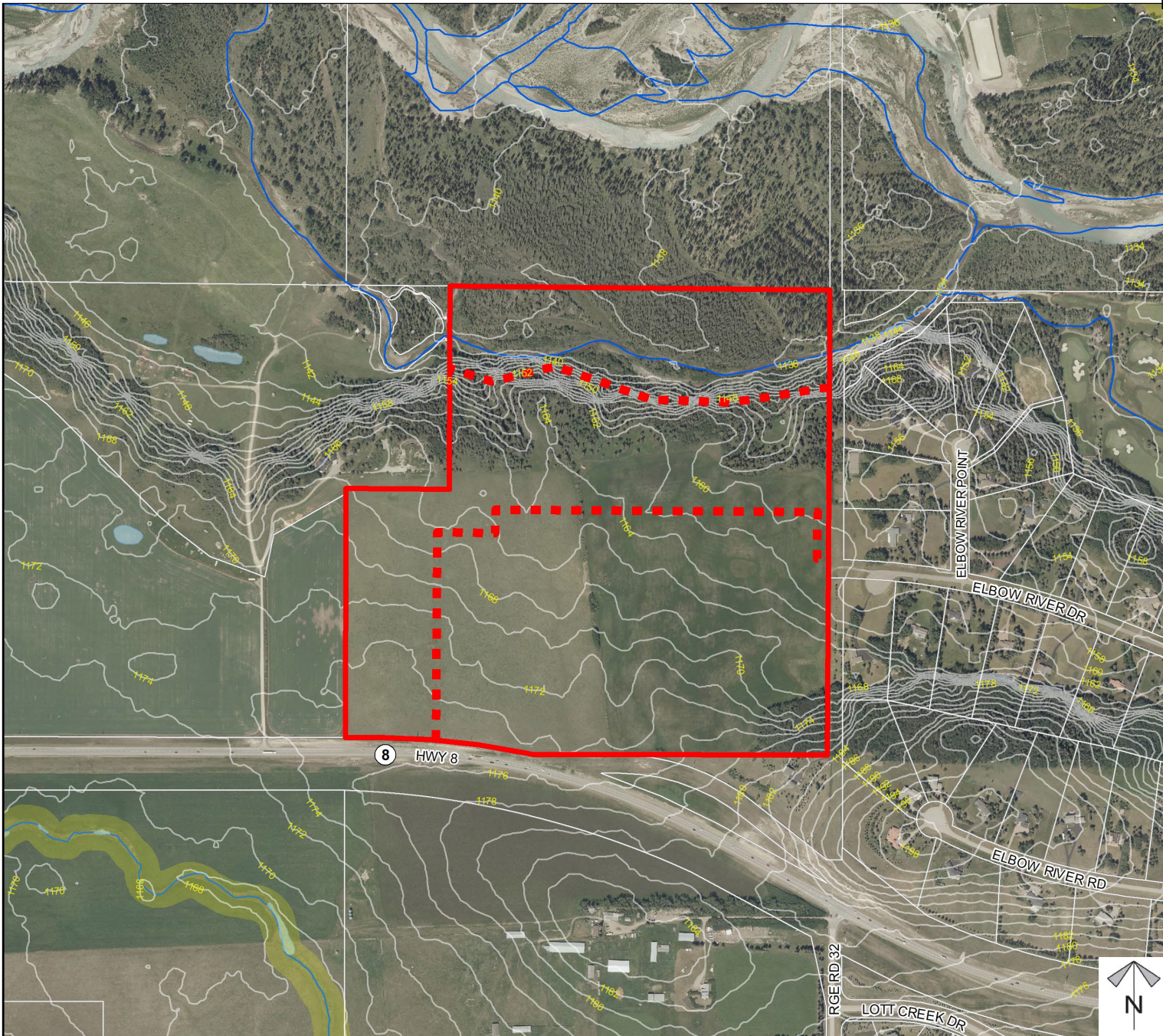
To create a ± 20.23  
hectare (50.00 acre)  
parcel with a ± 37.75  
hectare (93.27 acre)  
remainder.



**Environmental**

**Subdivision Proposal**

To create a ± 20.23 hectare (50.00 acre) parcel with a ± 37.75 hectare (93.27 acre) remainder.



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

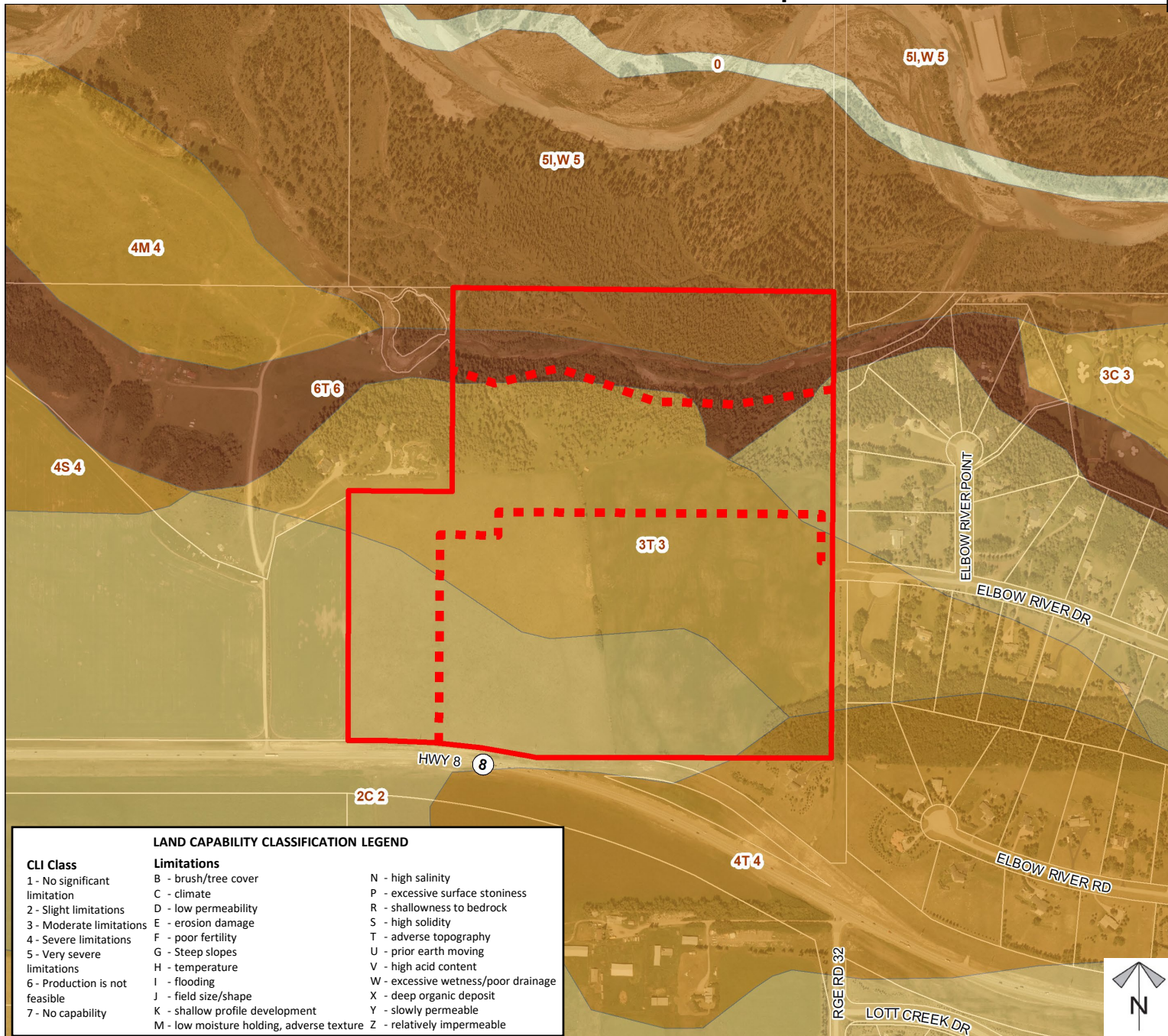
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Roll: 04710001  
File: PL20230042  
Printed: June 5, 2023  
Legal: A portion of SE-10-24-  
Page 124 of 158



# Soil Classifications

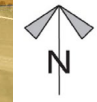
## Subdivision Proposal

To create a ± 20.23 hectare (50.00 acre) parcel with a ± 37.75 hectare (93.27 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          |

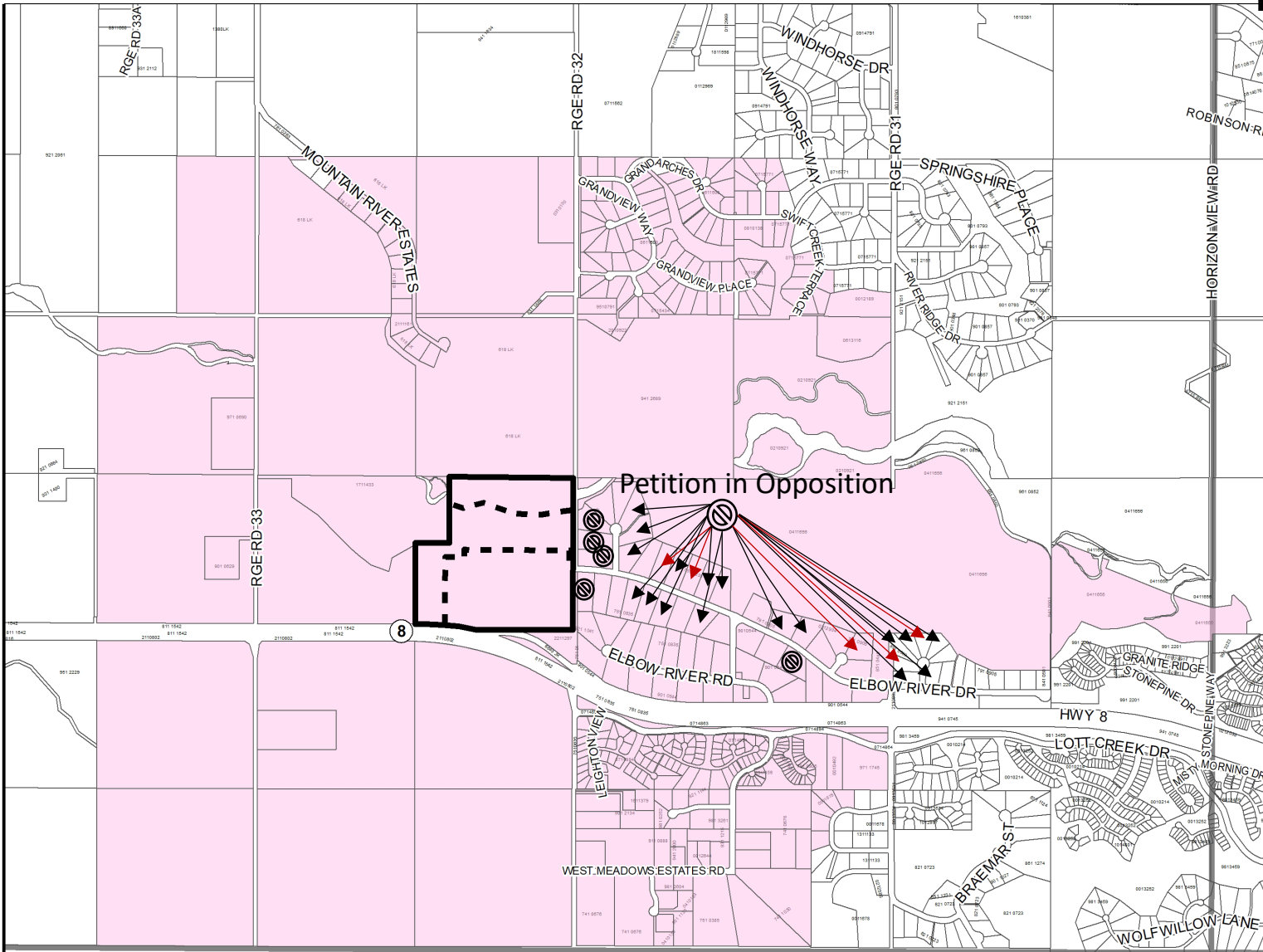
Division: 1  
 Roll: 04710001  
 File: PL20230042  
 Printed: June 5, 2023  
 Legal: A portion of SE-10-24-3  
 Page 125 of 158



Landowner  
Circulation  
Area

Subdivision Proposal

To create a ± 20.23  
hectare (50.00 acre)  
parcel with a ± 37.75  
hectare (93.27 acre)  
remainder.



Legend

Support



Opposition (letter)



Opposition Petition  
(one signature)



Opposition Petition  
(Two Signatures)



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><br>Legacy at Elbow Valley Ltd. (Barrett Gervan) /<br>2056598 Ltd.   | <b>DATE APPLICATION RECEIVED:</b><br>April 6, 2023 |
| <b>GROSS AREA:</b><br>±57.98 hectares (±143.27 acres)  | <b>LEGAL DESCRIPTION:</b><br>SE-10-24-03-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><br><b>3T, 3:</b> Moderate limitations to cereal crop production due to adverse topography.<br><b>6T, 6:</b> Cereal crop production is not feasible due to adverse topography.<br><b>5I, W5:</b> Very severe limitations to cereal crop production due to excessive wetness.   |  |
| <b>HISTORY:</b><br><b>July 10, 2017:</b> On July 10, 2017, the first parcel out of the westerly adjacent quarter section (SW-10) was registered via Plan No. 171 1433; including a portion of the subject quarter section (SE-10) being adjusted into the adjacent quarter section.<br><br><b>July 8, 2003:</b> Residential redesignation application proposing multi-lot country residential subdivision (Application 2002-RV-154) tabled pending submission of a Conceptual Scheme guiding further land development. |  |
| <b>TECHNICAL REPORTS SUBMITTED:</b><br><ul style="list-style-type: none"> <li>• None.</li> </ul>   |  |
| <b>APPEAL BOARD:</b><br>Land and Property Rights Tribunal  |  |

## ATTACHMENT C: APPLICATION REFERRAL RESPONSES

| AGENCY   | COMMENTS  |
|--|---|
| <b><i>Province of Alberta</i></b>                        |   |
| Ministry of Environment and Protected Area (AEPA)        | Forestry, Parks & Tourism: Reviewed the proposal and only concern from this department would be with respect to any development by or into the Bow River.   |
| Ministry of Transportation and Economic Corridors (ATEC) | <p>This will acknowledge receipt of your circulation regarding the above noted proposal. The subdivision application is subject to the requirements of Sections 18 and 19 of the Matters Related to Subdivision and Development Regulation (The Regulation), due to the proximity of Highway 8.</p> <p>Transportation and Economic Corridors offers the following comments with respect to this application:</p> <p>The requirements of Section 18 of the Regulation are met; therefore, no variance of Section 18 of the Regulation is required.</p> <p>The requirements of Section 19 are met; therefore, no variance of Section 19 of the Regulation is required. No direct highway access is permitted, access to proposed parcel and remnant parcels must be via the existing municipal road network.</p> <p>Pursuant to Section 678(2) of the Municipal Government Act, Alberta Transportation requires that any appeal of this subdivision be referred to the Land &amp; Property Rights Tribunal.</p> |
| Alberta Health Services (AHS)                            | No objection.   |
| <b><i>Public Utility</i></b>                             |   |
| ATCO Gas   | No objection.   |
| ATCO Pipelines   | No objection.   |
| AltaLink Management                                      | <p>(See Attached Documents: <i>N10624 - Location I and N10624 - Location II</i>) AltaLink has a 138kV transmission line within highway 8 road allowance, to the South of the proposed development/subdivision (between the highway and the parcel). [See] attached two screenshots from our GIS to detail the line location (shown in blue).</p> <p>Development of surface improvements within 15m of this transmission line should be reviewed with AltaLink, to ensure compliance with codes/standards, eg. That appropriate air gaps are maintained between proposed improvements and the transmission line under various weather loading cases.</p> <p>Similarly, any new road crossings/approaches crossing under the lines (or within ~15m) also should be reviewed by AltaLink, to ensure the completed driving surface (and any associated improvements, such as street lighting signage etc.) does not conflict with the overhead line/create any ground clearance violations.</p>                   |





| AGENCY                              | COMMENTS  |
|-------------------------------------|---|
| <p>Telus Communications</p>         | <p>Additionally, it is possible for the electromagnetic field generated by the overhead lines to induce a current in nearby metallic objects (anything with a lot of metallic surface area, or which is parallel to the line). Therefore, it is recommended that during construction of any buildings or other objects near the line (within ~30m), that metallic components are bonded/grounded to bleed off any such induced currents. It is otherwise possible to see a buildup of charge in metallic objects, which can then result in a nuisance shock if someone touches the metal and creates a path to ground.</p>  |
| Fortis Alberta                      | <p>No objections.</p> <p>No objection. We have reviewed the plan and determined that no easement is required by FortisAlberta.</p>  |
| <p><b>Adjacent Municipality</b></p> | <p>The City of Calgary has reviewed the applications in reference to the <i>Rocky View County/City of Calgary Intermunicipal Development Plan (IDP)</i> and other applicable policies. The City of Calgary Administration offers the following comments for your consideration.</p>   |
| The City of Calgary                 | <p><i>Water Resources:</i></p> <ul style="list-style-type: none"> <li>• The proposed application falls within the City of Calgary source watershed within an area of high vulnerability, as identified by the City of Calgary Source Watershed Vulnerability Index.</li> <li>• Areas with a High Vulnerability Rating: Contaminants likely to be mobilized and transported downstream during most runoff-producing precipitation or snowmelt events. The time for runoff to reach the Bow River or Elbow River is short, requiring prompt action to be effective. Spills and other accidental releases would likely enter watercourses or connected aquifers if not contained within a few hours.</li> <li>• Cumulative impacts on the Elbow River is of particular concern since the Elbow River has been identified as more vulnerable to water quality deteriorations.</li> <li>• The City of Calgary and Rocky View County IDP: Policy 11.1.5 states that all development proposed in proximity to water bodies should be carefully evaluated for impacts on water quality of surface water, ground water and alluvial aquifers. Negative impacts should be mitigated (The City of Calgary and Rocky View County, 2012, p. 28). This section of the IDP supports the need for stormwater management to reduce any potential impacts on water quality from runoff.</li> <li>• The City would suggest Rocky View County explore options to tie in servicing for water and wastewater for the lots in question to the east development, if there is existing servicing in this location.</li> <li>• Given the potential cumulative impacts of septic servicing on the Elbow River which may result from the development, the City would suggest that Rocky View County track and monitor these impacts.</li> </ul> |



| AGENCY  | COMMENTS   |
|---|--|
| <p data-bbox="464 260 662 289"><i>Transportation:</i></p> <p data-bbox="464 310 1479 541">Advisory Comment - If access to the north remainder lot is intended in the future OR if there is any potential desire to connect Range Road 32 across the Elbow River, the physical characteristics and design of this connection should be explored prior to subdivision. Given the topography, it may not be possible to construct a physical roadway within the existing road allowance for Range Road 32. Additional ROW for sloping or for a modified alignment may be required to establish a connection.</p> <p data-bbox="164 575 345 642"><b>Internal Departments</b></p> <p data-bbox="164 676 399 772">Recreation, Parks and Community Support</p> <p data-bbox="164 806 391 835">Building Services</p> <p data-bbox="164 991 334 1050">Enforcement Services</p> <p data-bbox="164 1087 321 1182">Capital and Engineering Services</p> | <p data-bbox="464 260 662 289"><i>Transportation:</i></p> <p data-bbox="464 310 1479 541">Advisory Comment - If access to the north remainder lot is intended in the future OR if there is any potential desire to connect Range Road 32 across the Elbow River, the physical characteristics and design of this connection should be explored prior to subdivision. Given the topography, it may not be possible to construct a physical roadway within the existing road allowance for Range Road 32. Additional ROW for sloping or for a modified alignment may be required to establish a connection.</p> <p data-bbox="464 676 1122 705">Recreation has no comment as MR is not required.</p> <p data-bbox="464 806 1471 953">No comments or concerns for the Subdivision of the 143.27-acre property.<br/>Note: A building permit for the construction of the project is required and may be applied for following Development Permit approval. New Building and Sub-Trade Permit Applications will be required on any New Buildings.</p> <p data-bbox="464 991 634 1020">No concerns.</p> <p data-bbox="464 1087 581 1117"><b>General:</b></p> <ul data-bbox="513 1138 1463 1241" style="list-style-type: none"> <li data-bbox="513 1138 1463 1205">• The proposal is to create a ± 20.23 hectare (50.00 acre) parcel (Lot 2) with a ± 37.75 hectare (93.27 acre) remainder (Lot 1).</li> <li data-bbox="513 1209 1414 1241">• There are no existing buildings or structures on the subject parcel.</li> </ul> <p data-bbox="464 1262 808 1291"><b>Development Agreement</b></p> <ul data-bbox="513 1312 1479 1974" style="list-style-type: none"> <li data-bbox="513 1312 1479 1409">• It is unlikely Alberta Transportation &amp; Economic Corridors (ATEC) would support additional accesses off Highway 22. Therefore, the proposed parcel would require direct physical access to a County road.</li> <li data-bbox="513 1415 1479 1608">• The County does not support driveways through undeveloped road plans. Therefore, the Applicant will need to extend Elbow River Drive to the west, culminating in a bulb for turn-around purposes in accordance with County Servicing Standards. A panhandle could then run directly north from the road along the east side of the subject land to the proposed parcel.</li> <li data-bbox="513 1617 1479 1974">• As a condition of subdivision, 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:             <ol data-bbox="570 1766 1479 1974" style="list-style-type: none"> <li data-bbox="570 1766 1479 1902">a. Design and construction of an extension to Elbow River Drive which includes the construction of a new cul-de-sac, the removal and reclamation of the existing cul-de-sac, and repair of existing approaches that are impacted by the construction works;</li> <li data-bbox="570 1908 1479 1974">b. Design, construction and implementation of the recommendations of the approved Stormwater Management Plan;</li> </ol> </li> </ul> |



| AGENCY | COMMENTS   |
|--------|--|
|        | <ul style="list-style-type: none"> <li>c. Dedication of necessary easements and right of ways for utility line assignments;</li> <li>d. Mailboxes are to be located in consultation with Canada Post;</li> <li>e. Installation of power, natural gas and telephone lines;</li> <li>f. Implementation of the recommendations of the Construction Management Plan;</li> <li>g. Implementation of the recommendations of the Geotechnical Report;</li> <li>h. Payment of any applicable off-site levies, at the then applicable rates, as of the date of the Development Agreement.</li> </ul> <p><b>Geotechnical:</b></p> <ul style="list-style-type: none"> <li>• There are slopes of 15% or greater onsite. However, there is sufficient developable area within the two parcels.</li> <li>• Construction of a county road will be required. Therefore, a geotechnical report that includes recommendations on the road's construction method and material is required in conjunction with County's Servicing Standards.</li> <li>• As a condition of subdivision, the applicant shall submit a Geotechnical Report in accordance with County's servicing standards, conducted by a qualified professional geotechnical engineer to address water table levels, construction materials for roads, water servicing, and other developmental constraints that may be applicable to the Development.</li> </ul> <p><b>Transportation (Road Widening and Site Plan):</b></p> <ul style="list-style-type: none"> <li>• Elbow River Drive does not require widening as part of the Long-Range Transportation Network.</li> <li>• Engineering has no requirements at this time.</li> </ul> <p><b>Transportation (Access and Road Network):</b></p> <ul style="list-style-type: none"> <li>• There is an existing road approach off of Elbow River Drive providing access to the remainder lot.</li> <li>• The subdivided lot does not currently have an approach off of Elbow River Drive or Highway 8.</li> <li>• As a condition of subdivision, the Owner shall construct new paved approaches on Elbow River Drive, in accordance with the County Servicing Standards, in order to provide access to Lots 1 and 2:             <ul style="list-style-type: none"> <li>a. Contact County Road Operations for a pre-construction and a post-construction inspection for final acceptance.</li> </ul> </li> <li>• As a condition of subdivision, the Owner is to enter into a Restrictive Covenant, to be registered by Caveat prepared by the County, on the title of Lot 1, that restricts the erection of any structure on or within 45 metres of a future road right-of-way, as shown on the approved Tentative Plan.</li> </ul> <p><b>Site Servicing:</b></p> <ul style="list-style-type: none"> <li>• The applicant has proposed the use of water well for potable water servicing and a PSTS system for sanitary servicing.</li> <li>• Based on a desktop review, there appears to be an existing groundwater well within Lot 2.</li> <li>• As condition of subdivision, the Owner is to provide a Site Plan, prepared by an Alberta Land Surveyor, which illustrates that all existing</li> </ul> |



| AGENCY | COMMENTS   |
|--------|--|
|        | <p>wells are located within the boundaries of Lot 2, in accordance with the Alberta Private Sewage Systems Standard of Practice 2009.</p> <ul style="list-style-type: none"> <li>The applicant is not required to demonstrate adequate servicing for Lot 1 or 2, as per the County's <i>Residential Water and Sewer Requirements</i> Policy (C-411), since the subject lands are located in the Ranch and Farm land use district (A-GEN) and are greater than 30 acres in size.</li> </ul> <p><b>Storm Water:</b></p> <ul style="list-style-type: none"> <li>As there is no proposed change in site imperviousness, due to construction of new dwellings or pavement, a significant impact on stormwater management is not expected. No site-specific stormwater implementation plan is warranted at this time.</li> <li>Engineering has no requirements at this time.</li> </ul> <p><b>Site Developability:</b></p> <ul style="list-style-type: none"> <li>The northern portion of the remainder lot is largely classified as Floodway.</li> <li>Based on a desktop review, there does not appear to be any other environmentally sensitive features near the development.</li> <li>Engineering has no requirements at this time.</li> </ul> <p><b>Site Management:</b></p> <ul style="list-style-type: none"> <li>A construction management plan is required for the construction of the Elbow River Drive extension.</li> <li>As a condition of subdivision, the Owner shall provide a Construction Management Plan that is to include, but not be limited to, noise, sedimentation and erosion control, construction waste management, firefighting procedures, evacuation plan, hazardous material containment, construction, and management details. Other specific requirements include:             <ol style="list-style-type: none"> <li>Weed management during the construction phases of the project.</li> <li>Implementation of the Construction Management Plan recommendations, which will be ensured through the Development Agreement.</li> </ol> </li> </ul> <p><b>Payment and Levies:</b></p> <ul style="list-style-type: none"> <li>The applicant will not be required to pay the transportation offsite levy, as per the applicable TOL bylaw as this subdivision application is for a first parcel out.</li> <li>The other off-site levies are not applicable with the subject parcel.</li> <li>Engineering has no comments at this time.</li> </ul> <p><b>Cost Recovery:</b></p> <ul style="list-style-type: none"> <li>Extension of Elbow River Drive provides the opportunity for cost recovery.</li> </ul> |

Aron and Diane Dahl  
23 Elbow River Pt  
Calgary, Alberta  
T3Z 2V1

June 20, 2023

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

**Attention: Sangeeta Vishwakarma**  
**Planning Services Department**

**Re: Application for Subdivision**  
**Application Number: PL20230042**  
**Owner: 2056598 Alberta Ltd.**  
**Applicant: Barrett Gervan**  
**Legal: SE-10-24-03 W5M**

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Please be advised that we are writing in response to a Notification for Subdivision issued by Rocky View County as at June 7, 2023. We have received said Notification as a result of our property in the SW-11-24-03 W5M being directly adjacent and abutting the 50 acre proposed lot as shown on the Subdivision & Development Proposal map attached to and made part of Application Number PL20230042 noted above.

We respectfully request that Rocky View County recognize the concerns outlined below which, in part, are based on the assumption that the applicant's proposal is ultimately for residential development by Barrett Gervan (of 2056598 Alberta Ltd., of Legacy at Elbow Valley Ltd. & of Legacy Communities Inc.).

❖ *General Comments and Concerns:*

♦ Parcel Design

We recognize that the owners of each quarter section of property are entitled to one recognized split in order to create a separate & distinct parcel. Of concern is that the proposed lot has been designed and segregated in such a manner as to potentially be considered a "land locked" parcel. We expect this was done with purposeful intent.

We are of the opinion that the reason for doing so (assuming this is indeed the First Parcel Out) is to build a residential site (ie a homestead parcel) in an attempt to more readily obtain legal access to the SE-10-24-03 W5M via the Elbow River Estates Community by the extension of Elbow River Drive in a west direction.

Date: June 20, 2023  
 To: Rocky View County  
 Re: Application for Subdivision  
 Application Number: PL20230042

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❖ *General Comments and Concerns (con't):*

◆ Land Use Re-Designation

To the best of our knowledge, the land parcels in question are still designated as Agricultural General District and it is expected that the next step to be taken by the developer is a re-designation of land from Agricultural General District to Rural Residential. The same approach was taken in 2022 by Legacy for land abutting Mountain River Estates.

◆ History

Please note that we are not in favor of the development west of our community but are adamantly in opposition to the use of Elbow River Drive and/or Range Road 32 as access points to any homestead, residential or commercial development.

We believe this is the 4<sup>th</sup> time we, as long-time Elbow River community residents, have had to address the same concerns as a result of continuing applications related to development. A precedent has been set as the Municipality has in every instance, refused to grant access to developers through our community. We respectfully request that the same decision be forthcoming as relates to this Application.

❖ *Access to Highway 8*

We would like assurance that access to Highway 8 will be via Range Road 33 both on this section of property and in regards to any future development contemplated on the remaining parcels of land.

Note that in previous Applications made by prospective developers, the Elbow River Estates Community was very vocal in their request to disallow access from new developments via our community and were successful in our attempts. The Elbow River Community does not want to fight this battle yet again nor do we want this to be a continual issue in the future.

Note the following points relating to access:

- ◆ The Elbow River Estates Community is a quiet and peaceful community with traffic on Elbow River Drive at a minimum.
- ◆ The roads in the community were not constructed or designed as major service roads and would, therefore, be incapable of handling excess traffic over and above the initial design for the number of homes in our community.
- ◆ It goes without saying that any major increase in traffic flow would increase the cost of maintaining the road.
- ◆ As the Community ages, younger families are beginning to purchase homes in our community. Accordingly, we now have a substantial number of young children in the area. As sidewalks are not in place, there is a tendency for children to often be in the streets. Adults, as well, walk back and forth to the mailboxes, tennis courts and community center.

Date: June 20, 2023  
 To: Rocky View County  
 Re: Application for Subdivision  
 Application Number: PL20230042

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❖ *Access to Highway 8 (con't)*

- ♦ Elbow River Estates Community has a playground bordering on Elbow River Drive. The community members are very cognizant of the reduced speed zone in the area. There is a high degree of probability that outside traffic would not show the same degree of respect for our community bylaws. Through traffic from outside our community boundaries increases the danger of accidents and injury especially to younger and retired members of the community.
- ♦ Crime in our community is low and we are intent upon keeping it as such. We have been advised that a lack of access directly out of the east and west ends of Elbow River Estates has in part contributed to our overall safety. Opening the west end of Elbow River Drive would eliminate our "closed" community.
- ♦ Homes bordering Elbow River Drive and those homes adjacent to and bordering on the parcels as outlined will no longer have the peace and quiet to which they have become accustomed. In regards to the adjacent homes, the loss of backyard natural views is also a possibility. Quiet enjoyment of our surroundings is one of the main reasons people move to the country and we believe it should be maintained.

❖ *Area Structure Plan*

At this time we have not been notified that an Area Structure Plan has been put in place for this area of Rocky View County, noting that the previous outlines for a Structure Plan for this area were not approved.

As we are of the opinion that this subdivision is the predecessor of further subdivisions and developments planned by Legacy Communities Inc. (and/or 2056598 Alberta Ltd, and/or Legacy at Elbow Valley Ltd.); it is imperative that a Structure Plan be finalized before moving forward on future development in the area.

Further to the above and without a Concept Plan from the Developer, it is unknown as to the extent of further residential development forthcoming to the area. An access Right of Way Plan should also be an essential requirement.

For any and all urban development proposed, we would expect a lot size of a minimum of 2 acre spacing to be compatible with acreages in this area. We do not want to see a land base encompassing 7 or 8 houses per acre as was put forth previously on land east of the parcel currently up for subdivision.

❖ *Potable Water & Septic*

Before any Development Concept Plan is recognized by Rocky View County, it must be demonstrated that there is a solution in hand as to access to potable water and a viable means of waste removal has been determined. We would like to see the Developer be required to outline their present and future proposals for both potable water, septic and waste removal.

- ♦ It is our understanding that the Elbow River is currently oversubscribed for potable water.

Date: June 20, 2023  
To: Rocky View County  
Re: Application for Subdivision  
Application Number: PL20230042

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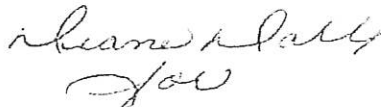
❖ *Potable Water & Septic (con't)*

- It is unclear as to whether West Ridge has enough capacity in their license to sustain further development.
- It is unknown as to whether a "test well" has been drilled and, if so, if a viable source of water has been located.
- It is unknown if a method has been determined for the removal of waste in a timely and efficient manner with no damage to the environment or other infrastructures (ie: individual septic, community septic and/or connection to city sewer and waste disposal). Note the issues incurred by Elbow Valley West.

In closing, we are of the opinion that further residential or commercial development, with access through Elbow River Estates Community via Elbow River Drive is in direct opposition to the quiet, family oriented, safe, rural community to which we have become accustomed. We respectfully request that the County allow us to maintain the status quo, that the applicant not be allowed to subdivide in a manner which creates future issues and the applicant be denied access to the respective land parcels from Elbow River Drive and Range Road 32. To re-iterate, the applicant already has legal access to all corners of his land via Range Road 33, this being the most logical access alternative from Hwy 8.

Thank you very much for taking the points as noted under consideration.

Yours very truly,



Aron and Diane Dahl



19 June 2023

27 Elbow River Point  
Calgary AB T3Z 2V1

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

Attention: Sangeeta Vishwakarma

RE: Response to Application Number PL20230042, File Number 0470001, Subdivision  
Proposal, Barrett Gervan, 2056598 Alberta Ltd.

This letter is written in response to your notification of 7 June 2023 regarding the above application. My property is located adjacent to the land proposed for subdivision.

The purpose of this subdivision is not indicated. We are therefore left to assume it is the intention of the applicant, as in the past, to rezone and build houses on it, thus raising the usual questions in this area of the availability of appropriate potable water and sewer facilities.

Subdivision of this quarter as proposed also raises the question of access. Under no circumstances will access from Elbow River Drive in Elbow River Estates be considered here. Access to Highway 8 using Range Road 33 for both the proposed lot and the remainder lot is quite doable instead.

It is also my understanding that there is currently a moratorium by the County on development in the Highway 8 corridor, until an Area Structure Plan for this area is developed. When such an ASP is prepared by the County, I assume that I will have input to the final product.

Thank you for notifying me of this application. I do not support it.

Sincerely,



M. Diane Coleman

[letter emailed to S. Vishwakarma, RVC, on 20 June 2023]

**Gordon B. Lang**31096 Elbow River Drive, Calgary, Alberta T3Z 2T8  
[REDACTED]

June 25, 2023



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

Dear Sangeeta Vishwakarma,

Re: File No. 04710001 Application No. PL20230042 Division 1

Our family has lived on Elbow River Drive since 1987. The street is made up of two and four acre lots. There is no sidewalk on this street. Various residents have children, horses, dogs and cats. Increased traffic, including construction vehicles, would present a danger to those walking and living along this road which also includes a playground zone. People move to our estates to enjoy the “quiet” of the country, not the traffic of the city.

Over the years, there have been a number of attempts from the west end of the street to link up with our road. In every case, to date, the community has managed to resist these efforts. This application is the latest to attempt this encroachment which would add traffic, noise and danger to our community. Let us not be fooled, the application, if accepted, would be the trojan horse to open up more housing units with access from our street. This is totally and completely unacceptable and the community will fight it with all the power at our disposal.

Any access to the subject lands should come from Range Road 33 or some other Highway 8 access west of the Elbow River Estates.

Yours sincerely,

Gordon B. Lang

Anna Louise Lang

Gordon T. Wood  
31271 Elbow River Drive  
Calgary, Alberta  
T3Z 2T9

June 15, 2023

Rocky View County  
Planning Services Dept.  
262075 Rocky View Point  
Rocky View County, Alta.  
T4A 0X2



Attn: Sangeeta Vishwakarma

Re: Application – File number # 04710001/Application #PL20230042

As a long time resident of Elbow River Estates I do have some concern with regard to the future development of the Legacy Communities/ Pointen Property.

Previous applications to access this property for development have not been successful if access point requested was the west-end of Elbow River Drive. Elbow River Estates Residents previously have been strongly against access off R./R. #32 and Elbow River Drive to this parcel in the past. R. / R. #33 would be a logical entry to this property as discussed with previous applications. Increased traffic on Elbow River Drive is a serious concern for most Elbow River Estates Residents. There is a Playground Zone on Elbow River Drive. Elbow River Drive was not constructed or designed as a major service road.

I believe the applicant Mr. Barrett Gervan, who is President of Legacy Communities Inc. does in fact have an option available to the parcel in question from R./R. #33. Both quarter sections bordering the parcel in question are owned by Legacy Communities Inc. with access from R./R. #33

Since the Legacy Communities/Pointen Property already have registered Legal Access from Highway #8 and R./ R. #33 to the aforementioned property it seems only logical that any development now or in the future should take the access currently available rather than extend Elbow River Drive beyond their established boundaries.

I am not against a well-planned country residential development to the west of our community and would support same as long as it uses its own registered access off Highway 8 and Range Road 33

Yours Truly,

A handwritten signature in blue ink that appears to read "Gordon Wood".

Gord Wood

Peter and Tara Wash  
31260 Elbow River Drive  
Calgary, Alberta  
T3Z 2T8

June 20, 2023

Rocky View County  
Planning Services Dept.  
262075 Rocky View Point  
Rocky View County, Alta.  
T4A 0X2



Attn: Sangeeta Vishwakarma

Re: Application – File number # 04710001/Application #PL20230042

As residents of Elbow River Estates (west-end) we are very concerned regarding this application as our property is directly adjacent to the applicant property. We are aware of previous applications to access this property via Elbow River Drive over the past 10 years or more.

Elbow River Drive is normally very busy with local traffic/ residents walking/ jogging/ running/ bicycling and horseback riding. There is also a playground zone and community centre on Elbow River Drive. There are no sidewalks or pathways to utilize in our community.

We believe access to the property in question would be safer and far less invasive to our community if access point would be obtained from R./R. #33.

If this application were to be approved with access from Elbow River Drive (West-End) our concern would be one of setting a precedence that would create major traffic problems for our community in the future.

Thank you in advance for considering our position in this matter.

Yours Truly,

A handwritten signature in black ink that reads "Peter Wash".

Peter and Tara Wash

**Carter Shelton**

---

**From:** Michael Zubkow [REDACTED]  
**Sent:** July 11, 2023 10:08 AM  
**To:** Sangeeta Vishwakarma  
**Subject:** Re: PL20230042 - Landowners Responses  
**Attachments:** ERE Petition re Se 10-24-024-03 W5M.pdf

Good morning Sangeeta,

Attached please find a petition signed by numerous Elbow River Estates residents stating their opposition to the first parcel out in the SE 10-24-024-03 W5M. Further signatures will be added however at present resident summer vacations make this task slow.

The Elbow River Estates (ERE) has been dealing with this issue since 2009 and the latest manipulative effort to gain access to Elbow River Drive will be challenged when it goes before Council and subsequently to a public hearing.

Respectfully,

Michael Zubkow, ERE Director

On Tue, Jun 27, 2023 at 9:05 AM Sangeeta Vishwakarma <[SVishwakarma@rockyview.ca](mailto:SVishwakarma@rockyview.ca)> wrote:

Hi Michael,

We are okay Elbow River Estates providing their comments, on or before, Monday July 10, 2023.

Sincerely,

**SANGEETA VISHWAKARMA, BA**

Planner 1 | Planning and Development Services

403-520-6606 | [svishwakarma@rockyview.ca](mailto:svishwakarma@rockyview.ca)

**ROCKY VIEW COUNTY**

















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

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.

**ELBOW RIVER ESTATES COMMUNITY - Residents as of June 1st, 2023**

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| LOT                      | NAME                                   | Signature  | Signature   | ADDRESS                 | Postal Code |
|--------------------------|--|--|---|-------------------------|-------------|
| <b>ELBOW RIVER DRIVE</b> |  |  |   |                         |             |
| 1                        | Culham, Gerry and Diane                |  |   | 31160 Elbow River Drive | T3Z 2T8     |
| 2                        | Weeks, Mark and Brandie                |  |   | 31170 Elbow River Drive | T3Z 2T8     |
| 3                        | Southward, Scott and Amber             |  |  | 31184 Elbow River Drive | T3Z 2T8     |
| 4                        | Korpach, Art and Deborah               |  |   | 31200 Elbow River Drive | T3Z 2T8     |
| 5                        | McLean, Byron and Debbie               |  |  | 31218 Elbow River Drive | T3Z 2T8     |
| 6                        | Anderson, Keira (daughter) <i>RYAN</i> |  |   | 31232 Elbow River Drive | T3Z 2T8     |
| 14                       | Wash, Peter and Tara                   |   |   | 31260 Elbow River Drive | T3Z 2T8     |
| 15                       | Wood, Gordon and Mona                  |   |   | 31271 Elbow River Drive | T3Z 2T9     |
| 16                       | Menzies, Craig and Lisa                |   |  | 31259 Elbow River Drive | T3Z 2T9     |
| 17                       | Phillipchuk, Matthew and Krista        |   |   | 31245 Elbow River Drive | T3Z 2T9     |
| 18                       | Sawicki, Rudi, Irma and Evelyn         |    |  | 31233 Elbow River Drive | T3Z 2T9     |
| 19                       | Dumka, Don and Willa                   |    |   | 31213 Elbow River Drive | T3Z 2T9     |
| 20                       | Henry, Tom and Joan                    |    |   | 31199 Elbow River Drive | T3Z 2T9     |

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|-----|-------------------------------------|--|-----------|-------------------------|-------------|
| 21  | Conway, Trevor and Karen            |  |           | 31187 Elbow River Drive | T3Z 2T9     |
| 22  | Strydhorst, Simon and Sonya         |  |           | 31171 Elbow River Drive | T3Z 2T9     |
| 32  | Wilson, Quinn and Naomi             |  |           | 31132 Elbow River Drive | T3Z 2T8     |
| 33  | Lang, Gordon and Louise             |  |           | 31096 Elbow River Drive | T3Z 2T8     |
| 34  | Mincher, Phillip and Lynsey         |  |           | 31082 Elbow River Drive | T3Z 2T6     |
| 47  | Sotriopoulos, Theodore and Calliope |  |           | 30220 Elbow River Drive | T3Z 2T8     |
| 48  | Harle, Brent and Christine          |  |           | 30204 Elbow River Drive | T3Z 2T8     |
| 49  | Gotrny, Sid and Whitworth, Kelley   |  |           | 30202 Elbow River Drive | T3Z 2T8     |
| 50  | Sotriopoulos, Louis and Ellie       |  |           | 30192 Elbow River Drive | T3Z 2T8     |
| 51  | Silvestri, Frank                    |  |           | 30172 Elbow River Drive | T3Z 2T8     |
| 52  | Thomassen, Mary                     |  |           | 30158 Elbow River Drive | T3Z 2T8     |
| 53  | Sutherland, Helen                   |  |           | 30152 Elbow River Drive | T3Z 2T8     |
| 64  | SOLOMON, Troy and DOUCETTE Melissa  |  |           | 31125 Elbow River Drive | T3Z 2T9     |
| 65  | Samnani, Nashirali and Rose         |  |           | 31099 Elbow River Drive | T3Z 2T9     |

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|--------------------------|------------------------------|---|-----------|-------------------------|-------------|
| 66                       | Zubkow, Michael and Brenda   |  |           | 31079 Elbow River Drive | T3Z 2T8     |
| 69                       | Fares, Sam and Gada          |   |           | 31067 Elbow River Drive | T3Z 2T9     |
| 70                       | Shams, Siama                 |   |           | 31055 Elbow River Drive | T3Z 2T9     |
| <b>ELBOW RIVER POINT</b> |                              |   |           |                         |             |
| 7                        | Stangeland, Brad & Jordanna  |   |           | 3 Elbow River Point     | T3Z 2V1     |
| 8                        | Bogle, John and Rachel       |   |           | 7 Elbow River Point     | T3Z 2V1     |
| 9                        | Fisher, Paul and Seana       |   |           | 11 Elbow River Point    | T3Z 2V1     |
| 10                       | Peterson, Brandon and Kristi |   |           | 15 Elbow River Point    | T3Z 2V1     |
| 11                       | Dubienski, Ralph and Glenda  |   |           | 19 Elbow River Point    | T3Z 2V1     |
| 12                       | Dahl, Aron and Dianne        |   |           | 23 Elbow River Point    | T3Z 2V1     |
| 13                       | Coleman, Diane               |   |           | 27 Elbow River Point    | T3Z 2V1     |
| <b>ELBOW RIVER ROAD</b>  |                              |   |           |                         |             |
| 23                       | Tanguay, Karen and Grose, Ed |   |           | 52 Elbow River Road     | T3Z 2V2     |

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|---------------------------|----------------------------------|--|---|-----------------------|-------------|
| 63                        | Goswami, Anurag                  |  |   | 34 Elbow River Road   | T3Z 2V3     |
| 67                        | Lee, Alfred                      |  |   | 26 Elbow River Road   | T3Z 2V2     |
| 68                        | Abraham, Zaia and Tittel, Romy   |  |   | 12 Elbow River Road   | T3Z 2V2     |
| <b>ELBOW RIVER CIRCLE</b> |                                  |  |   |                       |             |
| 35                        | Haworth, Alex and Amber          |  |   | 15 Elbow River Circle | T3Z 2T6     |
| 36                        | Macdonald, Jamie and Jamie       |  |   | 11 Elbow River Circle | T3Z 2T6     |
| 37                        | Wheatcroft, Steve and Cindy      |  |   | 7 Elbow River Circle  | T3Z 2T6     |
| 38                        | Coupland, Dave and Gloria        |  |   | 3 Elbow River Circle  | T3Z 2T6     |
| <b>ELBOW RIVER COURT</b>  |                                  |  |   |                       |             |
| 39                        | Mark, Alex and MacDougall, Neala |   |   | 31 Elbow River Court  | T3Z 2T7     |
| 40                        | McAMMOND, Ryan and Alex          |  |  | 27 Elbow River Court  | T3Z 2T7     |
| 41                        | Duthie, Ian and Linda            |  |   | 23 Elbow River Court  | T3Z 2T7     |
| 42                        | Ryan, Chris and Amanda           |    |   | 19 Elbow River Court  | T3Z 2T7     |

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| LOT | NAME                              | Signature  | Signature   | ADDRESS              | Postal Code |
|-----|-----------------------------------|--|---|----------------------|-------------|
| 43  | Wayne, Analea and Gilchrist, Dave |  |  | 15 Elbow River Court | T3Z 2T7     |
| 44  | Van Der Putten, Nettie            |  |   | 11 Elbow River Court | T3Z 2T7     |
| 45  | Gawrzyjal, Agata                  |  |   | 7 Elbow River Court  | T3Z 2T7     |
| 46  | Lazelle, Larry and Laury          |  |   | 3 Elbow River Court  | T3Z 2T7     |

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| 44  | Van Der Putten, Nettie            |           |           | 11 Elbow River Court | T3Z 2T7     |
| 45  | Gawrzyjal, Agata                  |           |           | 7 Elbow River Court  | T3Z 2T7     |
| 46  | Lazelle, Larry and Laury          |           |           | 3 Elbow River Court  | T3Z 2T7     |

**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>City of Calgary / Rocky View County Intermunicipal Development Plan</b> |   |
|--|---|
| <b>Municipal Planning Considerations</b>                                   |   |
| 4.1  | <i>Development proposals should be evaluated against regional and sub-regional plans, as applicable, the Calgary/Rocky View 2006 Annexation Agreement, each municipality's respective Municipal Development Plan (MDP), statutory, and non-statutory plans.</i>   |
| Consistent   | The proposal aligns with the County's Municipal Development Plan (County Plan), therefore is consistent with the IDP. The subject quarter section is outside of the IDP policy area, but within a notification zone, therefore, the application was circulated to the city. Comments regarding potential impacts to stormwater management have been addressed through each of the following: the limited increase in development footprint/impacts associated with the single parcel being created, the infrastructure required to service the proposal being located outside of the identified Floodway, and the appropriate preservation of environmentally sensitive areas being enforced through the future subdivision registration process should the Subdivision Authority support the proposal. |

| <b>Municipal Development Plan (County Plan)</b>        |  |
|--|--|
| <b>Managing Residential Growth – Agricultural Area</b> |  |
| 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>  |
| Consistent   | The subject quarter section meets the definition of a previously unsubdivided quarter section pursuant to Section 8. The proposal may be supported in accordance with policy 8.17 as further evaluated below.  |
| <b>Managing Residential Growth – Long Term Growth</b>  |  |
| 5.14   | <i>The Rocky View County/City of Calgary Intermunicipal Development Plan identifies future growth corridors for the County (Appendix A). The County considers all of these corridors important, however, the timing for development within a growth corridor may vary and some corridors are expected to experience minimal development within the timeframe of this Plan.</i> |
| Consistent   | The subject quarter section is located within the identified Rocky View County Growth corridor illustrated on Map 4; however, the land is outside of the IDP policy area, but within a notification zone. The application was circulated to the city and all comments have been addressed.   |
| <b>Environment – Development in Hazard Areas</b>       |  |
| 7.21   | <i>Development in hazard areas, such as flood fringes and escarpments, shall be allowed only if an appropriate technical evaluation demonstrates suitability, to the satisfaction of the County and in accordance with the Land Use Bylaw.</i>   |

|                                       |   |
|---------------------------------------|---|
| Consistent                            | The northern portion of the remainder lot is largely classified as Floodway. The proposed boundary line closely follows topographical features and the continued agricultural use of the site does not propose further development within a hazardous area. Further, the road construction required to provide access to the site is outside of the Floodway and impact environmental mitigation measures of the construction are included within the recommended conditions of approval.   |
| <b>Agriculture – Land Use</b>         |   |
| 8.15                                  | <i>Support and encourage the viability and flexibility of the agriculture sector by allowing a range of parcel sizes, where appropriate.</i>  |
| Consistent                            | The proposed parcel configuration with the agricultural balance of 37.75 hectares ( $\pm 93.27$ acres) being in two parts supports the viability of the agricultural balance by maintaining access to the available water source for livestock.   |
| 8.16                                  | <i>All redesignation and subdivision approvals shall address the development requirements of section 29.</i>  |
| Consistent                            | Provision of physical legal access, potable water, wastewater servicing, and stormwater management have been addressed through the application evaluation and recommended conditions of approval.   |
| <b>Agriculture – First Parcel Out</b> |   |
| 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><br><i>a. meets the definition of a first parcel out;</i><br><i>b. has direct access to a developed public roadway;</i><br><i>c. has no physical constraints to subdivision;</i><br><i>d. minimizes adverse impacts on agricultural operations by meeting agriculture location and agriculture boundary design guidelines; and</i><br><i>e. the balance of the un-subdivided quarter section is maintained as an agricultural land use.</i>  |
| Consistent                            | The parcel sizes contemplated by the application do not conflict with the minimum size restriction of 1.60 hectares (3.95 acres). Access to each of the parcels contemplated is to be provided via extension of Elbow River Drive to a culmination of dead-end cul-de-sac along the eastern portion of the subject parcel. A portion of the remainder parcel is located within the floodway of the Elbow River; however there is sufficient land base within the rest of the remainder existing outside of the floodway to accommodate continued agricultural operations. The balance of the quarter section is intended to remain supporting the existing agricultural activities, and the parcel configuration as proposed is generally consistent with the agriculture boundary design guidelines. |
| <b>Transportation</b>                 |   |
| 16.1                                  | <i>Partner and co-operate with the provincial government and neighbouring municipalities to protect and improve, where necessary, regional transportation corridors.</i>  |
| Consistent                            | The application was circulated to Alberta Transportation and Economic Corridors due to the proximity to Highway 8; ATEC confirmed that no approaches from Highway 8 will be supported, and provided support for the proposal given its' proposed access via municipal road network.   |
| <b>Transportation – Road Access</b>   |   |
| 16.13                                 | <i>Residential redesignation and subdivision applications should provide for development that:</i><br><i>a. provides direct access to a road, while avoiding the use of panhandles;</i><br><i>b. minimizes driveway length to highways/roads;</i>   |

|  |   |
|--|---|
|  | <p>c. <i>removes and replaces panhandles with an internal road network when additional residential development is proposed; and</i></p> <p>d. <i>limits the number and type of access onto roads in accordance with County Policy.</i></p>  |
| Consistent                                     | The recommended conditions of approval included within Attachment F ensure direct access to the new lot and agricultural balance from developed County road infrastructure.   |
| <b>Transportation – Supporting Agriculture</b> |   |
| 16.14  | <i>The County’s road network should provide for the safe and timely movement of agricultural equipment and goods.</i>   |
| Consistent                                     | The limited road extension considered by the tentative plan and conditions of approval provide improved access to each of the proposed lots over what is currently existing, therefore facilitating safer access to agricultural lands than the alternative of approaching from Highway 8 (which is not supported by the Ministry of Transportation and Economic Corridors).  |
| <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                                     | Potable water servicing is to be provided via existing water wells – the conditions of approval ensure verification of potable water viability and location within the site relative to proposed property lines. Further confirmation of wastewater servicing is not required given the proposed parcels sizes being above the 30 acre minimum as stipulated in the County’s <i>Residential Water and Sewer Requirements Policy C-411</i> . No increase in site imperviousness is anticipated given the continued agricultural use of the land and any potential impacts associated with the road construction are to be mitigated through the construction management plan and associated development agreement. |

|   |  |
|---|--|
| <b>Land Use Bylaw C-8000-2020</b>             |  |
| <b>Agricultural, General District (A-GEN)</b> |  |
| 305   | <p><b>MINIMUM PARCEL SIZE:</b></p> <p>a) <i>An un-subdivided Quarter Section</i></p> <p>b) <i>The portion created and the portion remaining after registration of a First Parcel Out subdivision</i></p> <p>c) <i>The portion of a parcel remaining after approval of a redesignation and subdivision provided the remainder is a minimum of 20.23 ha (50.00 ac)</i></p> |
| Consistent                                    | The proposed 20.23 hectare (±50.00 acre) parcel with a ±37.75 hectare (±93.27 acre) remainder (in two parts) exceeds the minimum size restriction of the A-GEN designation.  |

|  |   |
|--|---|
| <b>Matters Related to Subdivision and Development Regulation</b> |   |
| <b>Relevant Considerations</b>                                   |   |
| 9  | <p><i>In making a decision as to whether to approve an application for subdivision, the subdivision authority must consider, with respect to the land that is the subject of the application,</i></p> <p>a) <i>its topography,</i></p> <p>b) <i>its soil characteristics,</i></p> <p>c) <i>storm water collection and disposal,</i></p> <p>d) <i>any potential for the flooding, subsidence or erosion of the land,</i></p> |



|                    |   |
|--------------------|---|
|                    | <p>e) <i>its accessibility to a road as defined in section 616(aa) of the Act,</i></p> <p>f) <i>the availability and adequacy of a water supply, a sewage disposal system and solid waste disposal,</i></p> <p>g) <i>in the case of land not serviced by a licensed water distribution and wastewater collection system, whether the proposed subdivision boundaries, lot sizes and building sites comply with the requirements of the Private Sewage Disposal Systems Regulation (AR 229/97) in respect of lot size and distances between property lines, buildings, water sources and private sewage disposal systems as identified in section 6(4)(b) and (c),</i></p> <p>h) <i>the use of land in the vicinity of the land that is the subject of the application, and</i></p> <p>i) <i>any other matters that it considers necessary to determine whether the land that is the subject of the application is suitable for the purpose for which the subdivision is intended.</i></p> |
| Consistent         | Relevant considerations have been evaluated and determined to align with County policy and technical servicing standards.   |
| <b>Road access</b> |   |
| 11                 | <p><i>Every proposed subdivision must provide to each lot to be created by it</i></p> <p><i>(a) direct access to a road as defined in section 616(aa) of the Act, or</i></p> <p><i>(b) lawful means of access satisfactory to the subdivision authority.</i></p>  |
| Consistent         | The recommended conditions of approval included within Attachment F consider the provision of direct access to the new lot and balance of the quarter section via developed County Road infrastructure.   |

|                                 |   |
|---------------------------------|---|
| <b>Municipal Government Act</b> |   |
| <b>Approval of Application</b>  |   |
| 654(1)                          | <p><i>A subdivision authority must not approve an application for subdivision approval unless</i></p> <p><i>a) the land that is proposed to be subdivided is, in the opinion of the subdivision authority, suitable for the purpose for which the subdivision is intended,</i></p> <p><i>b) 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></p> <p><i>c) the proposed subdivision complies with this Part and Part 17.1 and the regulations under those Parts, and</i></p> <p><i>d) all outstanding property taxes on the land proposed to be subdivided have been paid to the municipality where the land is located or arrangements satisfactory to the municipality have been made for their payment pursuant to Part 10.</i></p> |
| Consistent                      | The subject application is consistent with the Municipal Development Plan (County Plan) and therefore in alignment with 654(1)(b).  |

**ATTACHMENT F: RECOMMENDED CONDITIONS OF APPROVAL**

- A. THAT the application to create a  $\pm$  20.23 hectare (50.00 acre) parcel with a  $\pm$  37.75 hectare (93.27 acre) remainder within SE-10-24-03-W05M, having been evaluated in terms of Section 654 of the *Municipal Government Act* and Sections 9, 18, and 19 of the *Matters Related to Subdivision and Development Regulation*, and the *Municipal Development Plan (County Plan)*, and having considered adjacent landowner submissions, is approved as per the Tentative Plan for the reasons listed below:
1. The application is consistent with the Statutory Policy;
  2. The subject lands hold the appropriate land use designation;
  3. The technical aspects of the subdivision proposal have been considered and are further addressed through the conditional approval requirements.
- B. The Applicant/Owner is required, at their expense, to complete all conditions attached to and forming part of this conditional subdivision approval prior to Rocky View County (the County) authorizing final subdivision endorsement. This requires submitting all documentation required to demonstrate each specific condition has been met, or agreements (and necessary securities) have been provided to ensure the conditions will be met, in accordance with all County Policies, Standards, and Procedures, to the satisfaction of the County, and any other additional party named within a specific condition. Technical reports required to be submitted as part of the conditions must be prepared by a qualified professional, licensed to practice in the province of Alberta within the appropriate field of practice. The conditions of this subdivision approval do not absolve an Applicant/Owner from ensuring all permits, licenses, or approvals required by Federal, Provincial, or other jurisdictions are obtained.
- C. In accordance with Section 20(1) of the *Matters Related to Subdivision and Development Regulation*, the Subdivision Authority, with authorization from Alberta Transportation and Economic Development on behalf of the Minister of Transportation, varies the requirements of Sections 18 with regards to subdivision approvals within the prescribed distance from a highway right of way.
- D. 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 (PL20230042) and Roll number (04710001) of the parcel;
  - b. Landowner's Consent to Register Plan of Survey.

**Site Plan**

- 2) The Owner is to provide a Site Plan, prepared by an Alberta Land Surveyor, which illustrates that all existing wells are located within the boundaries of Lot 2, in accordance with the Alberta Private Sewage Systems Standard of Practice 2009.

**Development Agreement**

- 3) 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. Design and construction of an extension to Elbow River Drive which includes the construction of a new cul-de-sac, the removal and reclamation of the existing cul-de-sac, and repair of existing approaches that are impacted by the construction works;
  - b. Design, construction and implementation of the recommendations of the approved Stormwater Management Plan;
  - c. Dedication of necessary easements and right of ways for utility line assignments;
  - d. Mailboxes are to be located in consultation with Canada Post;
  - e. Installation of power, natural gas and telephone lines;
  - f. Implementation of the recommendations of the Construction Management Plan;
  - g. Implementation of the recommendations of the Geotechnical Report;
  - h. Payment of any applicable off-site levies, at the then applicable rates, as of the date of the Development Agreement.

**Site Developability / Servicing**

- 4) The Applicant/Owner shall submit a Geotechnical Report in accordance with County's servicing standards, conducted by a qualified professional geotechnical engineer to address water table levels, construction materials for roads, water servicing, and other developmental constraints that may be applicable to the Development.
- 5) Utility Easements, Agreements, and Plans are to be provided and registered, concurrent with the plan of survey to the satisfaction of Altalink;
- 6) The Applicant/Owner shall provide a Construction Management Plan that is to include, but not be limited to, noise, sedimentation and erosion control, construction waste management, firefighting procedures, evacuation plan, hazardous material containment, construction, and management details. Other specific requirements include:
  - a. Weed management during the construction phases of the project.
  - b. Implementation of the Construction Management Plan recommendations, which will be ensured through the Development Agreement.

**Transportation and Access**

- 7) The Owner shall construct new paved approaches on Elbow River Drive, in accordance with the County Servicing Standards, in order to provide access to Lots 1 and 2:
  - a. Contact County Road Operations for a pre-construction and a post-construction inspection for final acceptance.
- 8) The Owner is to enter into a Restrictive Covenant, to be registered by Caveat prepared by the County, on the title of Lot 1, that restricts the erection of any structure on or within 45 metres of a future road right-of-way, as shown on the approved Tentative Plan.

- 9) The owner shall provide the necessary documents to discharge the existing access easement agreement (instrument No. 141 219 224) & cancellation of ROW plan 141 2236, from the lands described as SE-10-24-3-W05M, Title No. 181 187 702.

**Cost Recovery**

- 10) 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.
  - a. This Agreement shall apply to the extension of Elbow River Drive as illustrated in the approved Tentative Plan and Development Agreement.

**Payments and Levies**

- 11) The Owner shall pay the County subdivision endorsement fee, in accordance with the Master Rates Bylaw, for the creation of the one (1) new Lot.

**Taxes**

- 12) 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*.

**ADVISORY**







- 1) Access to part 1 of the Remainder Lot 2 as per the attached tentative plan for agricultural operations may be provided across Lot 1 for the area described as “the area of ±6.10 metres (20.00 ft) in width extending south from the southwesterly boundary of Lot:1 Block:1 Plan:1711433 abutting the SE-10-24-03-W05M, across the proposed Lot 1 as shown on the attached tentative plan, to the boundary of the proposed part 1 of Remainder Lot 2. In accordance, the Owner may:
  - a. Provide an access right of way plan; and
  - b. Prepare and register respective easements on each title, where required.

Tentative Plan

Subdivision Proposal

To create a ± 20.23 hectare (50.00 acre) parcel with a ± 37.75 hectare (93.27 acre) remainder.

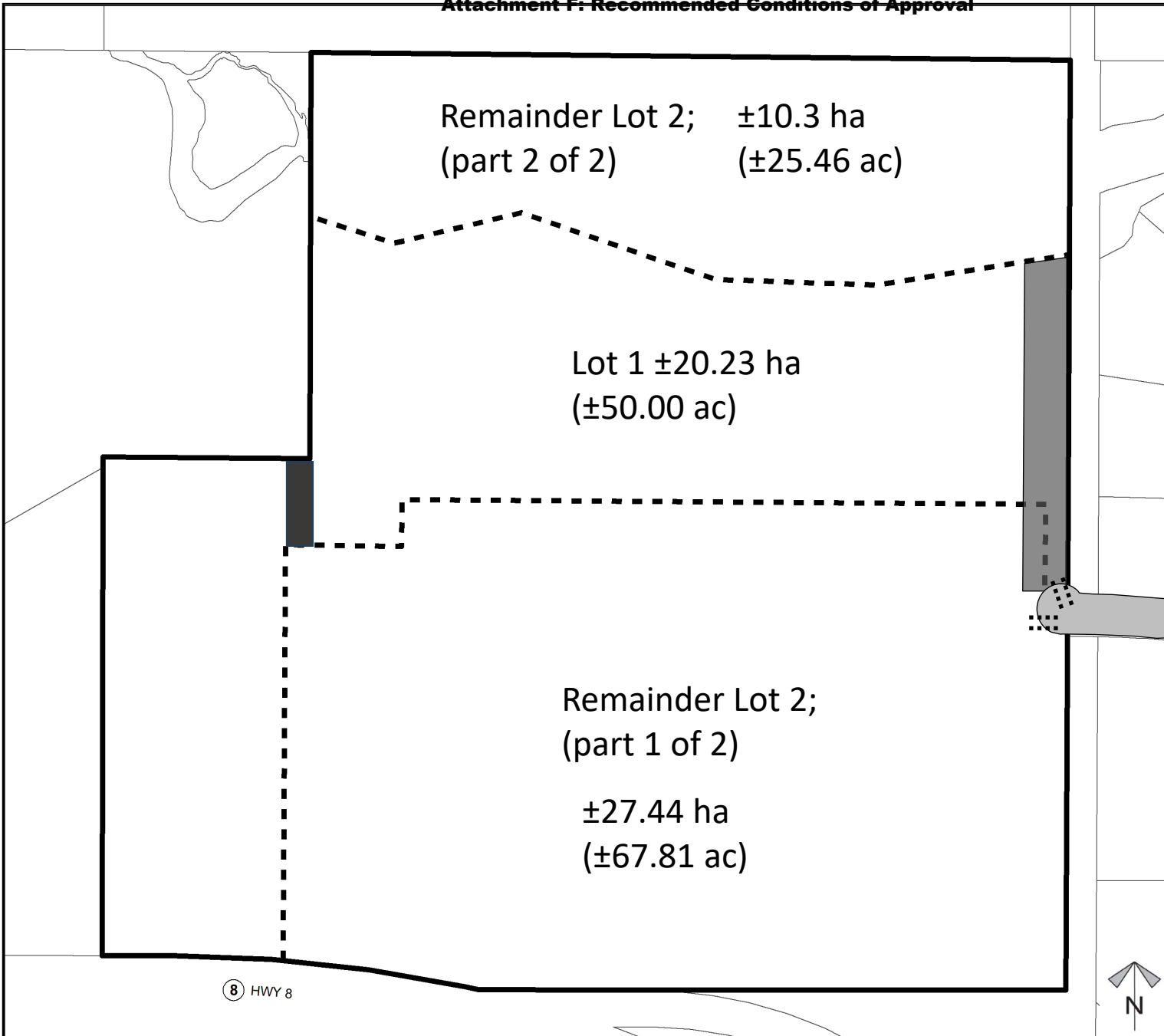
Legend

- Water Well 
- Wastewater 
- New Approach 
- Road Construction (Development Agreement) 
- Restrictive Covenant (45.0m setback) 
- Potential Access 
- Easement Agreement 

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: 1  
 Roll: 04710001  
 File: PL20230042  
 Printed: June 5, 2023  
 Legal: A portion of SE-10-24-3  
 Page 157 of 158



# NOTICE OF MOTION

Submitted in accordance with Procedure Bylaw C-8277-2022

**Presented By:** Councillor Boehlke, Division 5

**Seconded By:** Councillor Schule, Division 7

This notice of motion is read into the Council record on **November 12, 2024**. The motion as read into the record will be debated on **November 26, 2024**.

**TITLE:** Direction to Review the OMNI Area Structure Plan

**WHEREAS** Council approved amendments to *Planning Project Prioritization Policy C-322* at the October 8, 2024 Council meeting, as well as approved a planning project ranking list that will guide the review of Rocky View County's area structure plans and other key planning documents;

**AND WHEREAS** the approved planning project ranking list includes a review of the OMNI Area Structure Plan, which is ranked as the seventh priority out of fourteen on the approved planning project ranking list;

**AND WHEREAS** the adopted OMNI Area Structure Plan is one of the County's key planning documents, and the Area Structure Plan area has the potential to support significant economic growth and sustainable community development within Rocky View County and the surrounding region;

**AND WHEREAS** the Province of Alberta has funded an upgrade to the Airport Trail and Stoney Trail NE interchange, a significant investment in regional infrastructure that will provide a catalyst for growth within the OMNI Area Structure Plan;

**AND WHEREAS** the OMNI Area Structure Plan could accommodate a mix of commercial, light industrial, agricultural, and residential land uses in accordance with the strategic objectives of the Calgary Metropolitan Region Board's Regional Growth Plan;

**AND WHEREAS** a review of the OMNI Area Structure Plan would align with the goals of Council's Strategic Plan and Economic Development Strategy;

**AND WHEREAS** Council may proceed with the creation of a Terms of Reference for a review of the OMNI Area Structure Plan under *Planning Project Prioritization Policy C-322* despite it being ranked as the seventh priority out of fourteen on the approved planning project ranking list;

**AND WHEREAS** the majority landowner within the OMNI Area Structure Plan is prepared to finance a developer-funded amendment to the OMNI Area Structure Plan;

**THEREFORE BE IT RESOLVED THAT** Council direct Administration to prepare a terms of reference and budget request for a review of the OMNI Area Structure Plan.