



COUNCIL MEETING AGENDA

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

Pages

A. CALL MEETING TO ORDER

B. UPDATES/APPROVAL OF AGENDA

C. APPROVAL OF MINUTES

1. February 23, 2021 Council Meeting Minutes

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D. FINANCIAL REPORTS

E. PUBLIC HEARINGS / APPOINTMENTS

The following public hearings were advertised on February 9, 2021 and February 16, 2021 on the Rocky View County website in accordance with the *Municipal Government Act* and *Public Notification Bylaw C-7860-2019*.

MORNING PUBLIC HEARINGS / APPOINTMENTS 9:00 AM

1. Division 5 - Bylaw C-8106-2020 - Redesignation Item – Special Use

File: PL20200149 (05320006)

Note: this public hearing was advertised prior to the proposed bylaw receiving first reading and will not proceed to the public hearing. The proposed bylaw is included on this agenda as item G-12 to receive first reading.

2. Division 4 - Bylaw C-8112-2020 - Redesignation Item – Special Use

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File: PL20200098 (04209001)

3. Division 1 - Bylaw C-8072-2020 - Road Closure Item – Bragg Creek

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File: PL20200054 (03913043/3044/3045/3075/3076/3001)

AFTERNOON PUBLIC HEARINGS / APPOINTMENTS 1:00 PM

4. Division 4 - Bylaw C-8084-2020 - Redesignation – Residential

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File: PL20200096 (03311004)

5. Division 2 - Bylaw C-8117-2020 - Conceptual Scheme Item – Amendment to Springbank Creek Conceptual Scheme

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File: PL20200130 (04722001)

Note: this item should be considered in conjunction with item E-6

6. **Division 2 - Bylaw C-8091-2020 - Redesignation - Direct Control District Amendment** 176
File: PL20200105 (04722001)
Note: this item should be considered in conjunction with item E-5

F. GENERAL BUSINESS

1. **Division 5 - Cost Recovery for Hazardous Material Response Cancellation Request** 204
File: 05220009
2. **All Divisions - Intermunicipal Collaboration Framework and Intermunicipal Development Plan between Kananaskis Improvement District and Rocky View County** 207
File: N/A
3. **Division 8 - Bearspaw Drainage Projects – Meadow Drive and Burma/Range Road 25** 213
File: 5000-375
4. **Division 7 - CrossIron Drive Project Update** 219
File: N/A
5. **All Divisions - Budget Adjustment for Investing in Canada Infrastructure Program (ICIP) – COVID-19 Resilience Stream Funding** 224
File: N/A

G. BYLAWS

1. **All Divisions - Bylaw C-8125-2021 - Sidewalk Clearing Bylaw** 227
File: 1007-100 / 4050-100
2. **Division 8 - Rescind Second Reading of Bylaw C-8037-2020** 268
File: PL20200010 (05724053)
3. **Division 4 - Bylaw C-8127-2021 - First Reading Bylaw – Residential Redesignation** 278
File: PL20200146 (03314006)
4. **Division 1 - Bylaw C-8144-2021 - First Reading Bylaw – Redesignation** 288
File: PL20200161 (03909034)
5. **Division 1 - Bylaw C-8146-2021 - First Reading Bylaw – Redesignation** 298
File: PL20200178 (03912130)
6. **Division 7 - Bylaw C-8147-2021 - First Reading Bylaw – Redesignation** 308
File: PL20200179 (06404005)

7.	Division 8 - Bylaw C-8129-2021 - First Reading Bylaw – Residential Redesignation	318
	File: PL20200186 (05735040)	
8.	Division 4 - Bylaw C-8149-2021 - First Reading Bylaw – Commercial/Industrial Redesignation	328
	File: PL20200191 (03219003)	
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10.	Division 4 - Bylaw C-8150-2021 - First Reading Bylaw – Agricultural Use	348
	File: PL20210022 (03316010)	
11.	Division 9 - Bylaw C-8105-2020 - First Reading Bylaw – Residential Redesignation	358
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12.	Division 5 - Bylaw C-8106-2020 - First Reading Bylaw – Special Use Redesignation	368
	File: PL20200149 (05320006)	
H.	UNFINISHED BUSINESS	
I.	COUNCILLOR REPORTS	
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1.	2021 Council Priorities and Significant Issues List	525
K.	NOTICES OF MOTION	
L.	PUBLIC PRESENTATIONS	
M.	CLOSED SESSION	
N.	ADJOURN THE MEETING	



COUNCIL MEETING MINUTES

Tuesday, February 23, 2021

9:01 AM

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

Present: Reeve D. Henn
Deputy Reeve K. McKylor (participated electronically)
Councillor M. Kamachi (participated electronically) (left the meeting at 5:15 p.m.)
Councillor K. Hanson (participated electronically)
Councillor A. Schule (participated electronically)
Councillor J. Gautreau (participated electronically)
Councillor G. Boehlke
Councillor S. Wright (participated electronically)
Councillor C. Kissel (participated electronically)

Also Present: A. Hoggan, Chief Administrative Officer
B. Riemann, Executive Director, Operations
G. Kaiser, Executive Director, Community and Business
K. Robinson, Executive Director, Corporate Services
T. Cochran, Executive Director, Community Development Services
A. Zaluski, Director, Legislative Services
B. Beach, Manager, Building Services
B. Woods, Manager, Financial Services
G. Nijjar, Manager, Planning and Development Services
I. Cortada, Manager, Recreation, Parks and Community Support
L. Wesley, Manager, Municipal Enforcement
R. Smith, Manager, Fire Services (Fire Chief)
S. Racz, Manager, Operational Services
S. MacLean, Supervisor Planning & Development, Planning & Development Services
J. Anderson, Senior Planner, Planning Policy
J. Targett, Senior Development Officer, Planning & Development
A. Panaguiton, Community Project Coordinator, Recreation, Parks and Community Support
K. Jiang, Legislative Officer, Legislative Services
K. Tuff, Legislative Officer, Legislative Services
T. Andreasen, Legislative Officer, Legislative Services
M. Mitton, Legislative Coordinator, Legislative Services

A Call Meeting to Order

The Chair called the meeting to order at 9:01 a.m. with all members present.



B Updates/Approval of Agenda

MOVED by Councillor Boehlke that the February 23, 2021 Council meeting agenda be amended as follows:

- Remove item E-1 – Public Hearing for Disposal of Municipal Reserve (05810021)
- Add Emergent Business Item F-5 – Emergent Report Request from Wheatland County regarding Regional Growth Plan
- Add Emergent Business Item – F-6 – Election of CMRB Alternate

AND THAT the February 23, 2021 Council meeting agenda be approved as amended.

Carried

C-1 February 2, 2021 Special Council Meeting Minutes

C-2 February 8, 2021 Special Council Meeting Minutes

C-3 February 9, 2021 Council Meeting Minutes

MOVED by Councillor Hanson that the February 2, 2021 Special Council meeting minutes be approved as presented;

AND THAT the February 8, 2021 Special Council meeting minutes be approved as presented;

AND THAT the February 9, 2021 Council meeting minutes be approved as presented.

Carried

E-2 Division 2 - Disposal of Municipal Reserve – Lot 4, MR Plan 8911660, NE-16-24-03-W05M
File: 04716013

MOVED by Deputy Reeve McKylor that the public hearing for item E-2 be opened at 9:11 a.m.

Carried

Person(s) who presented: Kent Robinson, Executive Director, Corporate Services

Pre-recorded audio/video presentations in support: None

Pre-recorded audio/video submissions in opposition: None

The Chair made the final call for email submissions and called for a recess at 9:23 a.m. The Chair called the meeting back to order at 9:32 a.m. with all previously mentioned members present and declared email submissions closed.

Email submissions in support: None

Email submissions in opposition: None



Person(s) who presented rebuttal: None

MOVED by Deputy Reeve McKylor that the public hearing for item E-2 be closed at 9:34 a.m.
Carried

MOVED by Deputy Reeve McKylor that the application to purchase lands legally described as Lot 4, MR Plan 8911660, NE-16-24-03-W05M, be referred back to Administration to review the market valuation of the lands.
Carried

G-1 All Divisions - Bylaw C-8145-2021 - 2021 Master Rates Bylaw
File: N/A

MOVED by Councillor Hanson that Bylaw C-8145-2021 be given first reading.
Carried

MOVED by Councillor Gautreau that Bylaw C-8145-2021 be given second reading.
Carried

MOVED by Councillor Hanson that Bylaw C-8145-2021 be considered for third reading.
Carried

MOVED by Councillor Gautreau that Bylaw C-8145-2021 be given third and final reading.
Carried

Motion Arising:

MOVED by Councillor Wright that Administration be directed to review reinstating the dog license fee in time for the 2022 budget cycle.
Carried

F-1 Division 2 - Municipal Sustainability Initiative (MSI) Funding – Springbank
Recreational Initiatives
File: N/A

MOVED by Deputy Reeve McKylor that Administration be directed to make application to the Municipal Sustainability Initiative in the amount of \$740,000.00 to support identified capital lifecycle projects, including the Red Dutton Area project, at Springbank Park For All Seasons.
Carried

MOVED by Councillor Gautreau that the Budget Adjustment contained in Attachment 'B' be approved.
Carried

The Chair called for a recess at 10:16 a.m. and called the meeting back to order at 10:26 a.m. with all previously mentioned members present.



F-2 All Divisions - Community Recreation Funding Grant Program Policy, C-317
File: N/A

MOVED by Councillor Hanson that the amended Community Recreation Funding Grant Program Policy, C-317, be approved as per Attachment 'A'.

Carried

MOVED by Councillor Hanson that the Community Benefit Initiatives Grant, Policy C-321, Attachment 'D', be rescinded.

Carried

F-3 Division 6 - Development Permit: Recreational Corridor / Listed DC Use, With No Variances
File: PRDP20202030 (07127017, 07128021/22, 07134020/21, 08102013/14/15, 08103007/8/9, 08111008)

MOVED by Councillor Boehlke that the Applicant be allowed to address Council on this application.

Carried

The Chair called for the meeting to stand at ease at 10:32 a.m. and the meeting resumed at 10:36 a.m.

Presenter: Linda Strong-Watson, Alberta TrailNet Society (Applicant)

MOVED by Councillor Boehlke that Development Permit No. PRDP20202030 be approved with the conditions noted in Attachment 'A'.

Carried

F-4 Division 9 - Master Site Development Plan – Hillstone Aggregates
File: PL20180105 (06836002)

MOVED by Councillor Kissel that the Applicant be allowed to address Council on this application.

Carried

MOVED by Councillor Kissel that the written submission from Mountain Ash be received and distributed to Council for this application.

Carried

Presenter: Chris Ollenberg, Hillstone Aggregates (Applicant)

Councillor Schule left the meeting at 11:04 a.m.

MOVED by Councillor Kissel that the Big Hill Springs Gravel Pit Master Site Development Plan (approved December 11, 2012) be rescinded.

Carried

Absent: Councillor Schule



The Chair called for a recess at 11:52 a.m. and called the meeting back to order at 11:57 a.m. with all previously mentioned members present, with the exception of Councillor Schule.

Main Motion:

MOVED by Councillor Kissel that the Hillstone Pit Master Site Development Plan, within Attachment 'C', be amended to include the Joint Commitments outlined in Attachment 'D'.

Tabling Motion:

MOVED by Councillor Kissel that item F-4 be tabled until after the public hearings.

Carried

Absent: Councillor Schule

The Chair called for a recess at 12:00 p.m. and called the meeting back to order at 1:00 p.m. with all previously mentioned members present.

E-3 Division 9 - Bylaw C-8099-2020 - Redesignation Item – Agricultural and Residential Use
File: PL20200016 (06704032 / 06704041)

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

Carried

Person(s) who presented: Dale and Brenda Spicer (applicant)

Pre-recorded audio/video presentations in support: None

Pre-recorded audio/video submissions in opposition: None

The Chair made the final call for email submissions and called for a recess at 1:35 p.m. The Chair called the meeting back to order at 1:40 a.m. with all previously mentioned members present, with the exception of Councillor Kamachi, and declared email submissions closed.

Email submissions in support: None

Email submissions in opposition: None

Person(s) who presented rebuttal: Dale and Brenda Spicer (applicant)

MOVED by Councillor Kissel that the public hearing for item E-3 be closed at 1:44 p.m.

Carried

Absent: Councillor Kamachi

Councillor Kamachi returned to the meeting at 1:46 p.m.

MOVED by Councillor Kissel that Bylaw C-8099-2020 be given second reading.

Carried



E-5 Division 9 - Bylaw C-7986-2019 - Conceptual Scheme Item – Residential
File: PL20190093 (06828001/02/03/11)

E-6 Division 9 - Bylaw C-7987-2019 - Redesignation Item – Residential
File: PL20190094 (06828001/02/03/11)

MOVED by Councillor Kissel that the public hearings for items E-5 and E-6 be opened concurrently at 2:18 p.m.

Carried

Person(s) who presented: Mike Caldwell, Urban Systems (applicant)
Ken Till, Macdonald Communities Ltd.

Pre-recorded audio/video presentations in support: Kristi Buender

Pre-recorded audio/video submissions in opposition: None

The Chair made the final call for email submissions and called for a recess at 3:09 p.m. The Chair called the meeting back to order at 3:14 a.m. with all previously mentioned members present and declared email submissions closed.

The Chair called for a recess at 3:16 p.m. and called the meeting back to order at 3:25 p.m. with all previously mentioned members present.

Email submissions in support: None

Email submissions in opposition: Augustine Brannigan
Barbara and E. Allen Richardson
Jeff Allen

Person(s) who presented rebuttal: Mike Caldwell, Urban Systems (applicant)
Ken Till, Macdonald Communities Ltd.

MOVED by Councillor Kissel that the public hearings for item E-5 and E-6 be closed at 3:37 p.m.
Carried

MOVED by Councillor Kissel that Bylaw C-7986-2019 be amended in accordance with Attachment 'C'.

Carried

MOVED by Councillor Kissel that Bylaw C-7986-2019 be given second reading, as amended.
Carried

MOVED by Councillor Kissel that Bylaw C-7986-2019 be given third and final reading as amended.

Carried



MOVED by Councillor Kissel that Bylaw C-7987-2019 be amended in accordance with Attachment 'C'.

Carried

MOVED by Councillor Kissel that Bylaw C-7987-2019 be given second reading, as amended.

Carried

MOVED by Councillor Kissel that Bylaw C-7987-2019 be given third and final reading as amended.

Carried

The Chair called for a recess at 3:45 p.m. and called the meeting back to order at 3:55 p.m. with all previously mentioned members present.

F-4 Division 9 - Master Site Development Plan – Hillstone Aggregates
File: PL20180105 (06836002)

MOVED by Councillor Kissel that item F-4 be lifted from the table.

Carried

Main Motion:

MOVED by Councillor Kissel that the Hillstone Pit Master Site Development Plan, within Attachment 'C', be amended to include the Joint Commitments outlined in Attachment 'D'.

Amending Motion:

MOVED by Reeve Henn that the main motion be amended as follows:

THAT the Hillstone Pit Master Site Development Plan, within Attachment 'C', be amended to include the Joint Commitments outlined in Attachment 'D' **with an addition amendment to reduce the hours of operation as follows:**

- **Monday to Friday 7:00 a.m. to 5:30 p.m.**
- **Saturday 7:00 a.m. to 3:30 p.m.**

Defeated

The Chair called for a vote on the main motion:

Main Motion:

MOVED by Councillor Kissel that the Hillstone Pit Master Site Development Plan, within Attachment 'C', be amended to include the Joint Commitments outlined in Attachment 'D'.

Carried

MOVED by Councillor Boehlke that the Hillstone Pit Master Site Development Plan be approved as per Attachment 'C', as amended.

Carried

The Chair called for a recess at 4:25 p.m. and called the meeting back to order at 4:27 p.m. with all previously mentioned members present.



F-5 All Divisions - Emergent Report Request from Wheatland County regarding Regional Growth Plan

File: N/A

The Chair called for the meeting to stand at ease at 4:39 p.m. and resumed the meeting at 4:41 p.m.

MOVED by Councillor Boehlke that Rocky View County does not support the draft Regional Growth Plan dated Feb 2nd, 2021 as submitted and presented by the Consultant, HDR Calthorpe and Rocky View Council is concerned that significant portions of the Growth Plan have not been submitted as required; and further

AND THAT the contract between the CMRB and the consultant is worth over one million dollars and stipulates the submission of the Regional Growth Plan, the Regional Servicing Plan and the Regional Evaluation Framework; and further

AND THAT Rocky View County is greatly concerned that none of this work has been satisfactorily completed; and further

AND THAT Rocky View County has contributed over \$250,000.00 worth of staff and elected officials time over the past 13 months towards this project (this does not reflect the full amount of contributions since the inception of the CMRB); and further

AND THAT Rocky View Council requests an analysis of time and money spent by all member municipalities as contributions towards the work of this consultant for review and discussion at the next CMRB Board meeting, prior to any further funding of this project by CMRB and Province of Alberta, Rocky View Council is of the opinion that an accounting of all the project costs to date and the project work submitted be provided; and further

AND THAT the CMRB board should review the draft submissions under the lens of the Provincial mandate of Red Tape Reduction and other Provincial Economic Strategies.

Carried

F-6 All Divisions - Election of CMRB Alternate

File: N/A

Reeve Henn called for nominations for the alternate representative to the Calgary Metropolitan Region Board.

Councillor Schule nominated Councillor Gautreau. Councillor Gautreau accepted the nomination.

Councillor Wright nominated Councillor Hanson. Councillor Hanson accepted the nomination.

MOVED by Councillor Boehlke that nominations cease.

Carried



MOVED by Councillor Boehlke that Council email their votes of the alternate for CMRB to Tyler Andreasen;

AND THAT Tyler Andreasen be appointed as the scrutineer for the election of the CMRB alternate representative and that he be authorized to destroy all ballots at the conclusion of the meeting.

Carried

Tyler Andreasen, Legislative Officer, conducted the election for the alternate representative to the Calgary Metropolitan Region Board by email ballot.

Councillor Gautreau was elected as the alternate representative to the Calgary Metropolitan Region Board.

MOVED by Councillor Boehlke that Councillor Gautreau be appointed as the alternate representative to the Calgary Metropolitan Region Board for a term to expire in October 18, 2021.

Carried

The Chair called for the meeting to stand at ease at 5:01 p.m. and resumed the meeting at 5:03 p.m.

Motion Arising:

MOVED by Deputy Reeve McKylor that the Reeve and/or Administration provide and update on the CMRB as a standing agenda item at each Council meeting, and that the Reeve provide and update to Council regarding the recent meeting with the Minister regarding CMRB.

Carried

- G-2 **Division 5 - Bylaw C-8130-2021 - First Reading Bylaw – Conceptual Scheme for an Industrial Park**
File: PL20200150 (05306001 / 05306005)
- G-3 **Division 5 - Bylaw C-8131-2021 - First Reading Bylaw – Industrial, Public Service and Direct Control Uses**
File: PL20200151 (05306001 / 05306005)
- G-4 **Division 1 - Bylaw C-8123-2021 - First Reading Bylaw – Residential Redesignation**
File: PL20200168 (03917014)
- G-6 **Division 7 - Bylaw C-8132-2021 - First Reading Bylaw – Conceptual Scheme for a Mixed Residential Community**
File: PL20200173 (06513002/06524001/002/004/007)
- G-7 **Division 7 - Bylaw C-8133-2021 - First Reading Bylaw – Residential and Parks Uses for Rocky Creek Stage 1**
File: PL20200174 (06513002)
- G-8 **Division 9 - Bylaw C-8134-2021 - First Reading Bylaw – Direct Control Use**
File: PL20200187 (06705041)



G-9 Division 2 - Bylaw C-8138-2021 - First Reading Bylaw – Amendments to Direct Control District 168
File: PL20210014 (04717004)

MOVED by Deputy Reeve McKylor that the following Bylaws receive first reading:

- Bylaw C-8130-2021
- Bylaw C-8131-2021
- Bylaw C-8123-2021
- Bylaw C-8132-2021
- Bylaw C-8133-2021
- Bylaw C-8134-2021
- Bylaw C-8138-2021

Carried

G-5 Division 1 - Bylaw C-8126-2021 - First Reading Bylaw – Redesignation
File: PL20200171 (03913001/3043/3044/3045/3075/3076)

Councillor Kamachi declared a pecuniary interest and abstained from the discussion and voting on first reading of Bylaw C-8126-2021. Councillor Kamachi left the meeting at 5:15 p.m. and did not return.

MOVED by Councillor Boehlke that Bylaw C-8126-2021 be given first reading.

Carried
Abstained: Councillor Kamachi

J-1 2021 Council Priorities and Significant Issues List

The 2021 Council Priorities and Significant Issues List for February 23, 2021 was provided as information.

N Adjourn the Meeting

MOVED by Councillor Hanson that the February 23, 2021 Council Meeting be adjourned at 5:17 p.m.

Carried
Absent: Councillor Kamachi

Reeve or Deputy Reeve

Chief Administrative Officer or Designate



PLANNING AND DEVELOPMENT SERVICES

TO: Council
DATE: March 9, 2021 **DIVISION:** 4
TIME: Morning Appointment
FILE: 04209001 **APPLICATION:** PL20200098
SUBJECT: Redesignation Item – Special Use

APPLICATION: To redesignate the subject land from Agricultural, General District (A-GEN) to Special, Future Urban Development District (S-FUD), in order to accommodate temporary truck storage on a 20 acre portion of the land.

GENERAL LOCATION: Located approximately 0.8 km (0.5 miles) south of Highway 1 and on the west side of Vale View Road.

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

EXECUTIVE SUMMARY: Council gave first reading to Bylaw C-8112-2020 on December 22, 2020. The proposal is consistent with the applicable policies within the County Plan and Land Use Bylaw:

- The proposal is consistent with Business Development policies within the County Plan.
- The proposal meets the purpose and intent of the Special, Future Urban Development District within the Land Use Bylaw.

ADMINISTRATION RECOMMENDATION: Administration recommends approval as per Option #1.

OPTIONS:

- Option #1: Motion #1 THAT Bylaw C-8112-2020 be given second reading.
 Motion #2 THAT Bylaw C-8112-2020 be given third and final reading.
- Option #2: THAT application PL20200098 be refused.

AIR PHOTO & DEVELOPMENT CONTEXT:



Administration Resources

Xin Deng, Planning and Development Services



APPLICATION EVALUATION:

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

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

County Plan

Section 14 Business Development provides flexibility for considering development that is located outside of approved business areas if the proposal can justify their need and location.

Policy 14.22 requires that the proposals for business development outside of a business area should be limited in size, scale, intensity, and scope; should have direct access to a paved county road or provincial highway; should provide a traffic impact assessment; and should minimize adverse impact on existing residential and agricultural uses.

The proposed truck storage on 20 acres of land would be considered limited in size and scale. The land has direct access to a County gravel road: Vale View Road. In order to meet the requirement of having direct access to a county paved road, the Owner has agreed to upgrade Vale View Road to a paved standard road at the future Development Permit stage. The Applicant had requested that the Traffic Impact Assessment be postponed until the future Development Permit stage once further details on the proposal are available; Administration has no concerns with this approach. At that time, the Traffic Impact Assessment will be prepared and a further assessment of the impacts to the road network can be determined. As the proposed truck storage is a temporary use, and the storage site is located in the central of the land with surrounding agricultural land as a buffer, it would not have permanent adverse impact on adjacent residential development. In addition, an upgraded Vale View Road would serve as a benefit to adjacent landowners. The proposal is consistent with Business Development policies within the County Plan.

Land Use Bylaw

The new Land Use Bylaw (C-8000-2020) was adopted by Council on July 28, 2020. "Special, Future Urban Development District (S-FUD)" was introduced to the new Land Use Bylaw as requested by Council. The purpose of this district is to provide a limited range of temporary uses that can easily be removed when land is developed to an urban standard, while protecting lands for future urban development by restricting premature subdivision and development, and while accommodating agricultural uses.

The subject land falls within the proposed East Highway 1 Area Structure Plan. This is a developer-led and developer-funded Area Structure Plan. Council approved the Terms of Reference on July 14, 2020. The proposed truck storage is a transitional use that can be easily re-developed or removed from the site, until the permanent development form is determined should the East Highway 1 ASP. The proposed development would provide temporary revenue for the owner and would not jeopardize future development in the area.



This district requires that the minimum parcel size should be either un-subdivided quarter section, the first parcel out, or the remaining land after the first parcel out subdivision. The subject land is the remainder land after multi-lot subdivision was created from the subject quarter section. It meets the parcel size requirement.

Respectfully submitted,

"Theresa Cochran"

Executive Director
Community Development Services

Concurrence,

"Al Hoggan"

Chief Administrative Officer

XD/lt

ATTACHMENTS

ATTACHMENT 'A': Application Information
ATTACHMENT 'B': Application Referrals
ATTACHMENT 'C': Bylaw C-8112-2020 and Schedule A
ATTACHMENT 'D': Map Set
ATTACHMENT 'E': Public Submissions



ROCKY VIEW COUNTY

ATTACHMENT 'A': APPLICATION INFORMATION

APPLICANT: Terradigm Development Consultants Inc. (Steve Grande)	OWNERS: Amandeep Singh Brar
DATE APPLICATION RECEIVED: August 13, 2020	DATE DEEMED COMPLETE: August 13, 2020
GROSS AREA: ± 51.82 hectares (± 128.04 acres)	LEGAL DESCRIPTION: A portion of SE-09-24-27-W04M
SOILS (C.L.I. from A.R.C.): <p>2H,M – The central area of the land contains soil with slight limitations for cereal crop production due to temperature, low moisture holding, and adverse texture.</p> <p>3M,D,H70 7W,N30 – The remainder land contains soil with moderate significant limitations for cereal crop production due to low moisture holding, adverse texture, low permeability, and temperature; a small portion of the land contains soil with no capability for cereal crop production due to excessive wetness / poor drainage, and high salinity.</p>	
HISTORY: <p>1977 The multi-lot subdivision was created and registered on Plan 7711088 in 1977. The remainder land within that quarter section became the subject land in this case.</p>	
PUBLIC & AGENCY SUBMISSIONS: <p>The application was circulated to 37 adjacent landowners, and 10 letters in opposition were received. The application was also circulated to a number of internal and external agencies, as depicted in Attachment 'B'.</p>	



ATTACHMENT 'B': APPLICATION REFERRALS

AGENCY	COMMENTS
External Departments	
Alberta Transportation	Alberta Transportation has no concerns or requirements with respect to this proposal; the future development appears minor in nature and falls outside of Alberta Transportation's control distance as defined in the Highways Development and Protection Regulation.
Internal Departments	
Agricultural Services	If approved, the application of the Agricultural Boundary Design Guidelines will be beneficial in buffering the proposed land use from the agricultural land surrounding it. The guidelines would help mitigate areas of concern including: trespass, litter, pets, noise, providing a visual barrier and concern over fertilizers, dust & normal agricultural practices.
Planning and Development Services - Engineering	<p>General:</p> <ul style="list-style-type: none"> The review of this file is based upon the application submitted. These conditions/recommendations may be subject to change to ensure best practices and procedures. As a condition of future subdivision or DP, the applicant may be required to submit a construction management plan addressing noise mitigation measures, traffic accommodation, sedimentation and dust control, management of stormwater during construction, erosion and weed control, construction practices, waste management, firefighting procedures, evacuation plan, hazardous material containment, and all other relevant construction management details. <p>Geotechnical:</p> <ul style="list-style-type: none"> As a condition of future subdivision or DP, the applicant may be required to submit a Geotechnical Investigation Report, in accordance with the requirements of the County Servicing Standards, to verify that the site is suitable for the proposed development and provide recommendations for site grading, excavations, foundation construction, pavement structures, etc. <p>Transportation:</p> <ul style="list-style-type: none"> As a condition of future subdivision or DP, the applicant may be required to provide a TIA in accordance with the County Servicing Standard. <ul style="list-style-type: none"> Should upgrades be recommended as part of the TIA, the applicant would be responsible for entering into a Development Agreement with the County for the construction of the upgrades.



AGENCY	COMMENTS
	<ul style="list-style-type: none"> • The parcel currently gains access off Vale View Road via an existing gravel approach. At time of future DP, the applicant will be required to contact Road Operations to inspect the proposed new approach in accordance with the County Servicing Standards for the proposed use. • As a condition of future DP, the applicant may be required to provide a TIA in accordance with the County Servicing Standard. • Should upgrades be recommended as part of the TIA, the applicant would be responsible for entering into a Development Agreement with the County for the construction of the upgrades. • As a condition of future subdivision, 2.5 m along the east boundary of the subject lands may need to be dedicated as a road right of way by plan of survey as per the applicable TOL bylaw since this portion of Vale View Road is part of the long range transportation plan Network B requiring 30m of right of way. • As a condition of future subdivision or DP, the applicant may be required to provide payment of the Transportation Offsite Levy in accordance with applicable levy at time of subdivision and/or development permit approval. • As a condition of future subdivision or DP, the applicant will be required to provide payment of Cost Recoveries to others for the previous improvements to TWP Road 241B by others (approx. \$1,940 per acre) <p>Sanitary/Waste Water:</p> <ul style="list-style-type: none"> • The Applicant proposes using an existing PSTS system on the subject site. The proposed development will not be a large user of water therefore the existing system appears to be sufficient to support the proposal. • As a condition of future subdivision or DP, the applicant is required to submit a Level I Assessment Variation for the subject parcel describing the existing system type, maintenance requirements and include a sketch showing its location and size. The assessment shall also provide measurements to pertinent features (wetlands, surface water, wells, property lines, home, etc.) and comment on the general suitability of the existing system based on visual inspection. • As a condition of future subdivision or DP, the applicant is required to confirm how the proposed development will be serviced. <ul style="list-style-type: none"> ○ The County supports the use of holding tanks with trucked service for commercial purposes <p>Water Supply And Waterworks:</p> <ul style="list-style-type: none"> • There appears to be a well on site that services the existing home, the Level 1 Assessment Variation should confirm that there is an existing well located within the parcel.



AGENCY	COMMENTS
	<ul style="list-style-type: none"> As a condition of future subdivision or DP, if a groundwater well is being used for commercial purposes, the applicant is required to obtain a commercial water license from AEP. As a condition of future DP, the applicant shall be required to provide a water-servicing plan. <ul style="list-style-type: none"> The County supports the use of cisterns with trucked service for commercial purposes. <p>Storm Water Management:</p> <ul style="list-style-type: none"> As a condition of future DP, the applicant may be required to provide a Site-Specific Stormwater Plan (SSIP) that is in accordance with the County Servicing Standard. <ul style="list-style-type: none"> As a permanent condition to future DP, the owner shall adhere to the recommendations resulting from the SSIP. <p>Environmental:</p> <ul style="list-style-type: none"> As a condition of future subdivision or DP, the applicant may be required to submit an erosion and sediment control plan to outline ESC measures (i.e. silt fence, stabilization, seeding of topsoil, etc.) to be implemented during the construction of the development. The County Wetland inventory shows that active wetlands exist on this property. At the subdivision or DP stage, the applicant will be responsible for obtaining the required approvals from AEP should any disturbance to wetlands be proposed.

Circulation date: August 21, 2020 – September 14, 2020

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



ROCKY VIEW COUNTY

BYLAW C-8112-2020

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

The Council of Rocky View County enacts as follows:

Title

- 1 This Bylaw may be cited as *Bylaw C-8112-2020*.

Definitions

- 2 Words in this Bylaw have the same meaning as those set out in the *Municipal Government Act* except for the definitions provided below:
- (1) **“Council”** means the duly elected Council of Rocky View County;
 - (2) **“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 C-8000-2020 be amended by redesignating a portion of SE-09-24-27-W04M from Agricultural, General District (A-GEN) to Special, Future Urban Development District (S-FUD), as shown on the attached Schedule 'A' forming part of this Bylaw.
- 4 THAT a portion of SE-09-24-27-W04M is hereby redesignated to Special, Future Urban Development District (S-FUD), as shown on the attached Schedule 'A' forming part of this Bylaw.

Effective Date

- 5 Bylaw C-8112-2020 is passed and comes into full force and effect when it receives third reading and is signed in accordance with the *Municipal Government Act*.



ROCKY VIEW COUNTY

READ A FIRST TIME this 22nd day of December, 2020

PUBLIC HEARING HELD this _____ day of _____, 2021

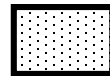
READ A SECOND TIME this _____ day of _____, 2021

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

Reeve_____
Chief Administrative Officer or Designate_____
Date Bylaw Signed



Schedule 'A'

Bylaw
C-8112-2020AmendmentFROMAgricultural, General District
(A-GEN)TOSpecial, Future Urban
Development District
(S-FUD)± 51.97 hectares
(± 128.42 acre)

VALE-VIEW-RD

WILLOW-VIEW

Division: 4

Roll: 04209001

File: PL20200098

Legal: A Portion of
SE-09-24-27-W04M

Printed: November 25, 2020



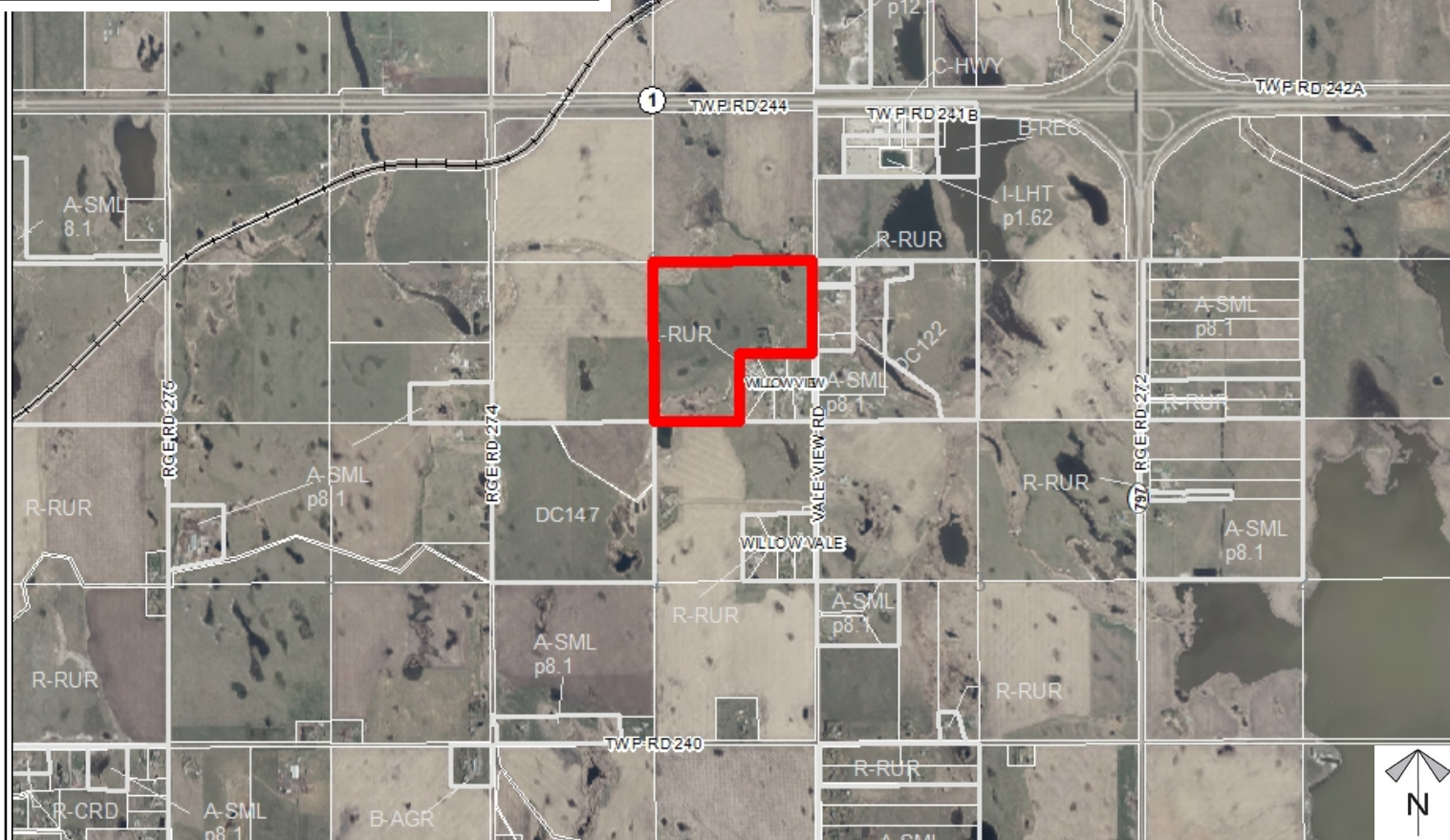
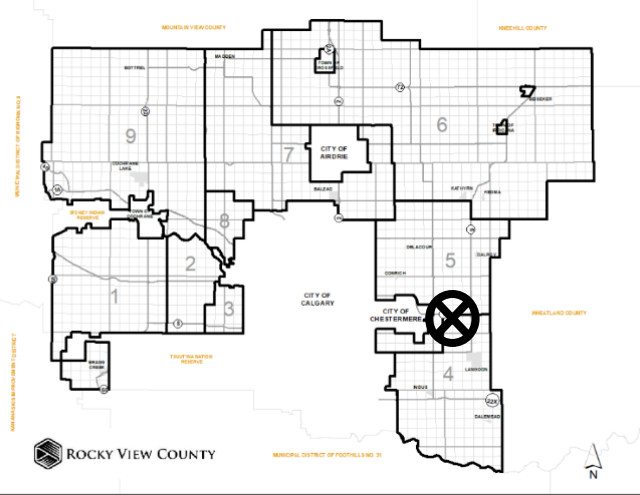
Location & Context

Redesignation Proposal

To redesignate the subject land from Agricultural, General District (A-GEN) to Special, Future Urban Development District (S-FUD), in order to accommodate temporary truck storage on 20 acre of the land.

Division: 4
 Roll: 04209001
 File: PL20200098
 Legal: A portion of SE-09-24-27-W04M

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 Printed November 26, 2020





Development Proposal

Redesignation Proposal

To redesignate the subject land from Agricultural, General District (A-GEN) to Special, Future Urban Development District (S-FUD), in order to accommodate temporary truck storage on 20 acre of the land.

A-GEN → S-FUD
(± 128.04 acres)

VALE VIEW RD

WILLOW VIEW



Division: 4
Roll: 04209001
File: PL20200098
Legal: A portion of SE-09-24-27-W04M

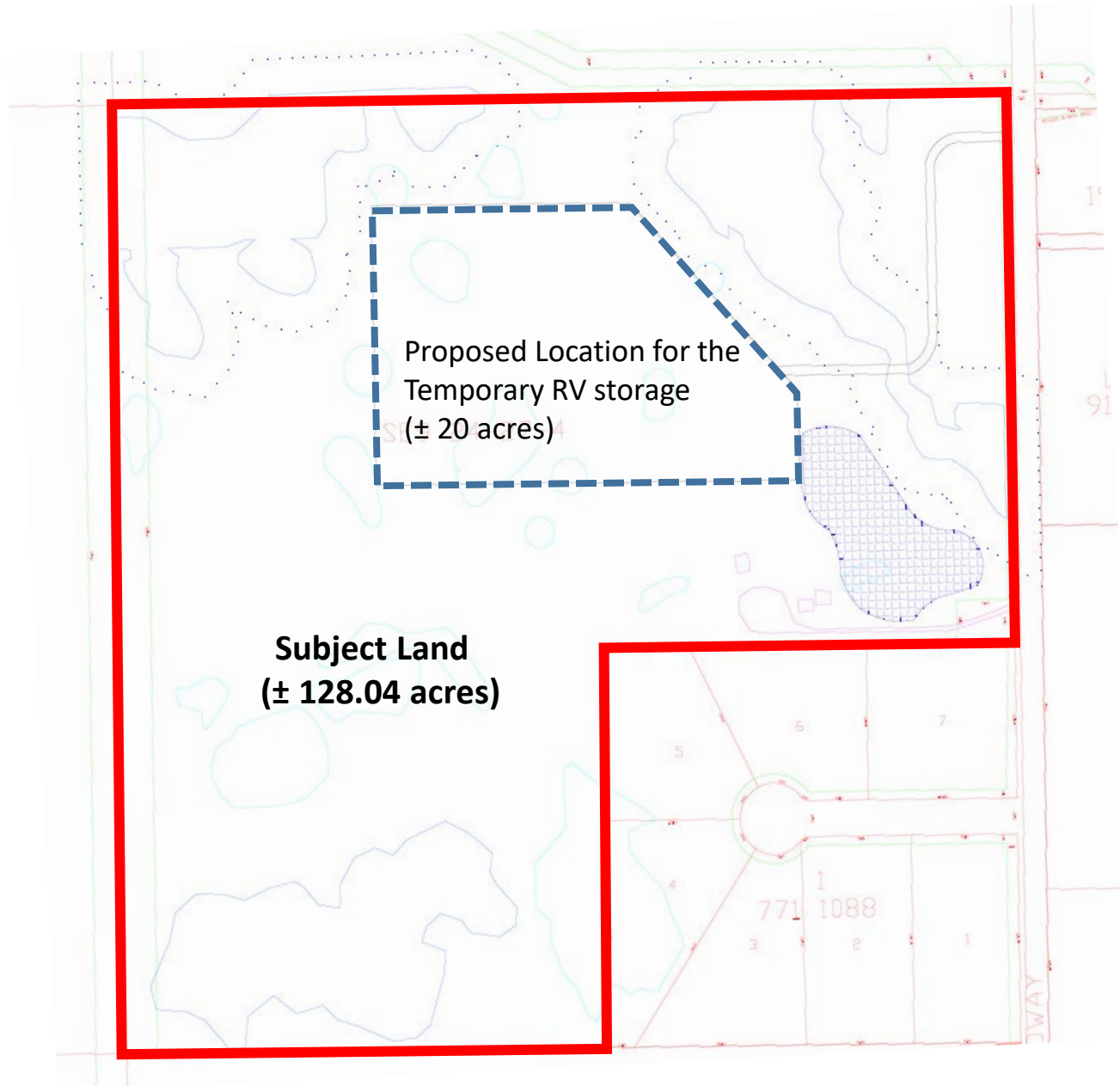
Page 26 of 527
Printed November 26, 2020



Site Plan

Redesignation Proposal

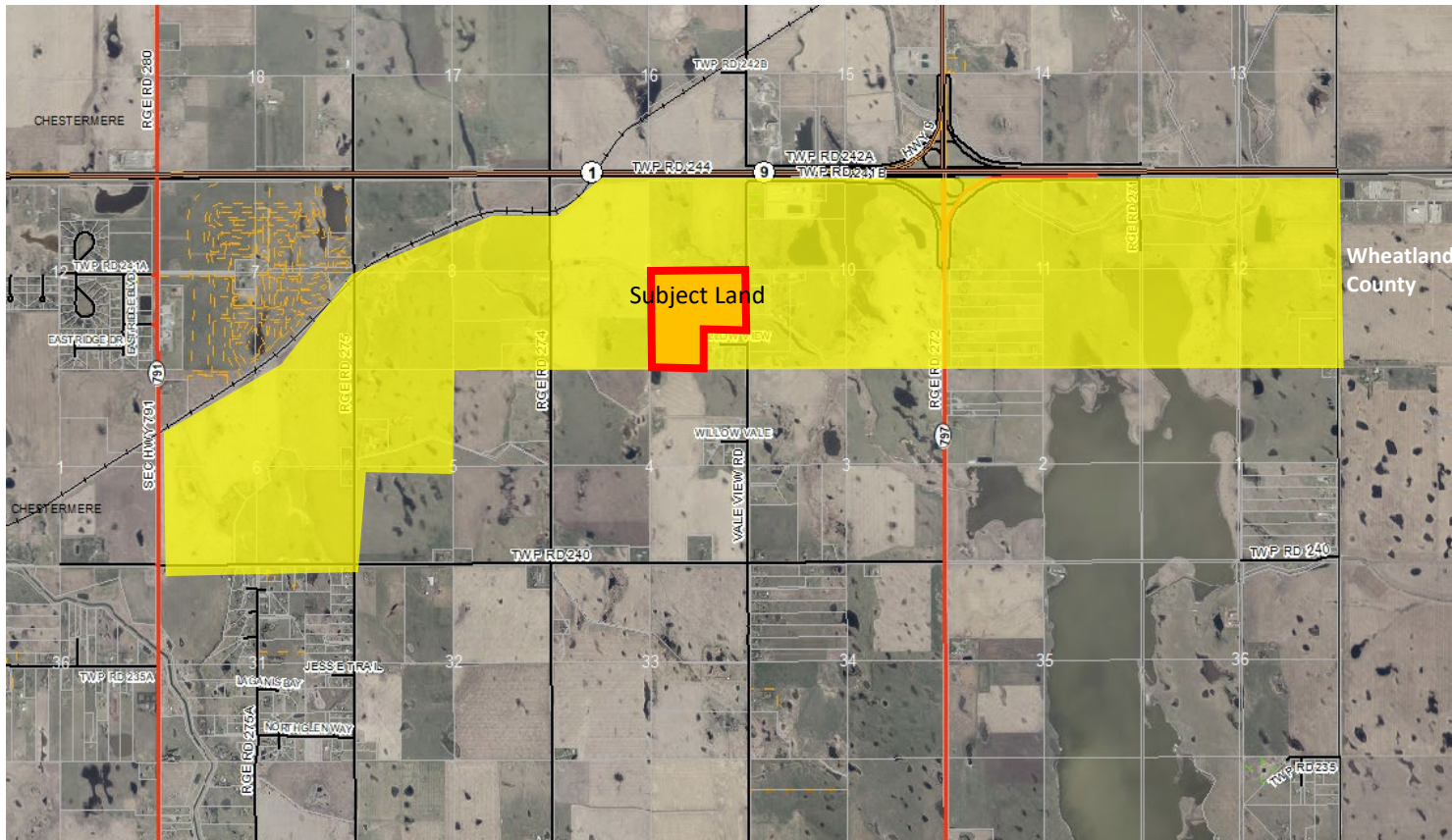
To redesignate the subject land from Agricultural, General District (A-GEN) to Special, Future Urban Development District (S-FUD), in order to accommodate temporary truck storage on 20 acre of the land.



Division: 4
 Roll: 04209001
 File: PL20200098
 Legal: A portion of SE-09-24-27-W04M

Redesignation Proposal

To redesignate the subject land from Agricultural, General District (A-GEN) to Special, Future Urban Development District (S-FUD), in order to accommodate temporary truck storage on 20 acre of the land.



Division: 4
Roll: 04209001
File: PL20200098
Legal: A portion of SE-09-24-
27-W04M

Environmental

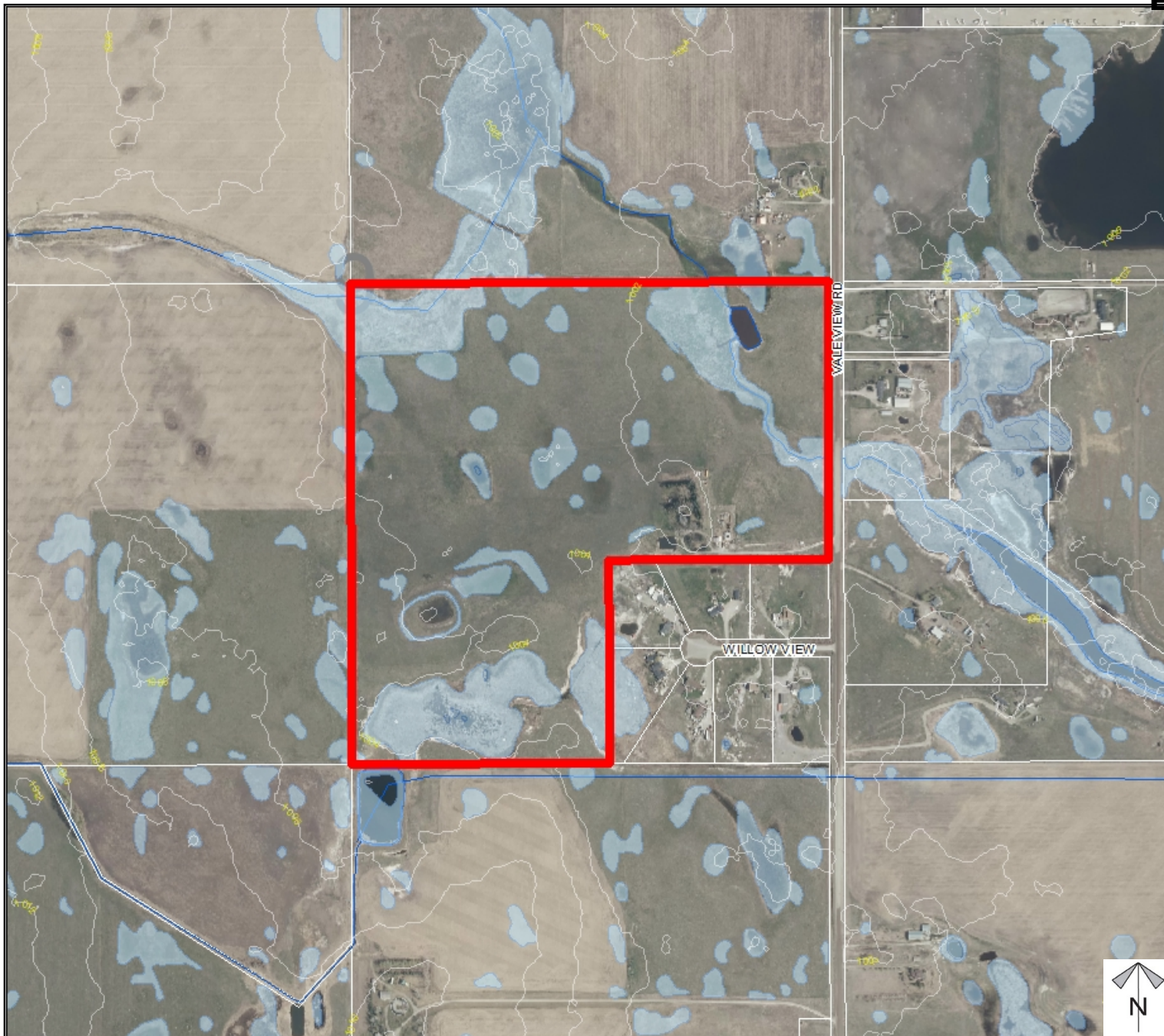
Redesignation Proposal

To redesignate the subject land from Agricultural, General District (A-GEN) to Special, Future Urban Development District (S-FUD), in order to accommodate temporary truck storage on 20 acre of the land.

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

Division: 4
 Roll: 04209001
 File: PL20200098
 Legal: A portion of SE-09-24-27-W04M

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 Printed November 26, 2020

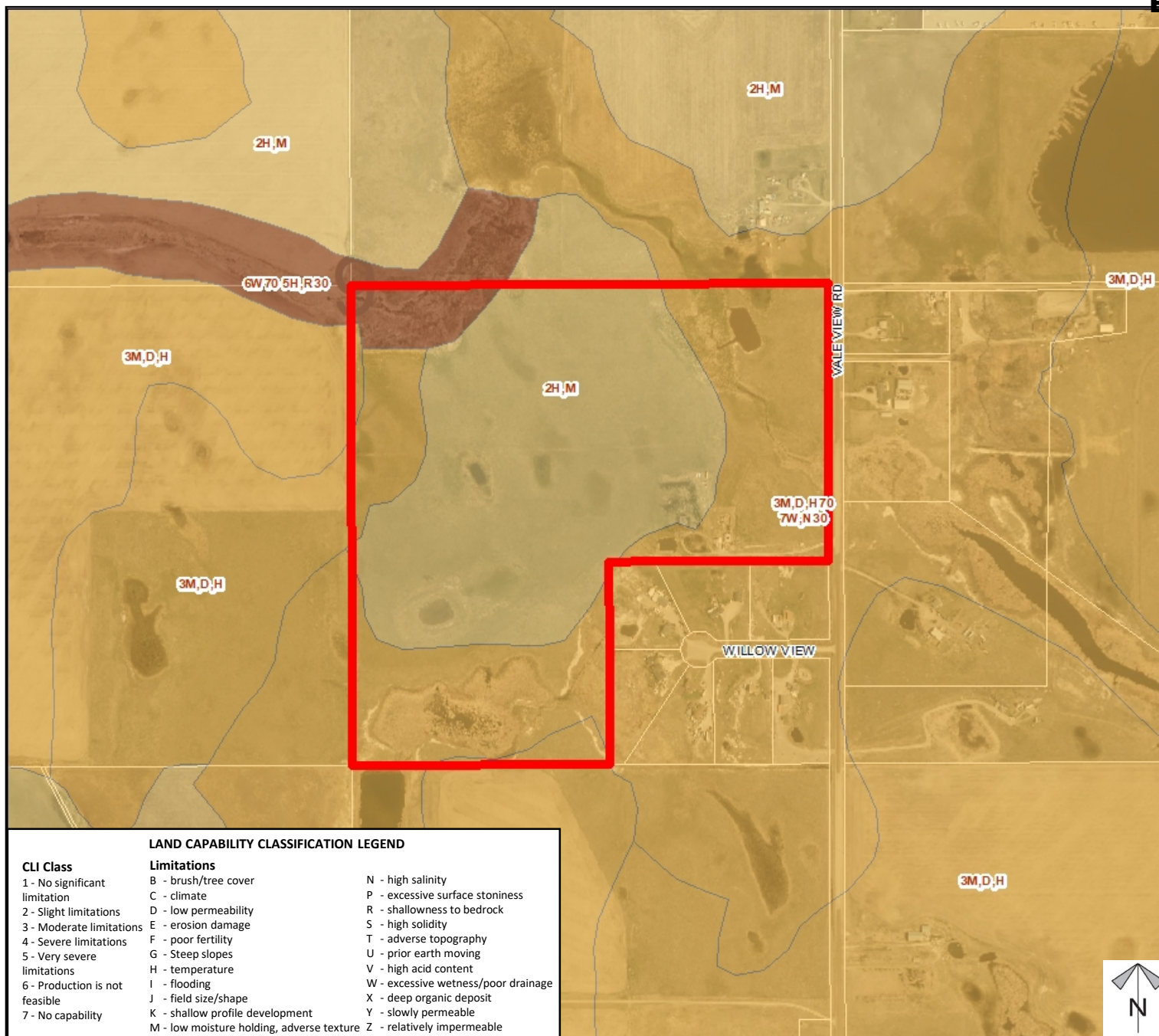




Soil Classifications

Redesignation Proposal

To redesignate the subject land from Agricultural, General District (A-GEN) to Special, Future Urban Development District (S-FUD), in order to accommodate temporary truck storage on 20 acre of the land.



LAND CAPABILITY CLASSIFICATION LEGEND

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



Division: 4
Roll: 04209001
File: PL20200098
Legal: A portion of SE-09-24-27-W04M

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Printed November 26, 2020



Landowner Circulation Area

Redesignation Proposal

To redesignate the subject land from Agricultural, General District (A-GEN) to Special, Future Urban Development District (S-FUD), in order to accommodate temporary truck storage on 20 acre of the land.

Legend

Support



Opposition (7)

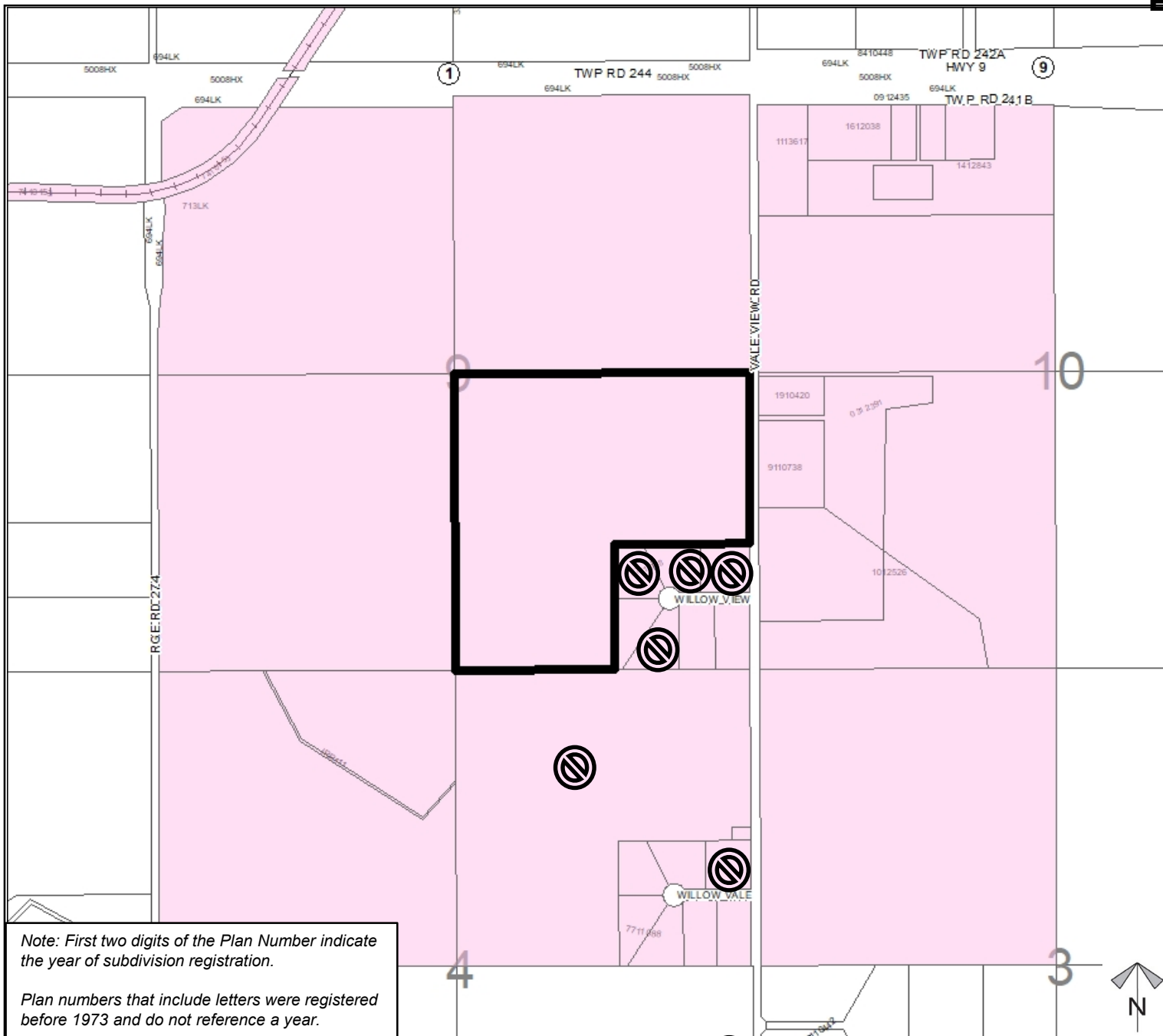


Note: First two digits of the Plan Number indicate the year of subdivision registration.

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

Division: 4
Roll: 04209001
File: PL20200098
Legal: A portion of SE-09-24-27-W04M

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Printed November 26, 2020



Michelle Mitton

From: bmanzara1 [REDACTED]
Sent: Wednesday, February 24, 2021 4:02 PM
To: Xin Deng; Legislative Services Shared
Cc: SB Manzara
Subject: [EXTERNAL] - BYLAW C-8112-2020 | Application Number: PL20200098(04209001) | OPPOSE THE APPLICATION

Follow Up Flag: Follow up
Flag Status: Completed

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

RE: Opposition to Application Number PL20200098(04209001)

FROM: Brett & Susie Manzara – owners of adjacent property 240191 Valeview Road at NE-4-24-27 W4

To whom it may concern,

My family and I bought a property (**NE 4-24-27 W4**) adjacent to the property referred to in this proposal in early 2017 as a family farm and residence. We had the intention of the property being our place of retirement because it had no long term plans for development. Our property and the one referred to in this application are both shaped the same and are the same size at ~130 acres. Since then we have had to move to Ontario for family reasons and have plans to either sell this property in the next two years or make the decision to move back. Please accept this written submission as an objection to the proposed **Application PL20200098 (04209001)** to consider **Land Use Bylaw C-8112-2020**.

Our understanding is also that this application's purpose is to re-designate parcel **SE 09-24-27-W4M** for the purposes of truck and storage. This is not in line with the current land use planning in the area.

Our major concerns and questions are listed below:

1. Property Value Impacts:

- a. We own the ~130 acres directly adjacent and to the south of this proposal. The increased traffic, change in land use, long term planning of the area and other uncertainties are significant driving factors that are decreasing land values in the area when they should be rising.

2. Area and Road Safety Concerns:

- a. This is a gravel road and the increased traffic will impact the state of the road. Will this road become chip/tar or paved?
- b. This area is mainly agricultural use and quiet, private residences – with the majority of the traffic on this road serving either the large farms in the area or small, private residences. How will the increased traffic accommodation be addressed? You are turning this farm route into an industrial traffic route that comes with issues relating to theft, security, increased population and traffic safety. It is not just large parcels of lands w/ farmers and one residence.
- c. There has already been an increase in theft in the area and there are safety concerns. Will there be increased RCMP presence?

3. Zoning uncertainty:

- a. **IDP-Study-Area Wheatland/Rockyview** - There is an intermunicipal development study happening between Rockyview County and Wheatland County that appears to land on the east side of Valeview Road.

Between this bylaw amendment and re-designation, this leaves even more uncertainty on the long term zoning of this area.

4. **Noise and Visual Impacts:**

- a. How does the developer plan to manage noise from the storage yard? Will there be sound barrier fencing?
- b. How does the developer plan to manage the visual impacts of the new yard? The current status of the property hosts a renter that stores equipment already and is impacting area property values. Will there be tree screen or shelter belts to cover up the yard?

5. **Subdivision process:**

- a. A few years ago we engaged Rockyview for guidance on how to carve out the residence of our land to separate the farmland. The guidance we received was this would be ~\$4k/acre to the entire parcel for a county transportation subsidy...Is this being applied to the ~130 acres on parcel **SE 09-24-27-W4M**?

Based on our comments above, along with the lack of a long term plan for this area for future urban development, we encourage the board to reject this application until an approved long term plan is in place. This is the wrong precedent to set right now for the area. We will also be including a video submission prior to the public hearing, along with a written submission from our legal counsel.

Brett and Susie Manzara

[REDACTED]

NE-4-24-27 W4

Michelle Mitton

From: Chris Brosnon [REDACTED]
Sent: Saturday, February 20, 2021 1:10 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - BYLAW C-8112-2020

Follow Up Flag: Follow up
Flag Status: Completed

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

RE:

Application #PL20200098 (04209001)
BYLAW C-8112-2020

Sent from:

Chris Bronson
3 Willow View
Rocky view county
T1X 2G7
SE ¼ 9-24-27 W4

I OPPOSE the proposed resignation from Agricultural General District (A-Gen) to special, Future Urban Development District (S-FUD). This resignation to accommodate temporary truck storage adjacent to my residential property will among other things, greatly increase traffic and noise in the area. The gravel road already does not receive proper maintenance for the amount of traffic it has now. Adding commercial truck traffic will greatly reduce road quality.

This is a quiet residential agricultural neighborhood. This application is not compatible with that. A large commercial trucking endeavor will destroy our quiet rural lifestyle and most certainly severely negatively impact property values.

The proposed area is extremely swampy and will require extensive preparation work which will cause long term disruption to the neighborhood. This will create a lot of dust and construction noise which is quite concerning to myself and my family.

There is a natural water drainage through this property. Blockages have resulted in flooding to our local community water well pumphouse which is located on the proposed property under a caveat. I would like to see the Environmental impact study for disrupting this natural water drainage. The natural drainage can be easily viewed from google earth satellite view. What

assurances to residents have that a commercial endeavor such as this will not in the future negatively impact out water supply?

This application has been poorly thought out and will have detrimental negative impacts financially for the local residents. There has been no environmental impact report provided. Local water quality will ultimately be impacted. It will increase road traffic with heavy trucks that will destroy the road we have to drive on everyday. It will seriously decrease the quality of life we have come to enjoy in Rocky View County.

I OPPOSE the resignation for these reasons.

Chris Bronson

Michelle Mitton

From: Gordon Cooper [REDACTED]
Sent: Friday, February 12, 2021 12:33 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - BY-LAW C-8112-2020 - OPPOSED

Follow Up Flag: Follow up
Flag Status: Completed

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

RE: File #04209001
Application #PL2020098
Bylaw C-8112-2020

I acknowledge receipt of the correspondence from Rocky View County dated February 9, 2021 respecting the referenced application.

I **oppose** the proposed redesignation from Agricultural, General District (A-GEN) to Special, Future Urban Development District (S-FUD). This redesignation to accommodate temporary truck storage on a 20-acre parcel of the land (SE-09-24-27-W04M) adjacent to my residential property will, among other things, greatly increase traffic within our area as well as increase noise from the property.

The proposed redesignation is not compatible with the other existing uses within our neighbourhood. This is a quiet residential area with only small businesses associated with those who live in this area. To have a large commercial endeavour such as this in close proximity will destroy our existing rural atmosphere as well as be a severe negative impact to property values.

Additionally, the proposed area is extremely swampy and would require extensive preparation work prior to it being used for truck storage, which preparation work would create a long term disruption to the neighbourhood.

I **oppose** this redesignation for the reasons previously stated herein.

Gordon W. Cooper
19 Willow View
Rocky View County, AB
T1X 2G7

Michelle Mitton

From: Mary-Ann Bullard [REDACTED]
Sent: Saturday, February 20, 2021 8:48 PM
To: Xin Deng; Legislative Services Shared
Subject: [EXTERNAL] - BYLAW C-8112-2020
Attachments: ROCKY VIEW COUNTYFebruary 20.docx

Follow Up Flag: Follow up
Flag Status: Completed

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

To: Municipal Clerk's Office....please find our response to the above BYLAW C-8112-2020 in the document attached.

Regards,
Mary-Ann/Garry Bullard
3 Willow Vale
Rocky View County, AB
T1X 2G6

ROCKY VIEW COUNTY

February 20, 2021

Municipal Clerk's Office

Re: **BYLAW C-8112-2020** (Application Number: PL20200098 {04209001})

We wish to **object** to the above proposed application for development for the following reasons:

- We are concerned that this proposed land use re-designation if approved, has the potential of becoming an unsightly 'junk yard'.
- Traffic along Vale View Road would be steadily increasing to accommodate large vehicles using Vale View Road to travel south to Glenmore Trail as well as north to access Highway #1 – and the proposed truck storage facility.
- This proposal is described as 'temporary truck storage' which indicates there would be continuous traffic on a short and long-term basis.
- Our property is directly south of the proposed development on Vale View Road – and we would be directly affected by the traffic using the Vale View Road to access this proposed facility. Large trucks and trailers presently go up and down Vale View Road and we don't want any further traffic.
- "Temporary" truck storage – indicates the use may become something else - once this development is approved? Heavy vehicles will be travelling up and down Vale View Road – which is already a concern for dust and flying gravel.
- There is a growing concern amongst property owners being affected by this additional storage development and residents are not happy with the existing lack of regulations to monitor 'junk yards' and vehicle dumping/abandonment.

We **DO NOT** support this Application request.

Regards,

Mary-Ann and Garry Bullard
3 Willow Vale
Rocky View County, AB
T1X 2G6

Michelle Mitton

From: Matt Haasen <Matt@BlueConCalgary.ca>
Sent: Sunday, February 14, 2021 11:57 AM
To: Legislative Services Shared
Subject: [EXTERNAL] - Bylaw C-8112-2020
Attachments: Rocky View Letter re Storage[3].pdf; ROCKY VIEW LETTER[1].pdf

Follow Up Flag: Follow up
Flag Status: Completed

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

Please see the attached letter in opposition to this proposed development. I would encourage others to write in as well.



RE: File #04209001

Application #PL2020098

Bylaw C-8112-2020

I acknowledge receipt of the correspondence from Rocky View County dated February 9, 2021 with respect to the referenced application.

I have been a resident of Rocky View for just over 20 years. Both my family residence and my construction business contribute to the tax base in Rocky View. I strongly oppose this new proposed development on the grounds that Rocky View has become a dumping ground for the “collection” of more junk cars/trucks and trailers already and enforcement currently does virtually nothing to stop the spread of this unsightly mess. I acknowledge that although this application sets a process for a legal storage lot, the fact remains that Rocky View does very little to police the activities after their approval.

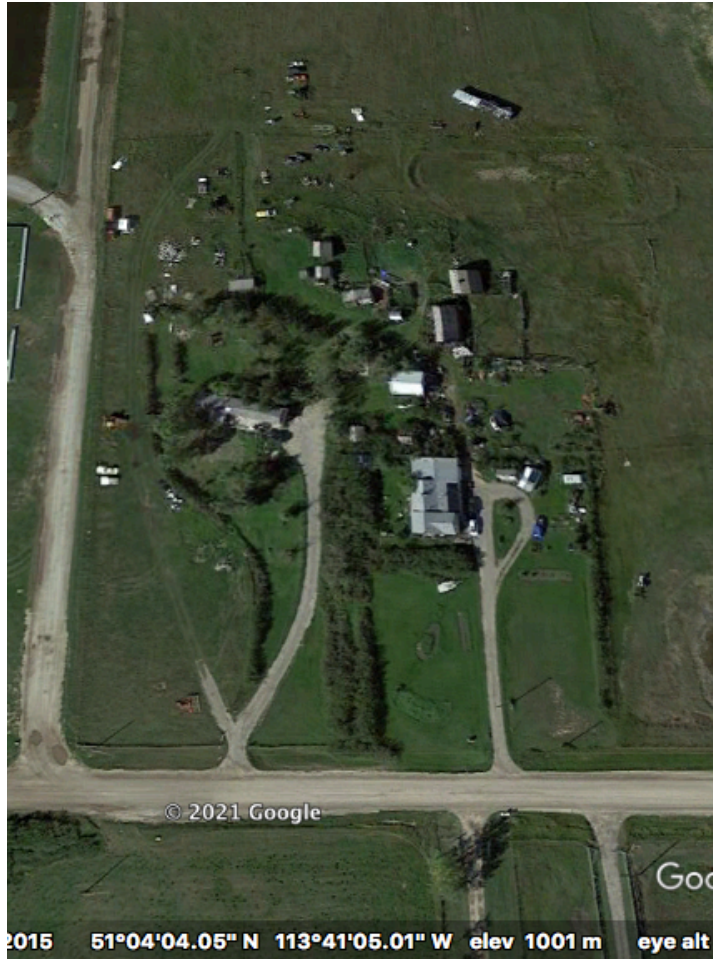
I'd like to give a few examples of some “storage facilities” that I allude to-although I am not aware if these facilities are legal or not. Regardless, this type of activity should be followed up on by Rocky View Bylaw.



Example 1. Exactly one mile directly west of the proposed development. Is this type of hoarding legal and does this property have the required permits to store these accumulation of junk vehicles? Has anyone ever checked this property for permits? Are there any environmental infringements with the decaying accumulation of these vehicles?



Example # 2, three miles northeast of the proposed development. Does this unsightly and probable environmental mess have permits? Is the water in that area that color because of any fluids leaking from some of the stored vehicles?



Example # 3. Also 3 miles northeast.

I could go on all day adding pictures of unsightly properties in Rocky View that many (like myself) feel are illegal and in violation of environmental guidelines and County bylaws and should have been cleaned up decades ago. Ironically, it is apparent that Rocky View allows this on the east side of Calgary, but oddly enough, you will not find one of these so-called storage facilities on the west side. Can you imagine any of these examples I've shown amongst the residents of Springbank? Do you think those taxpayers would speak out? I'm betting so, and any councilor that would allow it there had better enjoy their one and only term in council because they would most likely never be re-elected if this were allowed. I feel Rocky View is in no position to approve any new lands for storage until they monitor and enforce the existing facilities that store vehicles or junk whether it be legal or not.

Lastly, my motive for moving to this quiet community on Vale View Road 21 years ago was to get away from larger commercial activity. As I have mentioned earlier, my construction business operates in an existing Industrial subdivision in Rocky View, and as President of that industrial park (The Patton

industrial Association), our Board of directors in the Park approves and polices the architectural controls of the entire park. From my experiences of living in Rocky View, this does not happen in any of these “one of” developments, and consequently they become eyesores for the rest of the community in short order. I have been cautiously watching the commercial strip adjacent to the #1 Highway (at the north end of Vale View Road), and I did approve of this development when it was being planned because it provided a buffer between the highway and the acreage developments. It made sense to me. The developers have established a clean business and storage area and maintain it to a high standard. Approving any other lands amongst the acreage developments (away from the highway) is pushing the bounds of enjoyment for the people that move to these areas. Some may consider any opposition groups as “NIMBY’s” when opposing new developments, but if you care to join me in a tour around the east side of Rocky View in a Covid safe vehicle, I would be glad to take you around and show you some of the sites I speak of. It is high time that the citizens and council in Rocky View begin to take some pride in their areas and to enforce the stop to the collection of junk on properties and to only allow the expansion of storage facilities in areas where industrial development make sense. No offense is meant towards this applicant, but I’ve watched history repeat itself far too many times in Rocky View County.

Thank You.

Denise & Matt Haasen

23 Willow Vale

Rocky View County

Matt Haasen

President

Blue-Con Excavating Ltd.

285010 Wrangler Way

Rocky View County.



ROCKY VIEW COUNTY

Fleming, Wendy J

NOTICE OF PUBLIC HEARING

March 9, 2021

at or after 9:00 a.m.

Rocky View County Council will hold a Public Hearing on the date and time indicated above to consider the proposed bylaw below. Due to the County Hall being closed in response to Covid-19, Public Hearings will be held electronically and a livestream of the proceedings may be viewed at www.rockyview.ca.

Bylaw C-8112-2020 – A Bylaw of Rocky View County to Amend Land Use Bylaw C-8000-2020**Application Number:** PL20200098 (04209001)

Application Details: An application by Terradigm Development Consultants Inc. on behalf of Amandeep Singh Brar to consider Bylaw C-8112-2020 to redesignate a portion of SE-09-24-27-W04M from Agricultural, General District (A-GEN) to Special, Future Urban Development District (S-FUD), in order to accommodate temporary truck storage on a 20 acre of the land. Located approximately 0.8 km (0.5 miles) south of Highway 1 and on the west side of Vale View Road.

Any person who deems that they or their property is affected by the proposed bylaw will be provided an opportunity to be heard at the Public Hearing. A copy of the proposed bylaw and associated staff report will be made available to the public in the agenda package on the County's website or at the County Hall beginning at 12:00 PM on **Wednesday, March 3, 2021**. Questions regarding the proposed bylaw may be directed to **Xin Deng** at 403-520-3911 or email at xdeng@rockyview.ca.

You may address Council on the proposed bylaw by submitting a written submission to the Municipal Clerk's Office with **BYLAW C-8112-2020** in the subject line using one of the following methods:

- Email to legislativeservices@rockyview.ca
- Mail or delivery to the County Hall
- Fax to (403) 520-1659

Written submissions must include your name and address or legal description, and please clearly indicate whether you support or oppose the proposed bylaw and provide reasons. Written submissions must be received by **4:30 PM on Wednesday, February 24, 2021** to be included in the agenda package for the Public Hearing.

Addressing Council during the Public Hearing:

Please note that the County Hall remains closed to the public due to Covid-19 and is proceeding with the public hearing electronically in accordance with the Meeting Procedures (COVID-19 Suppression) Regulation. Members of the public who would normally provide submissions in person at the public hearing may provide their submissions as noted below:

- a) If it was your intention to appear in person to present in favor or in opposition of the application during the public hearing, you may submit a pre-recorded video or audio presentation to be played during the public hearing. Pre-recorded presentations can be no longer than 5 minutes if you are speaking on behalf of yourself and 10 minutes if you are speaking on behalf of a group.

The video or audio presentation must include your name and the municipality in which you live, and if you are speaking on behalf of a group you must also provide the names and municipalities of the people you are speaking on behalf of. Audio must be submitted as a MP3 and cannot be more than 20MB in size, and video must be submitted as a MP4, MOV, or WMV format, and cannot be more than 300 MB in size. Files must be submitted to the following link

<https://app.box.com/f/f27dcfa5a49e4bfe906aeb9f4c7460d3> and **must be submitted no later than noon the day before the public hearing.**

- b) If it was your intention to appear in person to provide submissions in favor or in opposition of the application during the public hearing, you may also submit an email live during the public hearing to be distributed during the public hearing. Your email submission must include the bylaw number in the subject line and your first and last name and municipal address or legal land description in the body of the email.

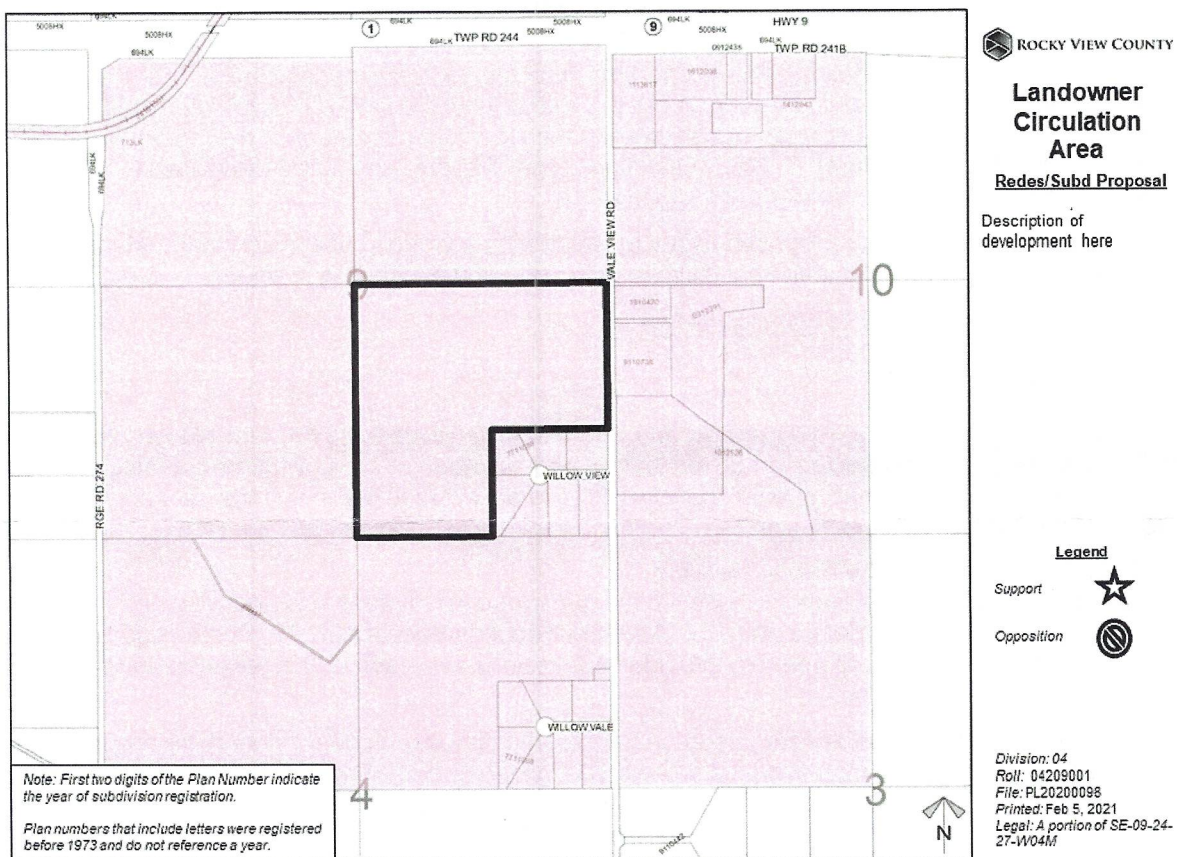
Email submissions must be sent to PublicHearings@rockyview.ca as early as 9:00am on the day of the public hearing or during the public hearing. Council will be provided time to review email submissions during the public hearing. Emails received after the appropriate portion of the public hearing (in favour or in opposition) will not be provided to Council for consideration.

Please Note:

Personal information contained in your written submission is collected under section 33(c) of the *Freedom of Information and Protection of Privacy Act* for the purpose of public participation in Rocky View County's decision-making process. Written submissions may be made available to the public prior to or at the Public Hearing in accordance with section 40(1)(c) of the *FOIP Act*.

Your name, legal land description, street address, and any opinions provided in your written submission may be made available to the public and form part of the public record. Your personal contact information, including your phone number and email address, will be redacted prior to making your written submission available to the public. If you have questions regarding the collection or release of this information, please contact Legislative Services at (403) 230-1401.

SITE MAP



Dated: **Tuesday, February 9, 2021**
Michelle Mitton
Legislative Coordinator

Michelle Mitton

From: Matt Warman [REDACTED]
Sent: Wednesday, February 24, 2021 8:23 AM
To: Legislative Services Shared
Subject: [EXTERNAL] - BYLAW C-8112-2020
Attachments: Rocky View County Opposition.docx

Follow Up Flag: Follow up
Flag Status: Completed

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

Good Morning,

Please see attached written submission regarding BYLAW C-8112-2020

Thank you,

Matt Warman

[REDACTED]

[REDACTED]

[REDACTED]



[REDACTED]

File#04029001

Application #PL2020098

RE: BYLAW C-8112-2020

I acknowledge receipt of the correspondence from Rocky View County dated February 9th, 2021 in regards to the referenced application.

I **oppose** the proposed redesignation from Agricultural, General District (A-GEN) to Special, Future Urban Development District (S-FUD). This redesignation to accommodate temporary truck storage on a 20-acre parcel of the land (SE-09-24-27-W04M) adjacent to my residential property will, among other things, greatly increase traffic within our area as well as increase noise from the property. The increase in traffic adds an increased safety risk to an otherwise quiet rural road.

The proposed redesignation is not compatible with the other existing uses within our neighborhood. This is a quiet residential area with only small businesses associated with those who live in this area. To have a large commercial endeavor such as this in close proximity will destroy our existing rural atmosphere as well as be a severe negative impact to property values.

Additionally, the proposed area is extremely swampy and would require extensive preparation work prior to it being used for truck storage, which would create long term disruption to the neighborhood.

I **strongly oppose** this redesignation for the reasons previously stated herein.

Matt Warman

7 Willow View

Rocky View County, AB

T1X 2G7

Michelle Mitton

From: MeghenandRyan McKenzie [REDACTED]
Sent: Sunday, February 14, 2021 3:41 PM
To: Legislative Services Shared; Xin Deng; Division 4, Al Schule
Subject: [EXTERNAL] - Letter of Objection for PL2020098

Follow Up Flag: Follow up
Flag Status: Completed

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

Hello,

Regarding application PL20200098, we would like to submit an official objection to the application for the redesignation of a portion of SE 09-24-27 W4M from Agricultural, General Use (A-GEN) to Special, Future Urban Development (S-FUD). It is our understanding that our neighbours have voiced concerns regarding the unsightliness of having a truck storage facility in the middle of agriculture land, and while we do have the same concerns in this regard, we would like to submit our objection for the following reasons:

1. Lack of Public consultation

- An application of this nature that will bring a significant volume of traffic to the area has a significant impact to area residents as well as our property values. To our knowledge, there has been zero consultation for this application, nor any response from the applicant when inquiries were made. Prior to first reading of this application, we have attempted to contact Steve Grande with Terradigm Development Consultants to inquire and voice concerns over this application, with no returned phone calls to date. This is not acceptable. An applicant should be held responsible to at the very least respond to area residents when concerns are brought forward. A proposed redesignation of this size and the impacts it will have on adjacent properties should warrant a public consultation, as well as details outlining the proposed development, proposed uses, servicing strategies etc.

2. Adjacent land uses

The proposed redesignation is not compatible with the adjacent and surrounding land uses. Small acreages as well as ranch or farmland predominantly surround the parcel to the north, south and west. There is a small portion of currently developed industrial parcels to the NE, but this is very limited in size in comparison to all the other surrounding land uses.

3. Engineering & Transportation Concerns

How will traffic be managed? Is there going to be a designated access to and from this parcel with the significant increase in traffic, or are all gravel roads open for them to use as well? How will storm water be managed? These types of issues should be addressed via public consultation, or at the very least, a returned

phone call from the applicant.

As a resident currently living along Valeview Road, which is a gravel road, we have already seen a significant increase in non-resident traffic. The majority of this come from the industrial parcels to the north of us. Traffic comes north off Glenmore Trail instead of taking the paved accesses because it is shorter by 1 mile. We have voiced concerns to the County about this issue and the response has been that the intended access to these parcels is to be off the paved access (which was a condition of the development of those parcels), but because gravel roads are public roads there is nothing that can be done. So now, we are forced to live with this additional traffic, with no addition dust control, decrease in speed limit or municipal enforcement. Road bans or not, we have personally watched fully loaded truck/pups and semi trucks/trailers going 90km/h down our gravel road on multiple occasions. There are some occasions when we cannot even be outside in our yard or on our deck because of the dust that is brought up from these trucks. This application is only going to add to an already frustrating situation, with a significant increase in truck traffic to the area. We would assume that a condition of approval for this application will be to pave the existing paved road further south, but this is a useless condition unless it is enforced and the balance of the roads in the area are turned into local resident only access. In addition to the personal frustrations of the increased traffic to the area, to propose a development of this size should require a formal Traffic Impact Assessment to be submitted, reviewed, and approved by the county prior to the land use being changed. A 20 acre heavy truck storage has the potential to store hundreds of vehicles. This will increase daily trip volumes on the local gravel roads potentially by thousands. Has this TIA been completed?

4. Planning

Development and growth should be proposed in areas where existing land uses are compatible, infrastructure is in place or planned to support the growth. People within the area should also be supportive. These lands are not within an existing ASP, nor is their significant growth around the parcel. There is a significant area of land either currently approved or being approved for applications of this nature. This would include the Janet, Glenmore Trail, Shepherd, HWY 1 and Balzac areas to name a few. Council has directed administration to prepare an ASP for the HWY 1 corridor, which I believe includes this land, but this is not completed yet. Approving this application prior to the adoption of the proposed ASP for the area would be premature.

Since this land is **not** within an approved ASP, I will refer to the currently approved County Plan, and note the sections in which this application contravenes the approved plan:

Policy:

- *6.1 Direct new development to areas of existing infrastructure.* This application does not do this.
- *6.8 Direct the majority of new commercial and industrial businesses to locate in the business areas identified on Map 1.* The application does not do this as the areas identified in the approved county plan are Janet for regional business centres, Indus for Industrial Highway, and Langdon for Hamlet Business.

Minimize Land Use Conflicts:

Non-agricultural development adjacent to, or near, an agricultural operation may adversely impact that operation. One way of

addressing land use compatibility is to emphasize the importance of buffering and setbacks.

8.25 Discourage intrusive and/or incompatible land use in the agricultural area.

Highway Business Centres

This application does not meet any of the criteria set for in the County plan policy 14.9 , 14.10 and 14.11 regarding highway business centres.

In addition, policy 14.22 states that *"Proposals for business development outside of a business area should: a. be limited in size, scale, intensity, and scope; b. have direct and safe access to a paved County road or Provincial highway; c. provide a traffic impact and intersection assessment; and d. minimize adverse impacts on existing residential, business, or agricultural uses."* This application does not apply.

Most importantly, the section regarding Industrial storage states the following:

Industrial Storage

Location and design are important factors when considering redesignation and subdivision applications for industrial storage. Unless they are properly sited and designed, industrial storage facilities may adversely impact land values and agricultural operations. They may also create traffic problems in an area by increasing traffic volume and dust.

14.23 Applications to redesignate land for industrial storage shall:

- a. Adhere to policies 14.19 to 14.22;*
- b. Locate in a manner that minimizes traffic and dust on nearby lands;*
- c. Provide a landscape and site development plan to reduce visual impact through the use of existing landscaping or topographical elements and visually attractive perimeter screening that incorporates vegetation, fencing, and/or berms; and*
- d. Provide a management plan for the handling and storage of waste materials, including leakage from vehicles or other sources*

In addition to the existing, approved, County plan, this application would not be compatible with the revised County Plan, should it be adopted. We have not noted the areas in which the application contravenes the plan because until it is approved, it is not a statutory document, but we do want councillors to be aware of this.

I hope you take the above fundamental comments into consideration and **will not** support the application.

We have recently finished building our dream and forever home on our farm, that has been in the family for generations. Farming in the area has become increasingly difficult with the development pressures that are

seen in the Calgary, Chestermere and Rocky View areas. While it does make farming more difficult and a less desirable place to live, we accept this because without growth or development, areas do not prosper. We get this, understand it, and accept it, but growth does not have to come at the sacrifice to those around it. Development needs to occur organically from existing developed areas such as Langdon, Janet, Balzac etc. outward. Not random parcels in the middle of farmland and acreage developments. Developing random parcels in the middle of agriculture land simply is not right. It is wrong. Before anybody on council considers approving this application, I would hope they would ask themselves the question "would I want to live next to this?"

If you have any questions or would like to discuss the above comments further, please feel free to contact me at [REDACTED].

Regards,

Ryan & Meghan McKenzie

234244 Valeview Road

Michelle Mitton

From: Patricia Hyndman [REDACTED]
Sent: Sunday, February 14, 2021 1:30 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - BYLAW C-8112-2020
Attachments: Keeler CA.PNG

Follow Up Flag: Follow up
Flag Status: Completed

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

RE: File #04209001
Application #PL2020098
Bylaw C-8112-2020

I acknowledge receipt of the correspondence from Rocky View County dated February 9, 2021 with respect to the referenced application.

I have been a resident of Rocky View since 1998 and I live on Vale View Road south of the property where the permit is being applied for.

I am in strong opposition to this application. I have seen many properties in the area where Rocky View has allowed people to "store" things and it is disgusting. Since neighbors have been trying for years to have eyesores cleaned up and Rocky View has allowed this to happen, how do we know they won't allow for this to happen with the new development being proposed?

Myself and my neighbors have moved to this area to enjoy peaceful rural living. I know the traffic on Vale View Road will increase with truck traffic coming from Glenmore Trail which will deteriorate Vale View Road worse than it usually is.

Please find attached a picture of a property that my local horse riding club has to ride beside on our yearly Poker Ride. I am not saying that this development will look like this but if it does happen what can we do as neighbors to make Rocky View police this? Why has Rocky View allowed this to happen along with many other properties in our area? I pay good taxes and work hard to maintain my property with pride and I fear that I will have to put up with yet another eyesore even closer to home.

I had a commercial landscaping business in Rocky View for many years with over 100 pieces of equipment that I had to store. I did my proper diligence by setting up the company in an industrial area on 84th Street, buying and developing the property and paying Rocky View the taxes due. I did not bring my business home with me in a rural residential or Agricultural area.

I do not want to live in an Industrial park.

Patricia and David Hyndman

15 Willow Vale
Rocky View County
T1X 2G6



Sent from [Mail](#) for Windows 10

Directions

Q Keoma, AB Canada



Share



Michelle Mitton

From: Teshia Borisenkoff [REDACTED]
Sent: Wednesday, February 24, 2021 7:02 AM
To: Legislative Services Shared
Subject: [EXTERNAL] - BYLAW C-8112-2020
Attachments: Rocky View County Opposition.docx

Follow Up Flag: Follow up
Flag Status: Completed

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

Please see attached a written submission regarding BYLAW C-8112-2020.

Thanks,

Teshia Borisenkoff

File#04029001

Application #PL2020098

RE: BYLAW C-8112-2020

I acknowledge receipt of the correspondence from Rocky View County dated February 9th, 2021 in regards to the referenced application.

I **oppose** the proposed redesignation from Agricultural, General District (A-GEN) to Special, Future Urban Development District (S-FUD). This redesignation to accommodate temporary truck storage on a 20-acre parcel of the land (SE-09-24-27-W04M) adjacent to my residential property will, among other things, greatly increase traffic within our area as well as increase noise from the property. The increase in traffic adds an increased safety risk to an otherwise quiet rural road.

The proposed redesignation is not compatible with the other existing uses within our neighborhood. This is a quiet residential area with only small businesses associated with those who live in this area. To have a large commercial endeavor such as this in close proximity will destroy our existing rural atmosphere as well as be a severe negative impact to property values.

Additionally, the proposed area is extremely swampy and would require extensive preparation work prior to it being used for truck storage, which would create long term disruption to the neighborhood.

I **strongly oppose** this redesignation for the reasons previously stated herein.

Teshia Borisenkoff

7 Willow View

Rocky View County, AB

T1X 2G7

Michelle Mitton

From: Wendy Fleming [REDACTED]
Sent: Friday, February 12, 2021 12:35 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - BYLAW C-8112-2020

Follow Up Flag: Follow up
Flag Status: Completed

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

RE: File #04209001
Application #PL2020098
Bylaw C-8112-2020

I acknowledge receipt of the correspondence from Rocky View County dated February 9, 2021 respecting the referenced application.

I **oppose** the proposed redesignation from Agricultural, General District (A-GEN) to Special, Future Urban Development District (S-FUD). This redesignation to accommodate temporary truck storage on a 20-acre parcel of the land (SE-09-24-27-W04M) adjacent to my residential property will, among other things, greatly increase traffic within our area as well as increase noise from the property.

The proposed redesignation is not compatible with the other existing uses within our neighbourhood. This is a quiet residential area with only small businesses associated with those who live in this area. To have a large commercial endeavour such as this in close proximity will destroy our existing rural atmosphere as well as be a severe negative impact to property values.

Additionally, the proposed area is extremely swampy and would require extensive preparation work prior to it being used for truck storage, which preparation work would create a long term disruption to the neighbourhood.

I **oppose** this redesignation for the reasons previously stated herein.

Wendy J. Fleming
19 Willow View
Rocky View County, AB
T1X 2G7



PLANNING AND DEVELOPMENT SERVICES

TO: Council
DATE: March 9, 2021 **DIVISION:** 1
TIME: Morning Appointment
FILE: 03913043/3044/3045/3075/3076/3001 **APPLICATION:** PL20200054
SUBJECT: Road Closure Item – Bragg Creek

APPLICATION: To close for consolidation purposes, two segments of Road Allowance and Lane located within the Hamlet of Bragg Creek, adjacent to the North side of Lot 1, Block 10, Plan 1911357. The purpose of this application is to integrate the Roads and undeveloped Lane to allow for a future comprehensive development plan.

GENERAL LOCATION: Located in the hamlet of Bragg Creek.

LAND USE DESIGNATION: Commercial, Local Urban District (C-LUDS), C-LUDS p0.6, Residential Urban District (R-URB)

EXECUTIVE SUMMARY: The application is consistent with the requirements of Road Allowance Closure and Disposal Policy C-443.

OPTIONS:

- Option #1: Motion #1 THAT Bylaw C-8072-2020 be given first reading.
 Motion #2 THAT Bylaw C-8072-2020 be forwarded to the Minister of Transportation for approval.
- Option #2: THAT application PL20200054 be refused.
- Option #3: THAT Council provide alternative direction.

AIR PHOTO & DEVELOPMENT CONTEXT:



Administration Resources

Oksana Newmen, Planning and Development Services

**APPLICATION EVALUATION:**

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

APPLICABLE POLICY AND REGULATIONS: <ul style="list-style-type: none"> • <i>Municipal Government Act;</i> • Municipal Development Plan; • Greater Bragg Creek Area Structure Plan; • Land Use Bylaw; and • County Servicing Standards. 	TECHNICAL REPORTS SUBMITTED: <ul style="list-style-type: none"> • None
---	--

POLICY ANALYSIS:Interim Growth Plan

Not applicable.

Land Use Bylaw

Any development on the proposed road allowance closure, in this case a future mixed-use development, will be required to adhere to the Land Use Bylaw.

Greater Bragg Creek Area Structure Plan

The ASP speaks to retaining options that may provide for pathway alignments as a priority, where statutory road allowances should be retained and considered for present and future trail alignments. It is noted that the proposed road closure that runs north and south is identified as future Community Pathway. As such, the future development proposal of the parcel will need to consider accommodation of a future community pathway.

ADDITIONAL CONSIDERATIONS:

Following is an overview of the two segments:

- Segment 1: River Drive North (Road lying between Lots 3 and 4, Block 5, Plan 191 1358 and Lot 7, Block 1, Plan 1741 EW)
- This segment of road allowance is an existing County road that connects to Balsam Avenue to the north. It provides access to four properties, all of which are owned by the Applicant. No adjacent landowners are being impacted for this segment.
 - The Greater Bragg Creek ASP shows a community pathway alignment through this road allowance. This pathway alignment can be captured as part of the overall development plan for the site, which includes pathways in the submitted Master Site Development Plan. The plan seeks to consolidate numerous parcels, in addition to the road allowances, in order to facilitate a more optimal pedestrian and vehicle network on the site
 - For these reasons, Administration has no further concerns for closing this segment of the road allowance



- Segment 2: Undeveloped Road Allowance (Portion of Lane lying south of Lot 3, Block 5, Plan 191 1358 and Lots 4 to 7 (inclusive), Block 1, Plan 1741 EW and North of Lot 2 PUL, Block 12, Plan 191 1819, and north of Lot 1, Block 10, Plan 191 1357)
- This segment of road allowance is currently undeveloped. There are five properties that back onto this undeveloped laneway, of which, four properties are owned by the Applicant and one owned by the County.
 - For the area south of Lot 13, Block 1, Plan 131 1759, Fire Services has requested this portion of the road allowance not be closed as it provides secondary emergency access to these properties.
 - Several service providers, including Rocky View County Utility Services, Telus, FortisAlberta, ATCO Gas are requesting a utility right-of-way for the respective services.
 - The road allowance is currently being used as a laneway by a number of businesses for service deliveries.
 - Closing this segment of Road Allowance would allow the Applicant to facilitate a more comprehensive development plan including the ability to locate future buildings closer to the property lines (ie. lesser of a setback requirement). Assuming all access and utility right-of-way agreements will be satisfied and secured, Administration has no concerns for closing this segment of the road allowance.

Respectfully submitted,

Concurrence,

“Theresa Cochran”

“Al Hoggan”

Executive Director
Community Development Services

Chief Administrative Officer

ON/lt

APPENDICES:

ATTACHMENT ‘A’: Application Information
 ATTACHMENT ‘B’: Application Referrals
 ATTACHMENT ‘C’: Bylaw C-8072-2020 and Schedule A
 ATTACHMENT ‘D’: Map Set
 ATTACHMENT ‘E’: Public Submissions

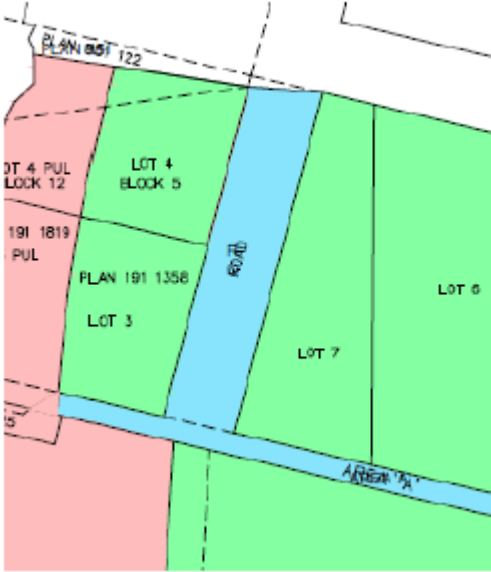


ATTACHMENT 'A': APPLICATION INFORMATION

APPLICANT: RJK Development Ltd.	OWNERS: RJK Development Ltd., Richard Koetsier
DATE APPLICATION RECEIVED: April 29, 2020; revised November 2020	DATE DEEMED COMPLETE: April 29, 2020
GROSS AREA: ± 0.36 hectares (± 0.90 acres)	LEGAL DESCRIPTION: Road lying between Lots 3 and 4, Block 5, Plan 191 1358 and Lot 7, Block 1, Plan 1741 EW; and Portion of Lane lying south of Lot 3, Block 5, Plan 191 1358 and Lots 4 to 7 (inclusive), Block 1, Plan 1741 EW and North of Lot 2 PUL, Block 12, Plan 191 1819, and north of Lot 1, Block 10, Plan 191 1357.
SOILS (C.L.I. from A.R.C.): N/A	
HISTORY: N/A	
PUBLIC & AGENCY SUBMISSIONS: <p>The application was circulated to 248 adjacent landowners. No letters were received in response.</p> <p>The application was also circulated to a number of internal and external agencies, as depicted in Attachment 'B'; relevant comments are addressed within 'Additional Considerations' above if applicable.</p>	



ATTACHMENT B: APPLICATION REFERRALS

AGENCY	COMMENTS
Public Utility	
ATCO Gas	<p>ATCO Gas will require a URW to cover off a portion of our main that runs the length of this portion of the road to be closed:</p> 
FortisAlberta	<p>FortisAlberta has determined there are affected facilities which will require the attached Utility Right of Way Agreement to be registered at Alberta Land Titles. Once fully executed and registered at Alberta Land Titles, please forward one (1) copy to FortisAlberta for our records. (Note: URW attached to e-mail; not included here)</p>
Telus	<p>Please note that TELUS Communications Inc. does have an objection to the mentioned Road Closure and we are currently preparing the URW's required to protect TELUS facilities.</p> <p>TELUS Communications Inc. is requesting a URW for the area. I've attached the formal letter from TELUS Communications explaining our position on the matter. The letter does mention URW's being created for this and for the protection of TELUS facilities but I would need the full legal descriptions of the area for TELUS to do this.</p> <p>Pertaining to your notice for the below noted, kindly be advised that TELUS will require a Right of Way Agreement for the following road closure(s);</p> <p>File Number: C2020-95S</p> <p>Legal Description: Road adjacent to the North side of Lot 1, Block 10, Plan 1011357 and the area between Lots 3 & 4, Block 5, Plan 1911358 and Lot 7, Block 1, Plan 1741EW.</p>



AGENCY	COMMENTS
	Please note that documents are currently being prepared and executed for the above noted and will be forwarded to your attention within the next couple of days, for your further handling and administration.
Provincial Agencies	
Alberta Transportation	The department will comment further if/when we receive the 1st reading bylaw complete road closure package.
Rocky View County	
Fire Services	Fire Services has no concerns other than to point out that the back lane to the south of Lot 13, Block1, Plan 131 1759 needs to remain in place. Additionally, the back lane to the west of Lot 8, Block 1, Plan 2571 needs to remain in place as well.
Planning and Development Services - Engineering	<p data-bbox="480 795 589 823">General</p> <ul data-bbox="529 846 1471 1024" style="list-style-type: none"> <li data-bbox="529 846 1471 940">• The review of this file is based upon the application submitted. These conditions/recommendations may be subject to change to ensure best practices and procedures. <li data-bbox="529 963 1471 1024">• The application will need to be circulated to Alberta Transportation for final approval as AT holds ownership over all road allowances. <p data-bbox="480 1047 675 1075">Geotechnical:</p> <ul data-bbox="529 1098 1162 1125" style="list-style-type: none"> <li data-bbox="529 1098 1162 1125">• Engineering has no requirements at this time. <p data-bbox="480 1148 695 1176">Transportation:</p> <ul data-bbox="529 1199 1471 1801" style="list-style-type: none"> <li data-bbox="529 1199 1471 1293">• The applicant/owner is proposing to close portions of the road allowance of River Drive North and an undeveloped road allowance for consolidation purposes. <li data-bbox="529 1316 1471 1516">• The closure of Segment 1 (portion of River Drive North) would result in one land locked parcel (11 River Drive North), however, the lot will be a part of the consolidation. The closure would affect two other lots (12 River Drive North and 15 River Drive North), however, these lots will also be a part of the consolidation and have access to Balsam Avenue. <li data-bbox="529 1539 1471 1801">• The closure of Segment 2 (the undeveloped road allowance) would not result in any land locked parcels, as all the parcels adjacent to the road allowance have direct access to Balsam Avenue. However, the undeveloped road allowance is currently used as a laneway by a number of businesses for service deliveries. At time of future land consolidation, the landowner will be required to provide and register a Right of Way Plan of Survey and enter into an access easement agreement providing access to the businesses along the laneway. <p data-bbox="480 1824 789 1852">Sanitary/Waste Water:</p> <ul data-bbox="529 1875 1425 1932" style="list-style-type: none"> <li data-bbox="529 1875 1425 1932">• A County owned wastewater collection line runs along River Drive North (Segment 1) and along a portion of the undeveloped road



AGENCY	COMMENTS
	<p>allowance (Segment 2). At time of future land consolidation, the landowner will be required to provide and register a Right of Way Plan of Survey and enter into an access easement agreement with the County over the sanitary sewer lines.</p> <p>Water Supply And Waterworks:</p> <ul style="list-style-type: none"> A County owned water line runs along River Drive North (Segment 1) and along a portion of the undeveloped road allowance (Segment 2). At time of future land consolidation, the landowner will be required to provide and register a Right of Way Plan of Survey and enter into an access easement agreement with the County over the water lines. <p>Storm Water Management:</p> <ul style="list-style-type: none"> At time of future land consolidation, the landowner will be required to provide and register an Overland Drainage Right of Way Plan of Survey and enter into an overland drainage access right of way agreement easement agreement with the County for any road side ditches and drainage infrastructure located within the subject road allowances. <p>Environmental:</p> <ul style="list-style-type: none"> Engineering has no requirements at this time.
Utility Services	<p>At the time of land acquisition/purchasing, the landowner looking to purchase the road allowance would have to provide and register with land titles a utility right of way plan of survey and enter into either a right of way agreement or easement agreement with the County allowing the County access to the water and wastewater lines.</p>
Transportation Services	<ol style="list-style-type: none"> A number of the mall businesses make use of the lane way for service deliveries. See location map below. Access easement may be required for these affected mall businesses. An existing u/g waterline belonging to the County is located in the lane way. See location map below. County Utility Operations should be contacted for any required utility easement. An existing u/g waterline belonging to the County is located along River Drive. See location map below. County Utility Operations should be contacted for any required utility easement. Not sure who at the County is now dealing with Parks and Pathways, but they should be circulated for comments because the road closure may impact any future proposed pathway system in the area.



AGENCY

COMMENTS



Circulation Period: December 4, 2020 to January 4, 2021

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



ROCKY VIEW COUNTY

BYLAW C-8072-2020

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

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

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

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

AND WHEREAS notice of this bylaw was provided in accordance with the *Municipal Government Act* by circulation to landowners and advertisements in the February 9, 2021, and February 16, 2021, Rocky View County Public Hearing Notice;

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

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

Title

- 1 This bylaw may be cited as *Bylaw C-8072-2020*.

Definitions

- 2 Words in this bylaw have the same meaning as those set out in the *Municipal Government Act* except for the definitions provided below:

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

Effect

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

- (1) Road lying between Lots 3 and 4, Block 5, Plan 191 1358 and Lot 7, Block 1, Plan 1741EW, containing 0.191 hectares (0.47 acres) more or less excepting thereout all mines and minerals;



ROCKY VIEW COUNTY

- (2) Portion of Lane lying south of Lot 3, Block 5, Plan 191 1358 and Lots 4 to 7 (inclusive), Block 1, Plan 1741EW and North of Lot 2 PUL, Block 12, Plan 191 1819 and Lot 1 Block 10, Plan 191 1357, containing 0.168 hectares (0.42 acres) more or less excepting thereout all mines and minerals;

Effective Date

- 4 Bylaw C-8072-2020 is passed and comes into full force and effect when it receives approval from the Minister of Transportation and receives third reading and is signed in accordance with the *Municipal Government Act*.

PUBLIC HEARING HELD this _____ day of _____, 20__

READ A FIRST TIME this _____ day of _____, 20__

APPROVED BY ALBERTA TRANSPORTATION _____ day of _____, 20__

Minister of Transportation

Approval valid for _____ months

READ A SECOND TIME this _____ day of _____, 20__

READ A THIRD AND FINAL TIME this _____ day of _____, 20__

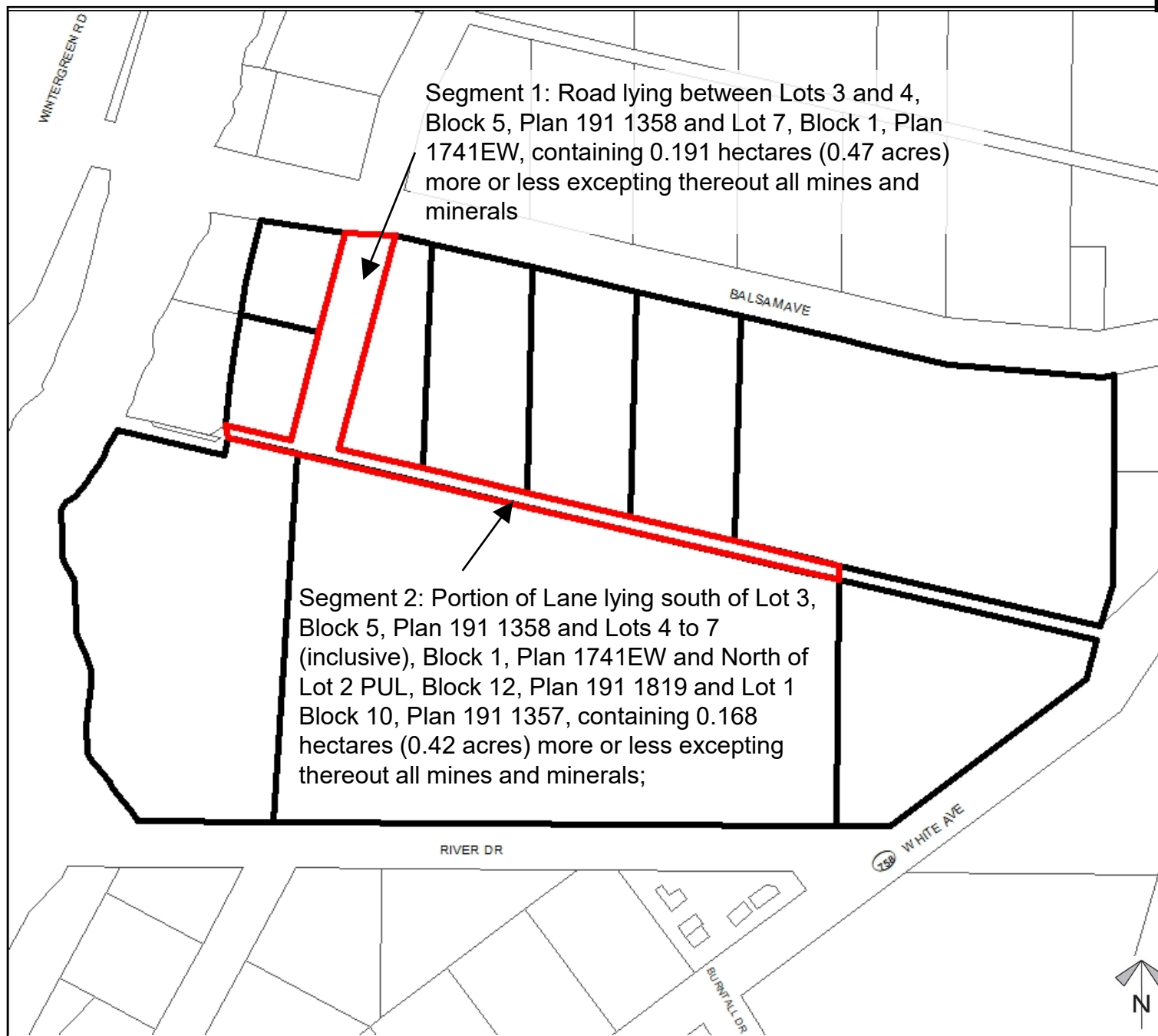
Reeve

Chief Administrative Officer or Designate

Date Bylaw Signed



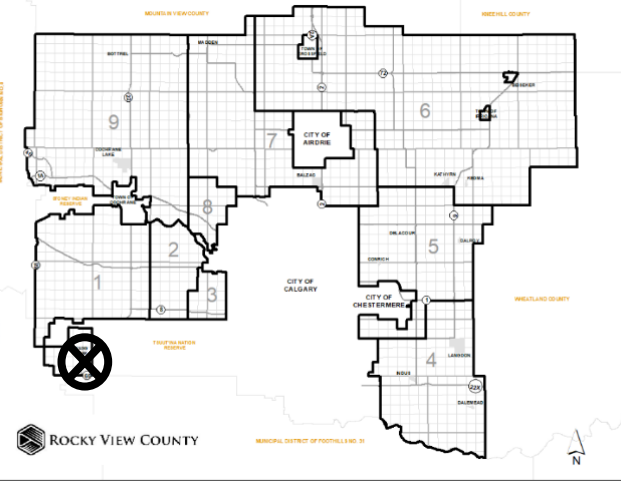
Schedule 'A'

Bylaw
C-8072-2020

Location & Context

Road Closure Proposal

To close for consolidation purposes, two segments of Road Allowance and Lane located within the Hamlet of Bragg Creek, adjacent to the North side of Lot 1, Block 10, Plan 191 1357. The purpose of this application is to integrate the Road and undeveloped Lane for a future comprehensive development plan.

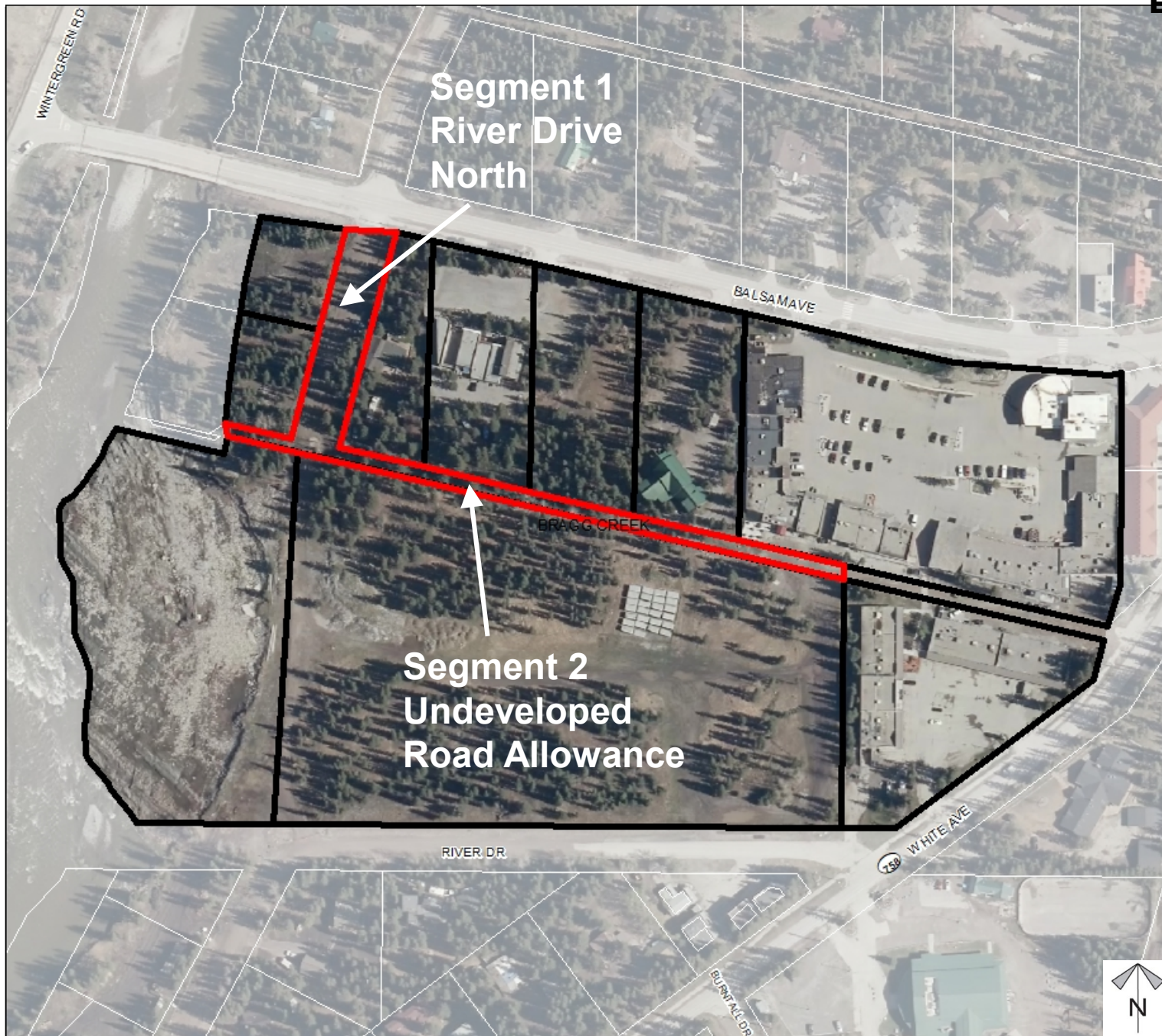




Development Proposal

Road Closure Proposal

To close for consolidation purposes, two segments of Road Allowance and Lane located within the Hamlet of Bragg Creek, adjacent to the North side of Lot 1, Block 10, Plan 191 1357. The purpose of this application is to integrate the Road and undeveloped Lane for a future comprehensive development plan.



Division: 1

Roll:

File: PL20200054

Printed: November 30, 2020

Legal: A portion of SE-13-

23 Page 70 of 527

Road Closure Proposal

To close for consolidation purposes, two segments of Road Allowance and Lane located within the Hamlet of Bragg Creek, adjacent to the North side of Lot 1, Block 10, Plan 191 1357. The purpose of this application is to integrate the Road and undeveloped Lane for a future comprehensive development plan.

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

Division: 1
Roll:
File: PL20200054
Printed: November 30, 2020
Legal: A portion of SE-13-
23 Page 75 of 527

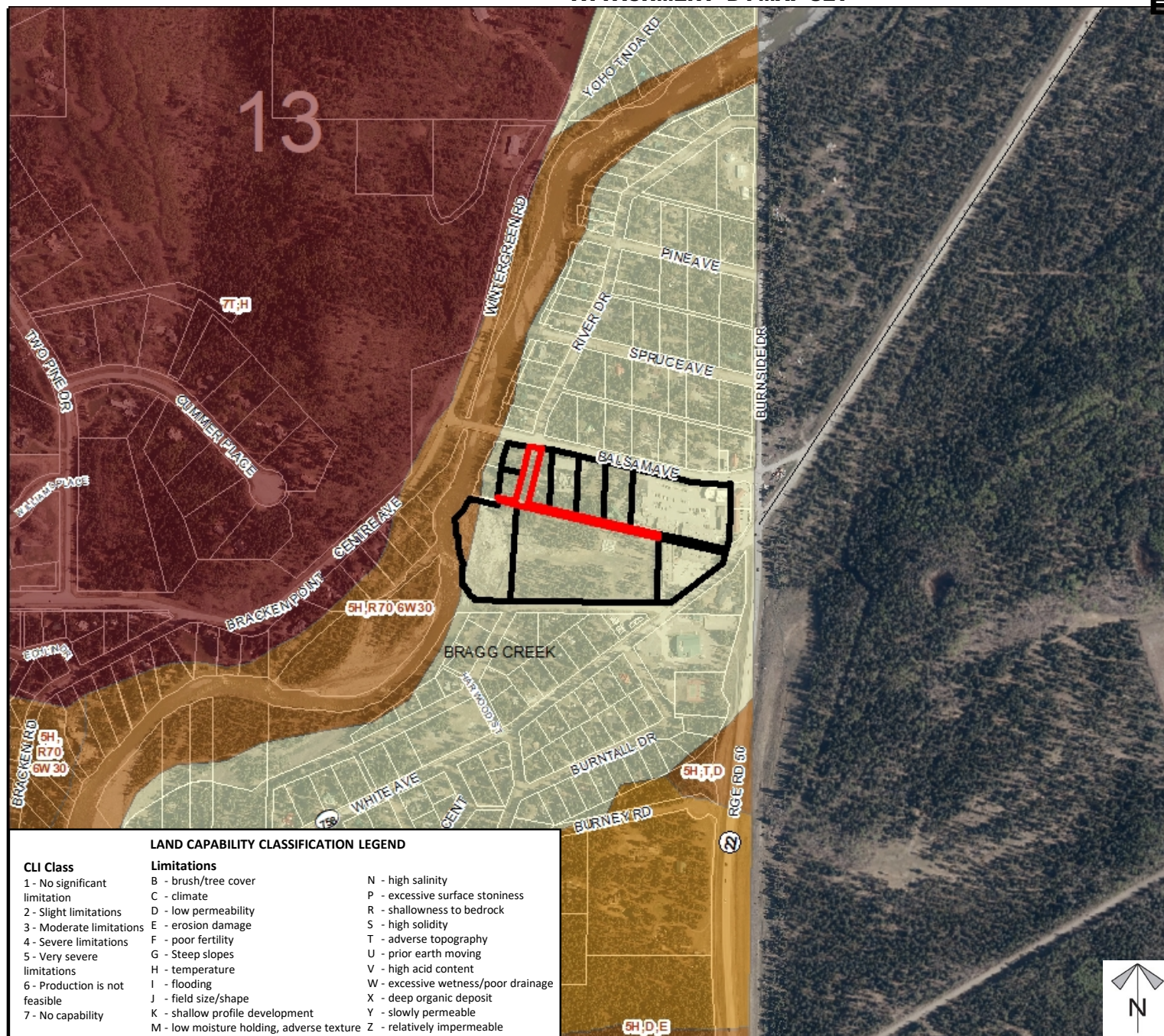




Soil Classifications

Road Closure Proposal

To close for consolidation purposes, two segments of Road Allowance and Lane located within the Hamlet of Bragg Creek, adjacent to the North side of Lot 1, Block 10, Plan 191 1357. The purpose of this application is to integrate the Road and undeveloped Lane for a future comprehensive development plan.



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:

File: PL20200054

Printed: November 30, 2020

Legal: A portion of SE-13-

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Landowner Circulation Area

Road Closure Proposal

To close for consolidation purposes, two segments of Road Allowance and Lane located within the Hamlet of Bragg Creek, adjacent to the North side of Lot 1, Block 10, Plan 191 1357. The purpose of this application is to integrate the Road and undeveloped Lane for a future comprehensive development plan.

Legend

Support



Opposition



Division: 1

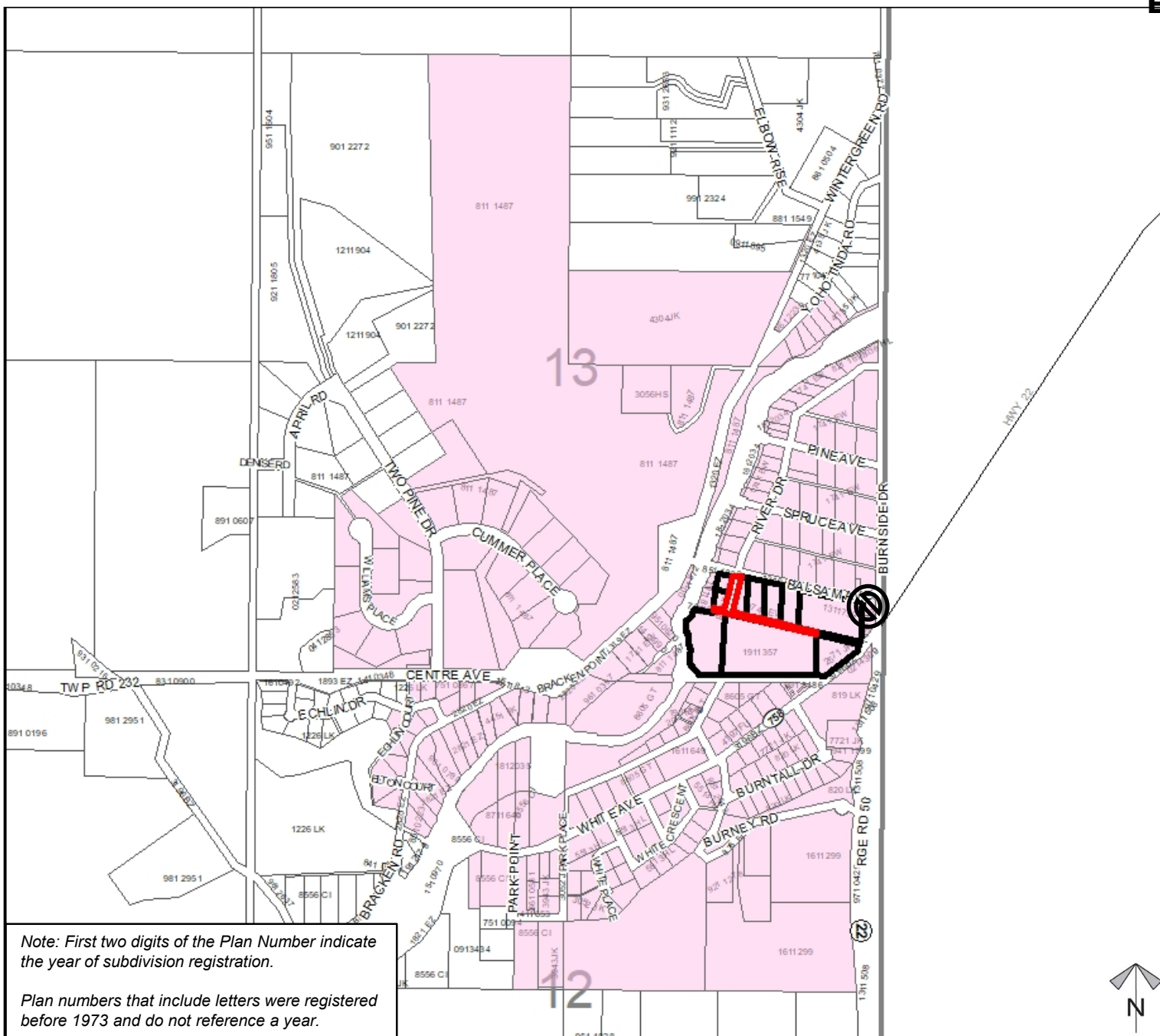
Roll:

File: PL20200054

Printed: November 30, 2020

Legal: A portion of SE-13-

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

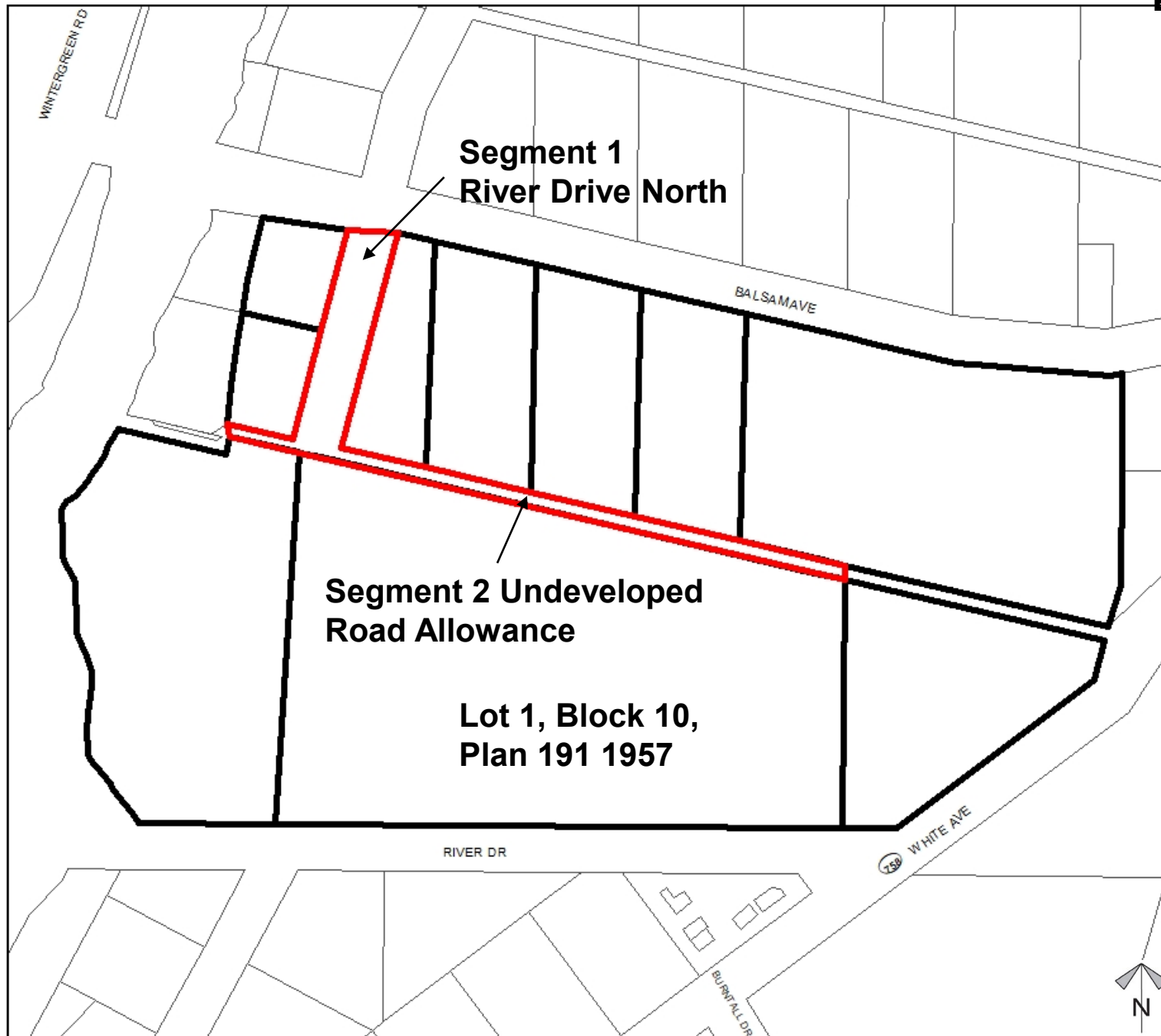
Plan numbers that include letters were registered before 1973 and do not reference a year.



Tentative Plan Before Consolidation

Road Closure Proposal

To close for consolidation purposes, two segments of Road Allowance and Lane located within the Hamlet of Bragg Creek, adjacent to the North side of Lot 1, Block 10, Plan 191 1357. The purpose of this application is to integrate the Road and undeveloped Lane for a future comprehensive development plan.



Division: 1

Roll:

File: PL20200054

Printed: November 30, 2020

Legal: A portion of SE-13-

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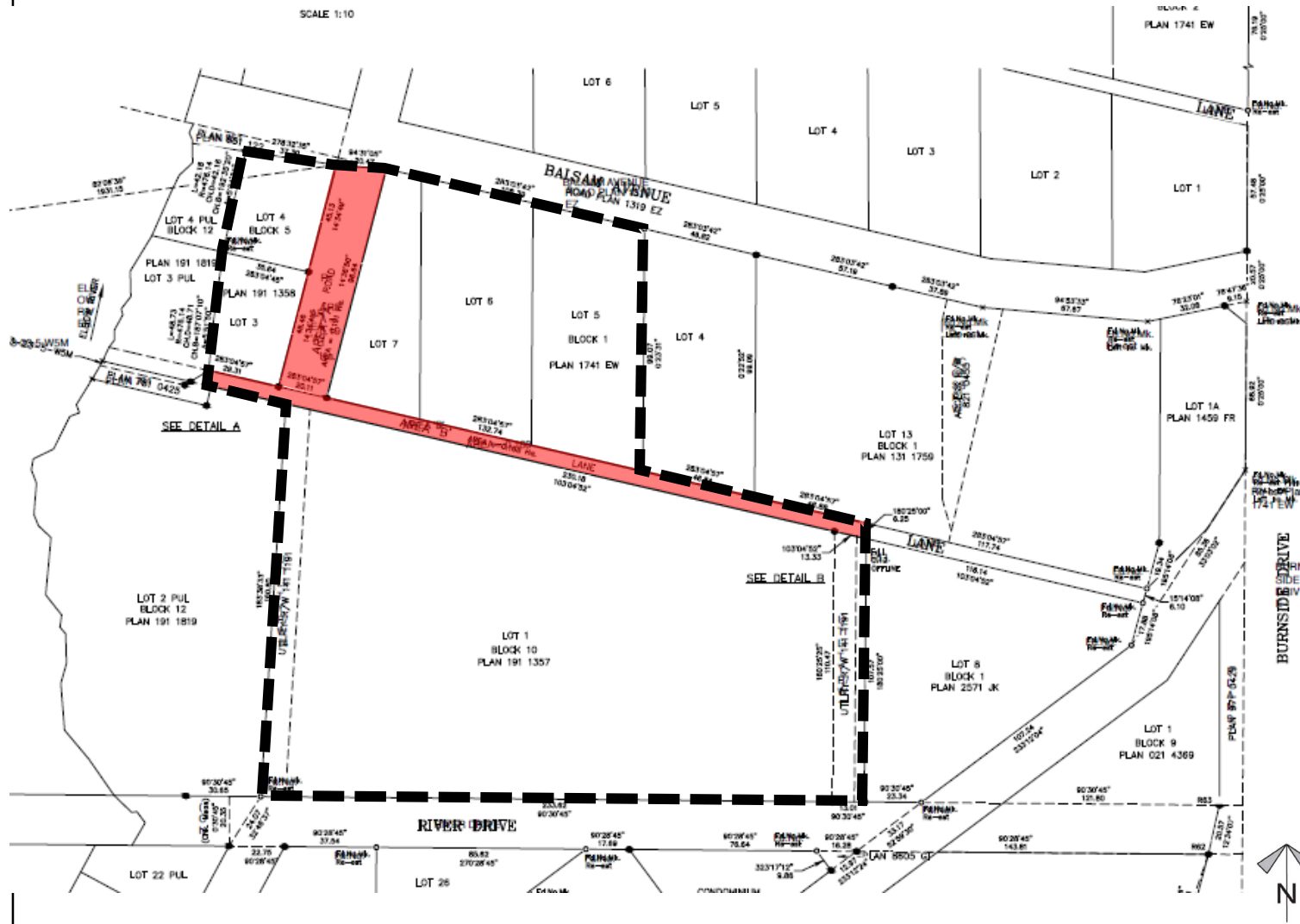


Future Consolidation affecting: Lots 5,6 & 7, Block 1, Plan 1741 EW; Lot 1, Block 10, Plan 191 1357; Lots 3 & 4, Block 5, Plan 191 1358; and Proposed Road Closures adjacent to the North side of Lot 1, Block 10, Plan 191 1357.

Tentative Plan After Consolidation

Road Closure Proposal

To close for consolidation purposes, two segments of Road Allowance and Lane located within the Hamlet of Bragg Creek, adjacent to the North side of Lot 1, Block 10, Plan 191 1357. The purpose of this application is to integrate the Road and undeveloped Lane for a future comprehensive development plan.



Division: 1

Roll:

File: PL20200054

Printed: November 30, 2020

Legal: A portion of SE-13-

Page 7 of 527

From: [Michelle Mitton](#)
To: [Oksana Newmen](#)
Cc: [Lori-Lee Turcotte](#)
Subject: FW: [EXTERNAL] - BYLAW C-8072-2020
Date: February 24, 2021 3:47:38 PM

MICHELLE MITTON, M.SC
Legislative Coordinator | Legislative Services

ROCKY VIEW COUNTY
262075 Rocky View Point | Rocky View County | AB | T4A 0X2
Phone: 403-520- 1290 |
MMitton@rockyview.ca | www.rockyview.ca

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

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

From: Barbara Teghtmeyer [REDACTED]
Sent: February 24, 2021 3:17 PM
To: Legislative Services Shared <LegislativeServices@rockyview.ca>
Subject: [EXTERNAL] - BYLAW C-8072-2020

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

I am opposed to closing public right of way unless it is replaced with alternative public right of way.
This is especially the case where more traffic flow, not less, would be desirable as in this situation.
I am hoping this is something that the County and developer can work out.

Thank you,

Barbara Teghtmeyer
Bragg Creek Trading Post Ltd
17 Burnside Drive, Bragg Creek



PLANNING & DEVELOPMENT SERVICES

TO:	Council	
DATE:	March 9, 2021	DIVISION: 4
TIME:	Afternoon Appointment	
FILE:	03311004	APPLICATION: PL20200096
SUBJECT:	Redesignation – Residential	

APPLICATION: To redesignate a portion of the subject land from Direct Control District (DC-166) to Residential, Rural District (R-RUR) p4.0, to facilitate the creation of a \pm 10.0 acre parcel.

GENERAL LOCATION: Located at the southwest junction of Range Road 281 and Township Road 232.

LAND USE DESIGNATION: Direct Control District (DC-166)

EXECUTIVE SUMMARY: Council gave first reading to Bylaw C-8084-2020 on October 6, 2020. The bylaw has been amended to correct the land use district referenced. The application is inconsistent with the relevant policies of the County Plan as the application does not meet the definition of a first parcel out, does not propose the creation of a new or distinct agricultural operation, and the subject land is not located within a fragmented quarter section. Further, the proposed parcel size would allow for further subdivision potential under the proposed land use designation.

ADMINISTRATION RECOMMENDATION: Administration recommends refusal in accordance with Option #2.

OPTIONS

Option #1:	Motion #1	THAT Bylaw C-8084-2020 be amended in accordance with Attachment 'C'.
	Motion #2	THAT Bylaw C-8084-2020 be given second reading as amended.
	Motion #3	THAT Bylaw C-8084-2020 be given third and final reading as amended.

Option #2: THAT application PL20200096 be refused.

AIR PHOTO & DEVELOPMENT CONTEXT:



Administration Resources

Logan Cox, Planning & Development Services

**APPLICATION EVALUATION:**

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

APPLICABLE POLICY AND REGULATIONS: <ul style="list-style-type: none"> • Municipal Development Plan; • Direct Control Bylaw (DC-166); • Land Use Bylaw; and • County Servicing Standards. 	TECHNICAL REPORTS SUBMITTED: <ul style="list-style-type: none"> • Level 1 Variation Assessment
---	--

POLICY ANALYSIS:County Plan

The subject application is not considered a first parcel out, the application does not propose a new or distinct agricultural operation, and the subject parcel is not located in a fragmented quarter section. As such, there is no policy support for the proposal under the policies of the County Plan.

Land Use Bylaw

The proposed land use designation and parcel size would allow for further subdivision potential.

ADDITIONAL CONSIDERATIONS:

The subject parcel is developed with a dwelling and accessory buildings. In 2017, a subdivision occurred that removed a 4 acre parcel from the unsubdivided quarter section. The proposed 10.0 acre parcel is located immediately south of that parcel.

The proposed parcel would gain access from an existing approach off Range Road 281. Range Road 281 is identified as a Network 'B' road in the long-range transportation network, requiring a 30 m road right of way in the future. The existing right of way is 20 m wide; therefore, a dedication of 5 m would be required along the eastern boundary of the proposed parcel and remainder parcel at the future subdivision stage. Township Road 232 is identified as a 4 lane road in the long-range transportation network, requiring a 40 m right of way. The existing right of way is 25 m wide. Previously, the owner dedicated a 5 m wide strip along the northern boundary of the parcel. An additional 5 m wide strip along the entire northern boundary of the remainder would be required to be dedicated by caveat at the future subdivision stage.

The existing dwelling is serviced by water well and private sewage treatment system. The applicant provided a Level 1 Variation Assessment for the existing dwelling and demonstrated that the existing well and PSTS system would meet the required setbacks. In accordance with Policy #411, the proposed remainder parcel is not required to demonstrate servicing.

Transportation Offsite Levy would not be applicable as the proposed parcels are larger than 7.41 acres.

Respectfully submitted,

Concurrence,

"Theresa Cochran"

"Al Hoggan"

Executive Director
Community Development Services

Chief Administrative Officer



ROCKY VIEW COUNTY

LC/llt

ATTACHMENTS:

ATTACHMENT 'A': Application Information

ATTACHMENT 'B': Application Referrals

ATTACHMENT 'C': Bylaw C-8084-2020 and Schedule A

ATTACHMENT 'D': Map Set

ATTACHMENT 'E': Public Submissions



ROCKY VIEW COUNTY

ATTACHMENT 'A': APPLICATION INFORMATION

APPLICANT: Konschuk Consulting (Larry Konschuk)	OWNERS: Gowdy Farms Ltd.
DATE APPLICATION RECEIVED: August 4, 2020	DATE DEEMED COMPLETE: August 10, 2020
GROSS AREA: ± 62.73 hectares (± 155.0 acres)	LEGAL DESCRIPTION: NE-11-23-28-W4M
SOILS (C.L.I. from A.R.C.): 170 1W, I30 – No significant limitations to cereal, oilseeds, and tame hay crop production.	
HISTORY: July 28, 2020 Council approved Bylaw C-7996-2020 to redesignate the subject lands from Ranch and Farm District to Direct Control District 166 as part of the new Land Use Bylaw. February 12, 2019 A site-specific amendment to allow for a solar farm in the Ranch and Farm District was approved. June 14, 2017 Subdivision Plan 1712088 was registered at Land Titles creating a 4.00 acre first parcel out subdivision.	
PUBLIC & AGENCY SUBMISSIONS: The application was circulated to five (5) adjacent landowners and three letters were received in support, which can be found in Appendix 'E' of this report. The application was also circulated to a number of internal and external agencies, as depicted in Attachment 'B'; relevant comments are addressed within 'Additional Considerations' above.	



ATTACHMENT B: APPLICATION REFERRALS

AGENCY	COMMENTS
<i>Internal Departments</i>	
Planning and Development Services (Engineering)	<p data-bbox="451 411 646 438">Geotechnical:</p> <ul data-bbox="500 468 1133 495" style="list-style-type: none"> • Engineering has no requirements at this time. <p data-bbox="451 577 667 604">Transportation:</p> <ul data-bbox="500 634 1520 1283" style="list-style-type: none"> • The subject lands gain access off Range Road 281, which is a gravel standard road. The proposed R-RUR parcel has an existing approach and driveway to the existing residence and the remainder parcel gains access via an existing field approach. • Township Road 232 is currently identified as a 4-Lane Road in the long-range transportation network, requiring 40 m of right of way in the future. The current right of way width is 25m. The owner previously dedicated a 5 m strip by survey along the north boundary of their parcel. Therefore, Engineering recommends as a condition of future subdivision, that a 5 m strip of land be dedicated by caveat along the entire north boundary of the remainder parcel. • Range Road 281 is currently identified as a Network 'B' road in the long-range transportation network, requiring 30 m of right of way in the future. The current right of way width is 20 m. Therefore, Engineering recommends as a condition of future subdivision, that a 5 m strip of land be dedicated by survey along the entire east boundary of the quarter section. • The applicant will not be required to pay the TOL as the subdivided parcel is larger than 7.41 acres <p data-bbox="451 1302 760 1329">Sanitary/Waste Water:</p> <ul data-bbox="500 1358 1520 1602" style="list-style-type: none"> • The applicant has submitted a Level 1 Variation Assessment for the existing dwelling, which provides information regarding the current operation of the PSTS system on-site and demonstration that all required setbacks are met. • As the proposed remainder parcel is greater than 30 acres in size and the applicant is not required to demonstrate servicing in accordance with Policy #411. <p data-bbox="451 1621 886 1648">Water Supply And Waterworks:</p> <ul data-bbox="500 1677 1520 1816" style="list-style-type: none"> • The proposed R-RUR parcel is serviced by an existing well on site. • As the proposed remainder parcel is greater than 30 acres in size the applicant is not required to demonstrate servicing in accordance with Policy #411.



AGENCY	COMMENTS
Transportation Services	<p>Storm Water Management:</p> <ul style="list-style-type: none"> • Engineering has no requirements at this time. <p>Environmental:</p> <ul style="list-style-type: none"> • Engineering has no requirements at this time. <p>A detailed field inspection will be carried out at subdivision phase. An existing approach from Rge Rd 281 provides access to proposed Lot 1.</p> <p>An existing approach from Rge Rd 281 provides access to the remainder. From a desktop review it appears that this approach may not meet the County's standards. An approach that meets the County's standards should be provided to the remainder.</p>
Agricultural and Environmental Services	<p>If approved, the application of the Agricultural Boundary Design Guidelines will be beneficial in buffering the residential land use from the agricultural land surrounding it. The guidelines would help mitigate areas of concern including: trespass, litter, pets, noise, providing a visual barrier and concern over fertilizers, dust & normal agricultural practices.</p>

Agency Circulation Period: August 14, 2020 to September 4, 2020.

Adjacent Circulation Period: October 15, 2020 to November 5, 2020

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



ROCKY VIEW COUNTY

BYLAW C-8084-2020

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

The Council of Rocky View County enacts as follows:

Title

- 1 This Bylaw may be cited as *Bylaw C-8084-2020*.

Definitions

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

Effect

- 3 THAT Schedule B, Land Use Maps, ~~No. 33 and No. 33-SE~~ of Bylaw C-8000-2020 be amended by redesignating a portion of NE-11-23-28-W4M from ~~Agricultural, General District (A-GEN) Direct Control District (DC-166)~~ to Residential, Rural District (R-RUR) p4.0 as shown on the attached Schedule 'A' forming part of this Bylaw.
- 4 THAT ~~a portion of~~ NE-11-23-28-W4M is hereby redesignated to Residential, Rural District (R-RUR) ~~p4.0~~, as shown on the attached Schedule 'A' forming part of this Bylaw.

Transitional

- 5 Bylaw C-8084-2020 is passed and comes into full force and effect when it receives third reading and is signed in accordance with the *Municipal Government Act*.



ROCKY VIEW COUNTY

READ A FIRST TIME IN COUNCIL this 6th day of October, 2020

PUBLIC HEARING HELD this _____ day of _____, 2021

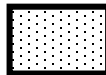
READ A SECOND TIME IN COUNCIL this _____ day of _____, 2021

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

Reeve_____
Chief Administrative Officer or Designate_____
Date Bylaw Signed



Schedule 'A'

Bylaw
C-8084-2020AmendmentFROMDirect Control
District (DC-166)TOResidential - Rural
District (R-RUR)

± 4.05 ha
(10.0 acre)

TWP RD 232

RGE RD 281



Division: 4

Roll: 03311004

File: PL20200096

Printed: November 13, 2020

Legal: A portion of NE-11-23-

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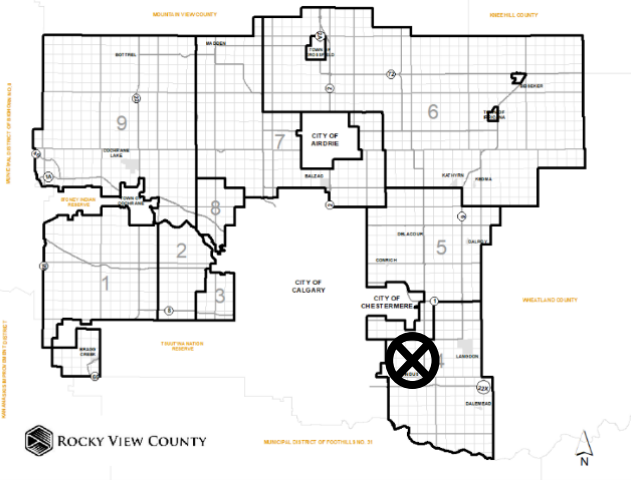


Location & Context

Redesignation Proposal

To redesignate a portion of the subject lands from Direct Control District (DC-166) to Residential, Rural District to accommodate a ± 4.05 ha (10.0 acre) parcel (Lot 1) with a ± 58.68 ha (145.0 acre) remainder.

Division: 4
Roll: 03311004
File: PL20200096
Printed: November 13, 2020
Legal: A portion of NE-11-23-28
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Development Proposal

Redesignation Proposal

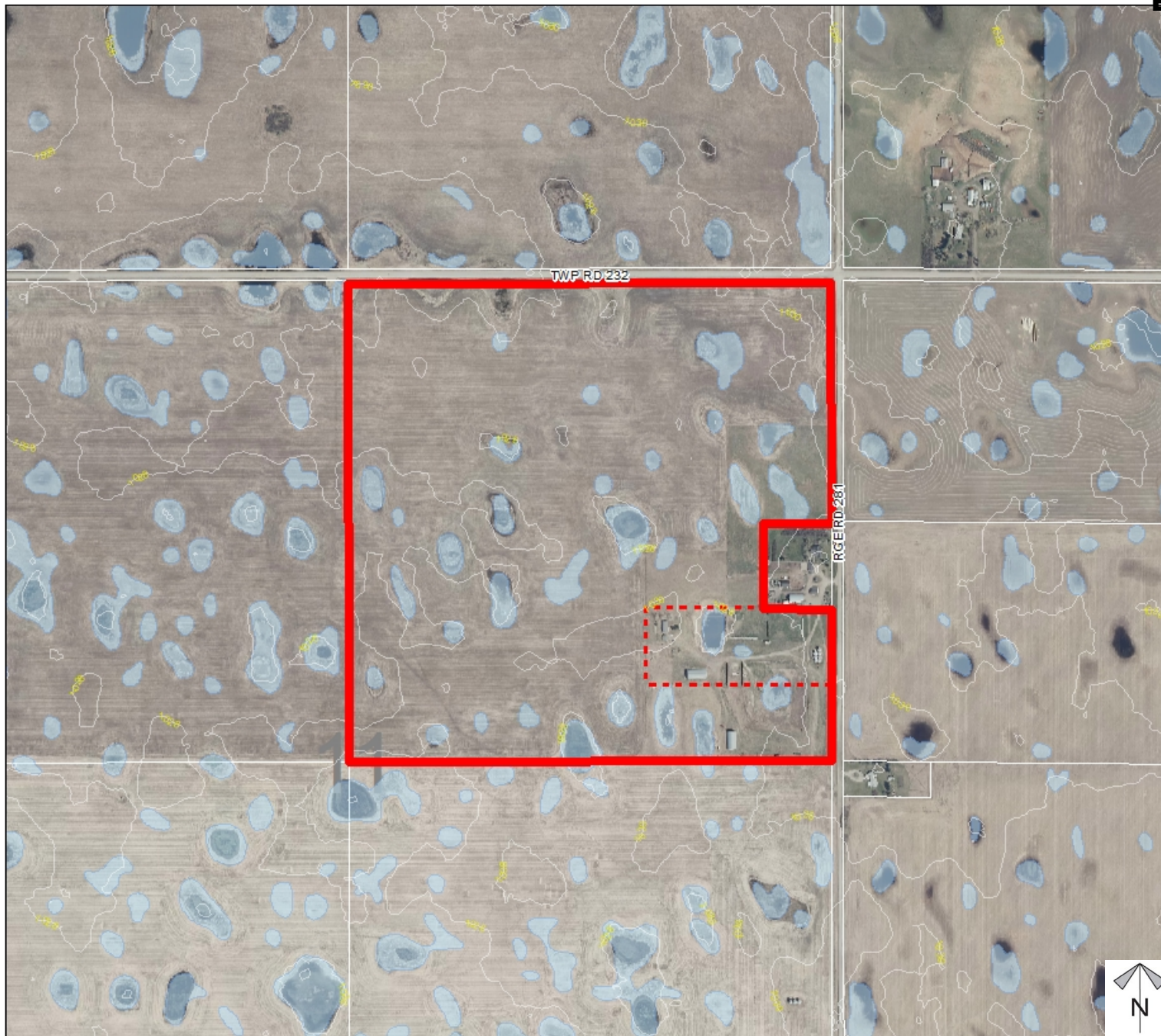
To redesignate a portion of the subject lands from Direct Control District (DC-166) to Residential, Rural District to accommodate a ± 4.05 ha (10.0 acre) parcel (Lot 1) with a ± 58.68 ha (145.0 acre) remainder.



Environmental

Redesignation Proposal

To redesignate a portion of the subject lands from Direct Control District (DC-166) to Residential, Rural District to accommodate a ± 4.05 ha (10.0 acre) parcel (Lot 1) with a ± 58.68 ha (145.0 acre) remainder.



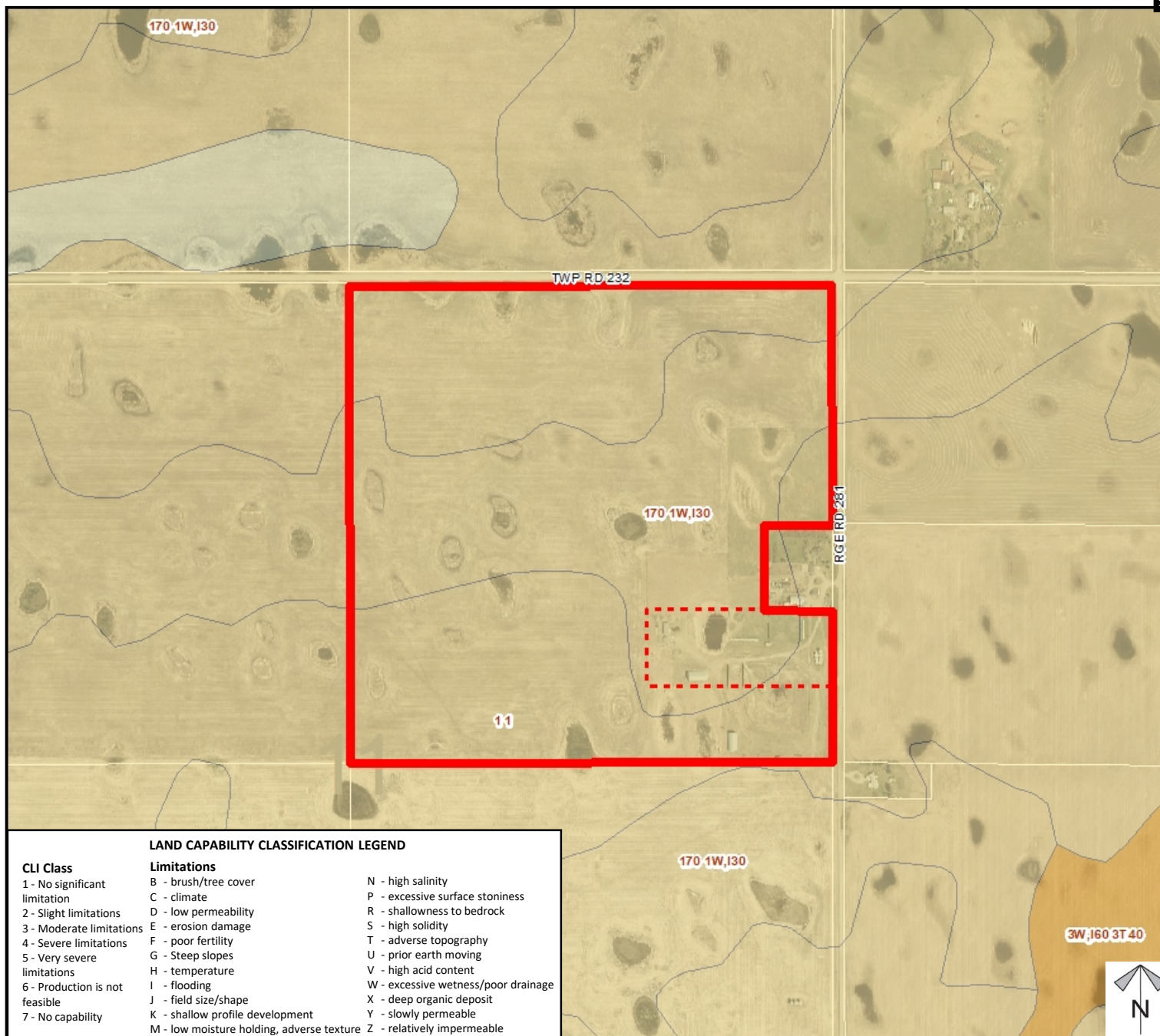
-  Subject Lands
-  Contour - 2 meters
-  Riparian Setbacks
-  Alberta Wetland Inventory
-  Surface Water



Soil Classifications

Redesignation Proposal

To redesignate a portion of the subject lands from Direct Control District (DC-166) to Residential, Rural District to accommodate a ± 4.05 ha (10.0 acre) parcel (Lot 1) with a ± 58.68 ha (145.0 acre) remainder.



LAND CAPABILITY CLASSIFICATION LEGEND

CLI Class

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

Limitations

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

Division: 4

Roll: 03311004

File: PL20200096

Printed: November 13, 2020

Legal: A portion of NE-11-23-

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Landowner Circulation Area

Redesignation Proposal

To redesignate a portion of the subject lands from Direct Control District (DC-166) to Residential, Rural District to accommodate a ± 4.05 ha (10.0 acre) parcel (Lot 1) with a ± 58.68 ha (145.0 acre) remainder.

Legend

Support



Opposition



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

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



Division: 4

Roll: 03311004

File: PL20200096

Printed: November 13, 2020

Legal: A portion of NE-11-23-

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From: [REDACTED]
To: [Logan Cox](#); [REDACTED]
Subject: [EXTERNAL] - Gowdy Farms Subdivision
Date: February 22, 2021 1:44:47 PM

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

Kenneth and Patricia Schemenauer have no objections with our neighbour, Gowdy Farms subdividing 10 acres, Application No. Ph20200096 (03311004)

If you have any questions, please do not hesitate to contact us at [REDACTED] or [REDACTED]
[REDACTED]

Yours truly,

Ken and Pat Schemenauer

February 19, 2021

Tanner McRae
[REDACTED]

File Number: 03311004

Application Number: PL20200096



Rocky View Council,
To whom it may concern.

My name is Tanner McRae, I am currently interested in purchasing the 10 acre property from Gowdy Farms at 231155 Range Road 281. I am currently living on the property renting it from Gowdy Farms. I have grown up on this property and spent much of my life here. I have 5 horses and use the property and barn for these animals.

Regards,

Tanner McRae — [REDACTED]

11/01/2018 02:05 [REDACTED]

November 18, 2020

Dale McRae
[REDACTED]

File Number: 03311004

Application Number: PL20200096



To whom it may concern.

In regards to the subdivision of land adjacent to my property, I do not oppose. I have purchased land from Gowdy Farms in the past and had no issues or concerns.

Regards,

Dale McRae — [REDACTED]

PLANNING AND DEVELOPMENT SERVICES

TO: Council

DATE: March 9, 2021 **DIVISION:** 2

TIME: Afternoon Appointment

FILE: 04722001 **APPLICATION:** PL20200130

SUBJECT: Conceptual Scheme Item – Amendment to Springbank Creek Conceptual Scheme

Note: To be considered in conjunction with Site Specific Amendment PL20200105 (agenda E-6)

APPLICATION: To amend the Springbank Creek Conceptual Scheme (SCCS) to allow for the development of a private school and associated recreational facilities on the subject parcel.

GENERAL LOCATION: Located approximately 0.81 km (1/2 mile) south of Springbank Road, 0.41 km (1/4 mile) west of Range Road 32 and 4.5 miles west of the city of Calgary.

LAND USE DESIGNATION: Direct Control District 116

EXECUTIVE SUMMARY: Council gave first reading to Bylaw C-8117-2020 on December 22, 2020. The bylaw has been amended to reflect clerical changes. The application is consistent with the vision and goals of the Central Springbank Area Structure Plan, and with the proposed amendments to the Direct Control District 116. Technical aspects are sufficiently addressed at this stage and would be further implemented through the Development Permit process.

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

OPTIONS:

- Option #1: Motion #1 THAT Bylaw C-8117-2020 be amended as per Attachment ‘C’.
- Motion #2 THAT Bylaw C-8117-2020 given second reading, as amended.
- Motion #3 THAT Bylaw C-8117-2020 be given third and final reading, as amended.
- Option #2: That application PL20200130 be refused.

AIR PHOTO & DEVELOPMENT CONTEXT:



Administration Resources
Jessica Anderson, Planning Policy

APPLICATION EVALUATION:

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

APPLICABLE POLICY AND REGULATIONS: <ul style="list-style-type: none"> • <i>Municipal Government Act;</i> • Municipal Development Plan; • Interim Growth Plan (IGP) • Central Springbank Area Structure Plan (CSASP) • Springbank Creek Conceptual Scheme (SCCS) • Land Use Bylaw; and • County Servicing Standards. 	TECHNICAL REPORTS SUBMITTED: <ul style="list-style-type: none"> • Deep Fills Report prepared by Almor Testing Services Ltd dated October 2, 2020; • Preliminary Asphaltic Structural Pavement Design prepared by Almor Testing Services Ltd dated July 23, 2020; • Revised Asphaltic Structural Pavement Design prepared by Almor Testing Services Ltd. dated September 11, 2020; • Transportation Impact Assessment prepared by Bunt and Associates dated July 23, 2020; • Stormwater Management Report prepared by Richview Engineering Inc. dated September 25, 2020; • Biophysical Impact Assessment prepared by Solstice dated August 12, 2020; • Conceptual water and wastewater servicing strategy prepared by Watertech Engineering Research & Health Inc. dated February 10, 2021; • Phase I Groundwater Assessment Report prepared by Groundwater Resources Information Technologies Ltd. dated February 9, 2021.
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BACKGROUND:

The subject lands include two separate parts (contained within one title). Namely, the western portion which is approximately 80 acres in size and the eastern 10.0 metre wide strip of land which is intended as a future linear Municipal Reserve (MR) parcel for development as a regional trail.

POLICY ANALYSIS:
Central Springbank Area Structure Plan (Bylaw C-5354-2001)

The subject lands are identified in Map 12 – New Residential Areas, supported for residential development with the adoption of a concept plan; the SCCS was adopted in 2013 and provides a framework for further redesignation and subdivision of the lands.

Further, section 2.1.2.2 of the CSASP sets out policy direction for new or expanded institutional uses. Generally, the Plan states that future institutional development, such as schools and other community institutions, should benefit the local community by adding community amenities and open space for area residents; the ASP notes that such benefits should be outlined in future conceptual schemes. School facilities should be developed as multi-disciplined joint use facilities, offering access to a wide composition of the community to satisfy a variety of needs and opportunities, including the provision of open space and daycare. Community awareness and participation in recreational activities should be



promoted by offering a wide range of recreational and cultural programs, which would include but not be limited to agricultural, athletic, social and educational events and programs.

The proposed development is consistent with these policies.

Springbank Creek Conceptual Scheme (Bylaw C-7298-2013)

The vision for Springbank Creek states:

“Springbank Creek will be a comprehensively planned community. Through more efficient residential design, over 25 percent of the area will be conserved in naturalized open spaces. Springbank Creek will feature approximately 20 kilometres of interconnected pathways within this extensive open space network connecting residential development to the Springbank Creek valley and a private school site.”

The private school site had previously been envisioned on the east 80 acres of the subject quarter; however, since adoption of the Direct Control District providing for this, no development has occurred. The proposed Conceptual Scheme amendment would facilitate the relocation of the institutional uses provided in Springbank Creek to the western 80 acres. The revised concept would not define uses on the eastern 80 acre portion and would leave planning of these lands to a later date, as the Springbank Creek community, and wider Springbank area, develop.

This application was submitted to amend the Springbank Creek Conceptual Scheme mapping and policies to reflect the new location of the proposed school site. The amendments further clarify the intent for these lands and how the proposed development would be incorporated into proposed and existing development in the area.

Direct Control District 116 (Bylaw C-6475-2007)

The proposed amendments to the Direct Control District submitted with application PL20200105 are consistent with the overall intent of the district to provide for both residential and institutional and recreation uses within the Springbank Creek community.

ADDITIONAL CONSIDERATIONS:

Access to the site will be provided by extension of Lower Springbank Road towards the west. Additional off-site improvements may also be warranted at a future development stage. Wastewater service is proposed to be provided by an onsite private sewage disposal system as there is no available connection to regional wastewater collection system at this time. At time of future DP, the Applicant will be required to submit detailed technical studies that demonstrate the feasibility of this option. County Policy 449 recommends the use of sewage holding tanks for industrial, commercial and institutional land uses when it is not feasible to connect to a Regional or Decentralized system.

Potable water is proposed to be supplied via groundwater wells. The submitted technical assessments demonstrate that the use of groundwater wells is feasible to service the proposed development, and that minimal impact to surrounding properties is anticipated. Piped water services are preferable as the subject lands are located within the Calalta Exclusive Franchise Area and the servicing option is better suited for the development proposed.

The Applicant submitted a Transportation Impact Assessment, a Stormwater Management Plan, a conceptual water and wastewater servicing strategy and a Phase I Groundwater Assessment Report for the ultimate proposed development. Detailed technical studies would be required at the future development permit stage. There are no further concerns at this time

Respectfully submitted,

“Theresa Cochran”

Executive Director
Community Development Services

Concurrence,

“Al Hoggan”

Chief Administrative Officer

JA/lt

ATTACHMENTS:

ATTACHMENT ‘A’: Application Information

ATTACHMENT ‘B’: Application Referrals

ATTACHMENT ‘C’: Bylaw C-8117-2020 and Schedule A

ATTACHMENT ‘D’: Redline version of Springbank Creek Conceptual Scheme

ATTACHMENT ‘E’: Map Set



ATTACHMENT 'A': APPLICATION INFORMATION

APPLICANT: Webber Academy & Bradon Construction	OWNERS: West Aspen Holdings								
DATE APPLICATION RECEIVED: September 18, 2020	DATE DEEMED COMPLETE: September 18, 2020								
GROSS AREA: ± 33.83 hectares (± 83.60 acres)	LEGAL DESCRIPTION: A portion of SE-22-24-3-W5M								
SOILS (C.L.I. from A.R.C.): Class 4S4 - No significant limitations. Class 6W, S, T - No significant limitations despite high salinity and excessive wetness/poor drainage.									
HISTORY: <table> <tr> <td>October 1, 2013</td> <td>Council adopted the SCCS with the subject lands identified as Cell A for residential development (2006-RV-157).</td> </tr> <tr> <td>March 2, 2011</td> <td>Plan 1110903 was registered creating the subject ± 83.60 acre parcel.</td> </tr> <tr> <td>June 12, 2007</td> <td>Council approved an application to redesignate the subject lands from Ranch and Farm District to Direct Control District (2006-RV-156).</td> </tr> <tr> <td>October 2, 2001</td> <td>The Central Springbank Area Structure Plan was adopted.</td> </tr> </table>		October 1, 2013	Council adopted the SCCS with the subject lands identified as Cell A for residential development (2006-RV-157).	March 2, 2011	Plan 1110903 was registered creating the subject ± 83.60 acre parcel.	June 12, 2007	Council approved an application to redesignate the subject lands from Ranch and Farm District to Direct Control District (2006-RV-156).	October 2, 2001	The Central Springbank Area Structure Plan was adopted.
October 1, 2013	Council adopted the SCCS with the subject lands identified as Cell A for residential development (2006-RV-157).								
March 2, 2011	Plan 1110903 was registered creating the subject ± 83.60 acre parcel.								
June 12, 2007	Council approved an application to redesignate the subject lands from Ranch and Farm District to Direct Control District (2006-RV-156).								
October 2, 2001	The Central Springbank Area Structure Plan was adopted.								
PUBLIC & AGENCY SUBMISSIONS: <p>The application was circulated to 608 adjacent and area landowners. Five responses were received and are included in Attachment 'F'. The application was also circulated to a number of internal and external agencies, as depicted in Attachment 'B'; relevant comments are addressed within 'Additional Considerations' above if applicable.</p>									



ATTACHMENT B: APPLICATION REFERRALS

AGENCY	COMMENTS
<i>Province of Alberta</i>	
Alberta Health Services	<p>AHS has no objection to this proposal as long as the following comments are taken in to consideration.</p> <p>Drinking & Waste Water</p> <p>AHS-EPH supports the regionalization of drinking water and wastewater utilities, and in particular supports connection to existing municipal or regional drinking water and waste water systems approved by Alberta Environment & Parks.</p> <p>AHS-EPH Regulated Establishments</p> <p>AHS-EPH would like an opportunity to review and comment on building permit applications to construct any public facilities on the subject lands or within the proposed school (e.g. food establishments, swimming facilities, child care facilities, playground structures etc.). Forwarding building plans for these facilities to our department for approval before the building permit is granted helps to ensure that the proposed facilities will meet the requirements of the <i>Public Health Act</i> and its regulations.</p>
<i>Internal Departments</i>	
Planning and Development Services - Engineering	<p>General</p> <ul style="list-style-type: none"> The review of this file is based upon the application submitted. These conditions/recommendations may be subject to change to ensure best practices and procedures. The applicant indicated that adjusting current DC116 Bylaw to include uses for a school and indoor sports facility. <p>Geotechnical:</p> <ul style="list-style-type: none"> As part of the stripping and grading permit (PRDP20201213), the applicant/owner provided a Preliminary Asphaltic Structural Pavement Design prepared by Almor Testing Services Ltd dated July 23, 2020 and a Revised Asphaltic Structural Pavement Design prepared by Almor Testing Services Ltd. dated September 11, 2020. The reports provided recommendations on the liner for the proposed stormwater pond and the pavement design design for the extension of Lower Springbank Road based on the actual onsite CBR value.



AGENCY	COMMENTS
	<ul style="list-style-type: none"> As part of the stripping and grading permit (PRDP20201213), the applicant/owner provided a deep fills report prepared by Almor Testing Services Ltd dated October 2, 2020. <p>Transportation:</p> <ul style="list-style-type: none"> The applicant/owner submitted a revised Transportation Impact Assessment prepared by Bunt and Associates dated February 10, 2021. The report provided recommendations based on the anticipated traffic impacts that would result from the proposed outdoor sports fields. The recommended improvements are as follows: installation of 4-way stop sign at the RR 32 / TWP Rd 243 intersection, street light illumination at RR 33/ Springbank Rd, RR 32 / Springbank Rd, and RR 32 / TWP 243 TWP Rd, extension of Lower Springbank Road using a Regional Transitional Paved Standard. When the school is constructed at a later stage, TWP Rd 243 west of RR 32 will need to be upgraded to a Regional Collector Standard. <p>Sanitary/Waste Water:</p> <p>As part of the conceptual scheme application, the applicant/owner submitted a Conceptual Wastewater and Water Servicing memo conducted by Watertech Engineering Research & Health Inc. dated February 10, 2021 that indicated that the development would be serviced by a Private Sewage Disposal System should there be no available connection to regional wastewater collection system. At time of future DP, the applicant/owner will be required to submit technical detailed studies that demonstrate the feasibility of this option.</p> <p>Water Supply And Waterworks:</p> <ul style="list-style-type: none"> The applicant/owner submitted a Phase 1 Groundwater Supply Assessment conducted by Groundwater Resources Information Technologies Ltd. dated February 9, 2021 that indicated that the use of groundwater wells is feasible to service the proposed development and that minimal impact to surrounding properties is anticipated. Piped water services are preferable as the subject lands are located within the Calalta franchise area and the servicing option is better suited for the proposed development.



AGENCY	COMMENTS
	<p data-bbox="735 258 1105 300">Storm Water Management:</p> <ul data-bbox="784 321 1495 846" style="list-style-type: none"> <li data-bbox="784 321 1495 594">• As part of the stripping and grading permit (PRDP20201213), the applicant/owner submitted a Stormwater Management Report prepared by Richview Engineering Inc. submitted to the County on September 25, 2020 that provided recommendations on managing stormwater runoff from outdoor sports fields (associated with the development for PRDP20201213). <li data-bbox="784 615 1495 846">• As part of the conceptual scheme application, the applicant/owner submitted a conceptual stormwater management report conducted by Richview Engineering Inc. dated February 11, 2021 for the ultimate development conditions. At time of future DP for the construction of the school, a detailed stormwater management report will be required. <p data-bbox="735 867 943 909">Environmental:</p> <ul data-bbox="784 919 1495 1245" style="list-style-type: none"> <li data-bbox="784 919 1495 1245">• As part of the stripping and grading permit (PRDP20201213), the applicant/owner submitted a BIA prepared by Solstice dated August 12, 2020. The BIA identified wetlands on the site and provided measures to ensure that the majority of the wetlands would not be distributed by the proposed development. For the one wetland that will be disturbed, the BIA provided a wetland assessment and provided compensation measures in accordance with the AEP Wetland Policy.

Circulation Period: October 23, 2020 to November 13, 2020.

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



BYLAW C-8117-2020

A Bylaw of Rocky View County, in the Province of Alberta, to amend Bylaw C-7298-2013, being the *Springbank Creek Conceptual Scheme*

The Council of Rocky View County enacts as follows:

Title

- 1 This Bylaw may be cited as *Bylaw C-8117-2020*.

Definitions

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

Effect

- 3 THAT the Springbank Creek Conceptual Scheme Sections be amended as detailed in Schedule “A & B” forming part of this Bylaw.

Severability

- 4 If any provision of this bylaw is declared invalid for any reason by a court of competent jurisdiction, all other provisions of this bylaw will remain valid and enforceable.

Effective Date

- 5 Bylaw C-8117-2020 is passed and comes into full force and effect when it receives third reading and is signed in accordance with the *Municipal Government Act*.



ROCKY VIEW COUNTY

READ A FIRST TIME IN COUNCIL this 22nd day of December , 2020

PUBLIC HEARING WAS HELD IN COUNCIL this day of , 2021

READ A SECOND TIME IN COUNCIL this day of , 2021

READ A THIRD TIME IN COUNCIL this day of , 2021

Reeve

Chief Administrative Officer or Designate

Date Bylaw Signed



SCHEDULE 'A'
FORMING PART OF BYLAW C-8117-2020

Springbank Creek Conceptual Scheme

Amendment # 1

Replace policy 2.0.2 which reads:

- 2.0.2 This Conceptual Scheme outlines a land use development Concept for development Cell A which includes the Springbank Creek Valley.

With:

- 2.0.2 This Conceptual Scheme outlines a land use development Concept for development Cell A & E which includes the Springbank Creek Valley.

Amendment # 2

Replace text in section 3.3 which reads:

The development cells are illustrated on **Figure 5** as follows:

- Cell A: 563 acres
- Cell B: 79 acres
- Cell C: 140 acres
- Cell D: 158 acres

With:

The development cells are illustrated on Figure 5 as follows:

- Cell A: 478 acres
- Cell B: 79 acres
- Cell C: 140 acres
- Cell D: 158 acres
- Cell E: 85 acres

Amendment # 3

Replace text in section 3.4 which reads:

The current ownership is illustrated on Figure 2 as follows:

Cell A

- Paleozo Properties Inc. 530 acres
 - West half of SE 22 24-3-5. 84.63 acres.
 - NE 15 24-3-5. Plan 9411634 Lots 1 and 2. 160.52 acres.
 - Portion of NW 15 24-3-5. 150.27 acres.
 - Portion of SE 15 24-3-5 and closed road allowance. 134.61 acres.
- Wilbur Willick, Descriptive Plan 0310130 Block 1 Lot 1; containing the original homestead.
- Susan Willick, Portion of SE 15 24-3-5.

With:

Cell A

- Paleozo Properties Inc. 445 acres



- Ne 15 24-3-5. Plan 9411634 Lots 1 and 2. 160.52 acres.
- Portion of NW 15 24-3-5. 150.27 acres.
- Portion of SE 15 24-3-5 and closed road allowance. 134.61 acres.
- Wilbur Willick, Descriptive Plan 0310130 Block 1 Lot 1; containing the original homestead.
- Susan Willick, Portion of SE 15 24-3-5.

Amendment # 4

Insert new text in section 3.4 to read:

Cell E

- Paleozo Properties Inc. 84.63 acres
- *West half of SE 22 24-3-5. 84.63 acres.*

Amendment # 5

Replace section 3.5 which reads:

3.5 Land Use Context and Adjacent Land Uses

The majority of the Conceptual Scheme Area is designated RF Ranch and Farm District. A portion of Cell A (west half SE 22 24-3-5) is designated for single detached home lots of 1.0 to 1.5 acres (Direct Control District DC 116). The east half SE 22 24-3-5 known as Cell B is designated for a private school (Direct Control District DC 116).

The surrounding lands are mostly designated R-2 District. The most recent subdivisions in the surrounding areas are designated R-1 District. The subdivisions of 2 to 20 acres are for single detached homes.

With:

3.5 Land Use Context and Adjacent Land Uses

The majority of the Conceptual Scheme Area is designated RF Ranch and Farm District. Cell E is designated for private school and athletic park and associated uses (DC116 as is currently zoned). Cell A is currently zoned as DC 154 and A-Gen, which remains unchanged. The east half SE-22-24-3-5 known as Cell B is designated for a private school (Direct Control District DC 116).

The surrounding lands are mostly designated Rural & Country Residential District.

Amendment # 6

Replace the text in section 4.2 which reads:

For Cell A, HAB-TEC H Environmental completed the “Biophysical Impact Assessment and Species at Risk Surveys Springbank Creek Lands”, August 2009.

With:

For Cell A and E, HAB -TECH Environmental completed the “Biophysical Impact Assessment and Species at Risk Surveys Springbank Creek Lands”, August 2009.

**Amendment # 7**

Replace the text in section 4.7 which reads:

HAB-TEC H reports 1.26 hectares of wetlands located in Cell A outside of the creek valley.

With:

HAB-TECH reports 1.26 hectares of wetlands located in Cell E outside of the creek valley.

Amendment # 8

Replace policy 4.7.2 which reads:

4.7.2 The wetland generally as show on Figure 7 located in the southwest portion of Cell A in SE 15 24-3-5 shall be dedicated as Environmental Reserve or Environmental Reserve Easement at the subdivision stage to the satisfaction of the County.

With:

4.7.2 The wetland generally as shown on Figure 7 located in the southwest portion of Cell E in SE-15-24-3- 5 shall be dedicated as Environmental Reserve or Environmental Reserve Easement at the subdivision stage to the satisfaction of the County.

Amendment # 9

Replace the header which reads:

Development Cells A and B

With:

Development Cells A, B and E

Amendment # 10

Replace the header which reads:

Development Cells A

With:

Development Cells A & E

Amendment # 11

Replace text which reads:

In 2004, Curtis Engineering Associates Ltd. carried out a geotechnical investigation of Development Cell A and B.

With:

In 2004, Curtis Engineering Associates Ltd. carried out a geotechnical investigation of Development Cell A, B and E.

Amendment # 12

Delete text which reads:

Residential subdivisions to the northeast and east currently have partially screened long horizon views due to their lower elevations relative to the higher uplands in the center of the Conceptual Scheme Area. Their views will be marginally impacted by future development.

**Amendment # 13**

Revise the table on page 24 to read:

Development Cell	Dwelling Units Maximum
A. 478 acres	183
B. 79 acres	none
C. 140 acres	56
D. 158 acres	63
E. 85 acres	none

Amendment # 14

Revise text in third header as follows:

DEVELOPMENT Cell A & E

Amendment # 15

Replace text which reads:

- “Direct Control District Bylaw” is proposed for Cell A developments.

With:

- “Direct Control District Bylaw” is proposed for Cell E developments.

Amendment # 16

Replace policy 5.2.2 which reads:

5.2.2 For Cell A, the maximum density is 64 units on a quarter section or equivalent.

The maximum number of units is 225.

With:

5.2.2 For Cell A, the maximum density is 64 units on a quarter section or equivalent.

The maximum number of units is 183.

Amendment #17

Insert text to Section 5.5 which read:

The surrounding subdivisions are zoned Residential One District and Residential Two District.

Amendment # 18

Replace text on page 28 which reads:

Total site area: 563 acres

Environmental Reserve dedication: 73 acres

Developable area: 490 acres

Municipal Reserve land dedication: 61 acres

Includes Municipal Reserve deferred from the private school site in Cell B: 5.97 acres

Open space with pathways accessible to the public on private lands: 27 acres.

Public Utility lots for storm water management: 16 acres.

With:



Total site area: 483 acres
Environmental Reserve dedication: 73 acres
Developable area: 490 acres
Municipal Reserve land dedication: 61 acres
Includes Municipal Reserve deferred from the private school site in Cell B: 5.97 acres
Open space with pathways accessible to the public on private lands: 27 acres.
Public Utility lots for storm water management: 16 acres.

Amendment # 19

Insert the following text at the beginning of the second paragraph in section 5.7:

In 2012, MMM Group completed the 2012 TIA update Report for the proposed 43 lots in Cell A located south of Lower Springbank Road.

Amendment # 20

Insert the following text at the end of the second paragraph in section 5.7:

Cell E as amended by Bunt & Associates TIA.

Amendment # 21

Replace policy 5.10.10 which reads:

5.10.10 The wastewater treatment facility shall be designed to accommodate surrounding developments through expansions. However, the spray irrigation area is sufficient to serve Cell A development only. Spray irrigation of treated effluent accruable to other developments, including Cell B, Cell C, Cell D or other local developments must be handled by other means including but not limited to spray irrigation on other sites or discharge of treated water to the Elbow River Valley.

With:

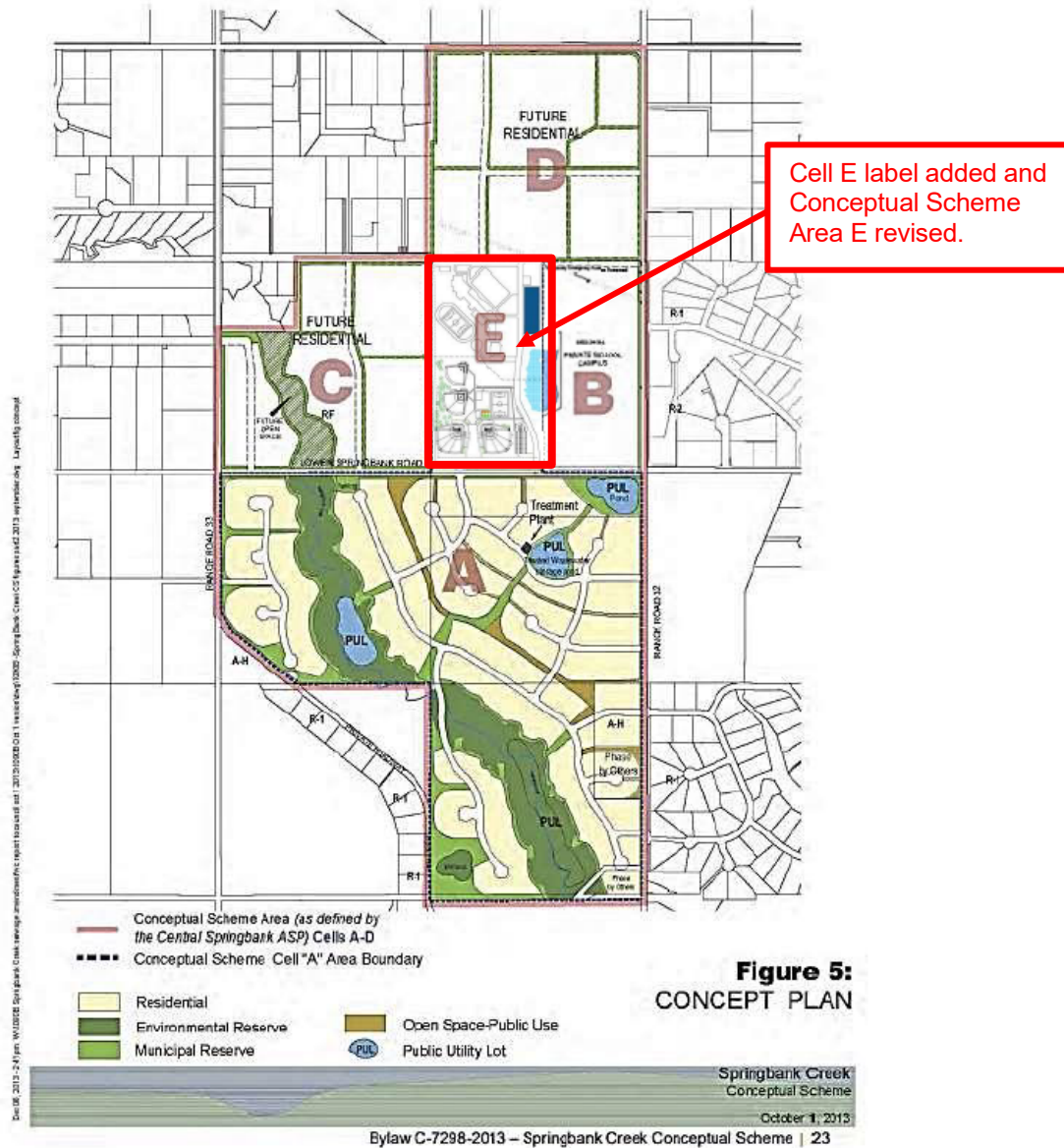
5.10.10 The wastewater treatment facility shall be designed to accommodate surrounding developments through expansions. However, the spray irrigation area is sufficient to serve Cell A development only. Spray irrigation of treated effluent accruable to other developments, including Cell B, Cell C, Cell D, Cell E or other local developments must be handled by other means including but not limited to spray irrigation on other sites or discharge of treated water to the Elbow River Valley.

**Amendment # 22**

Replace Figure 5 which shows:



With:





Amendment # 23

Replace Figure 7 which shows:



With:

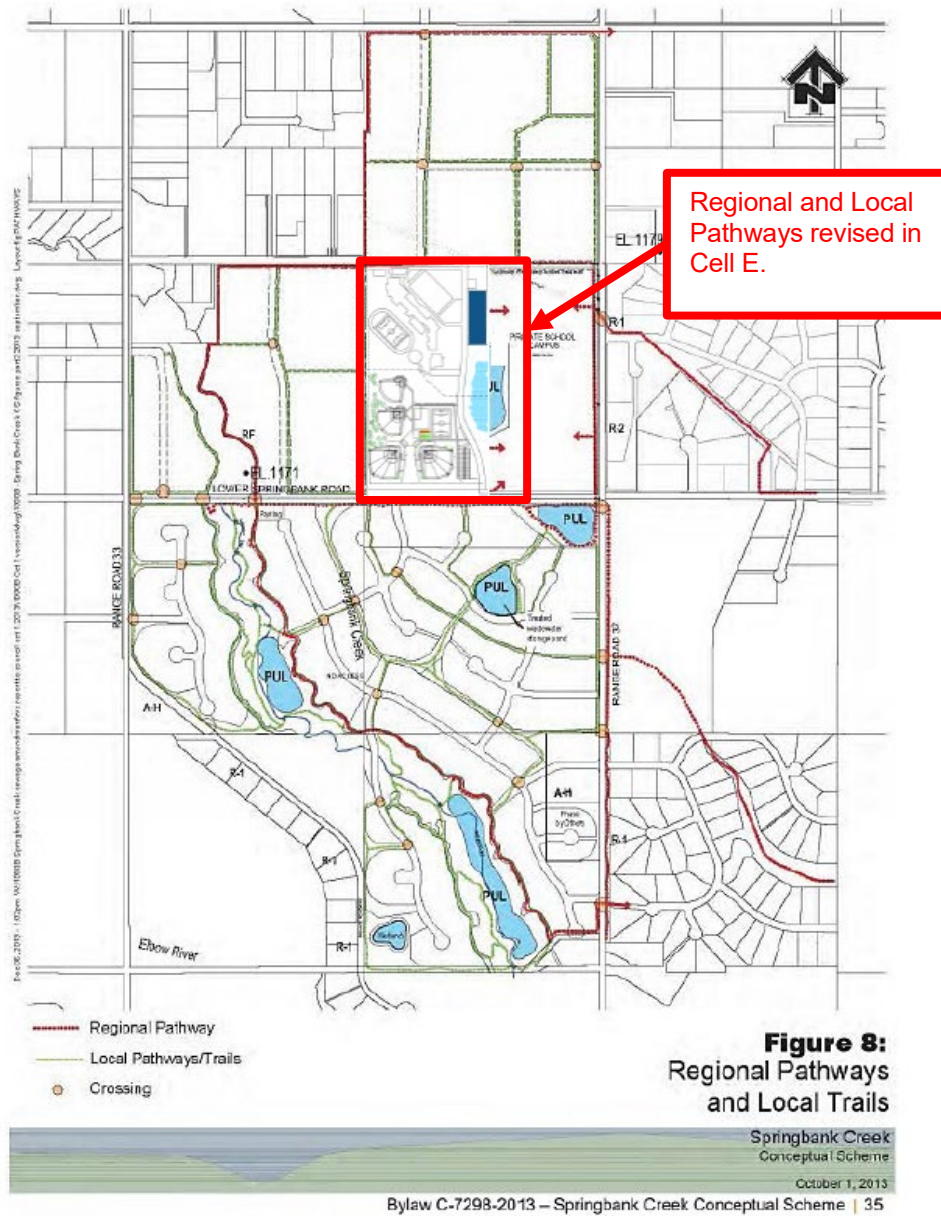


**Amendment # 24**

Replace Figure 8 which shows:

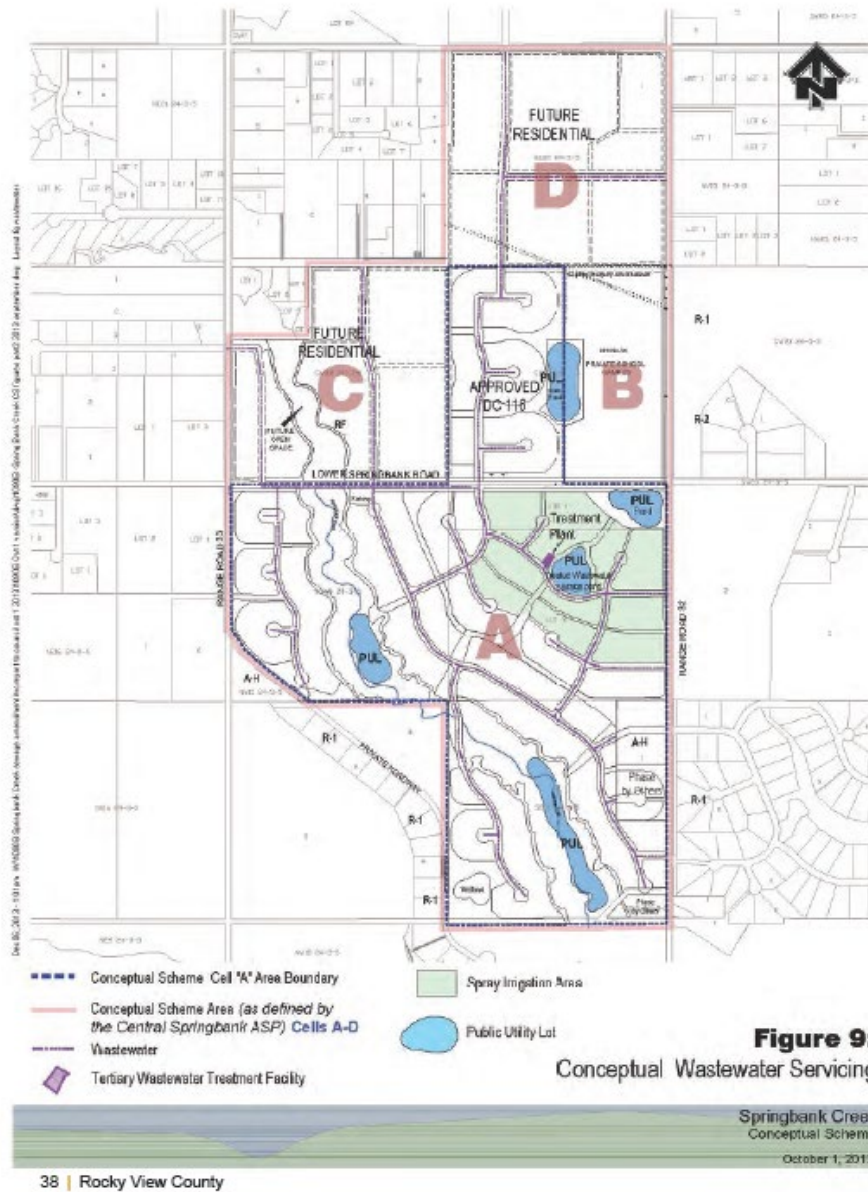


With:

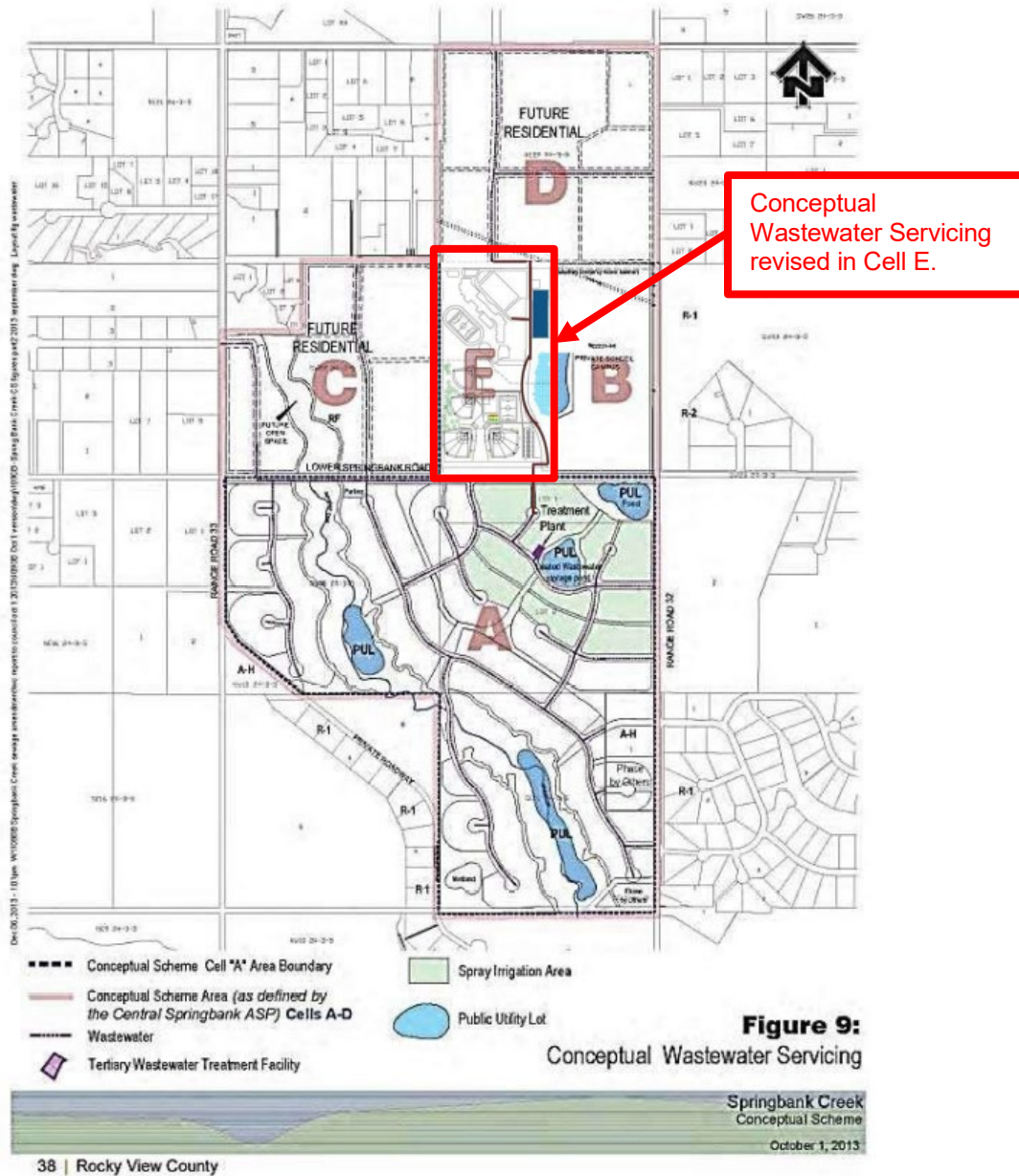


**Amendment # 25**

Replace Figure 9 which shows:



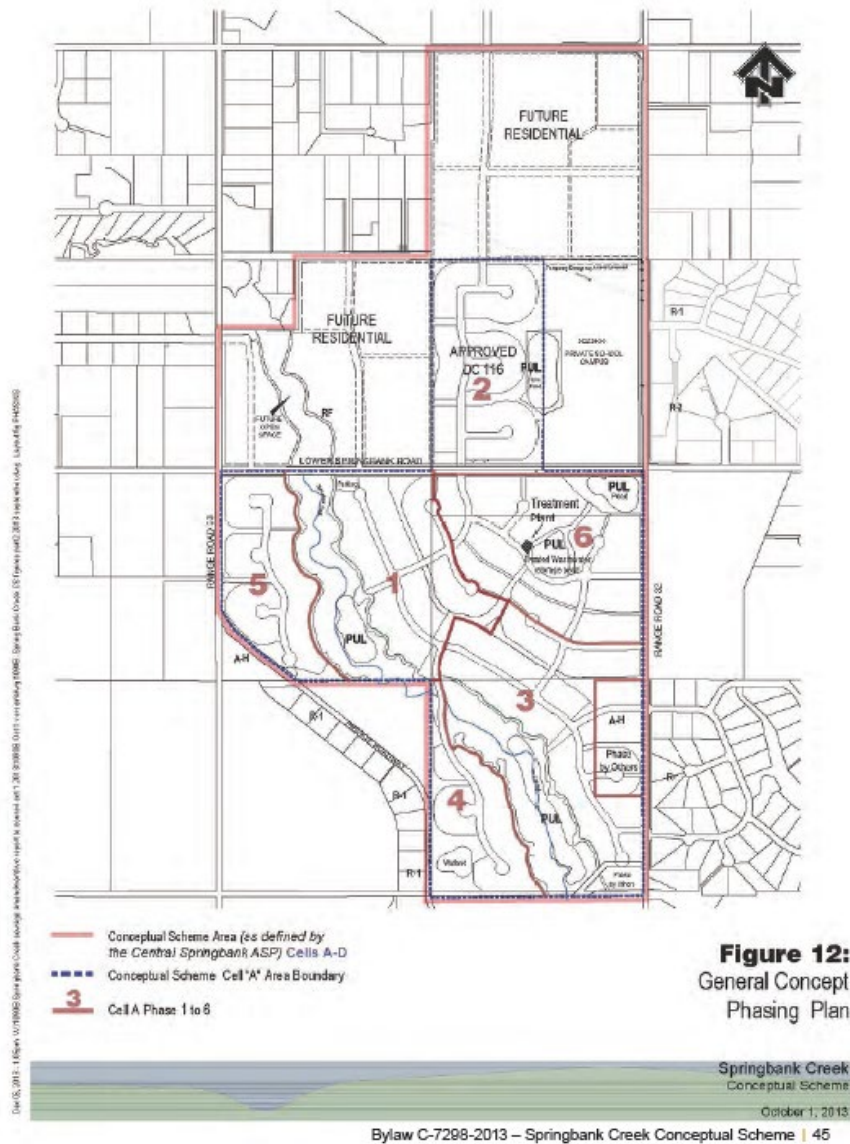
With:



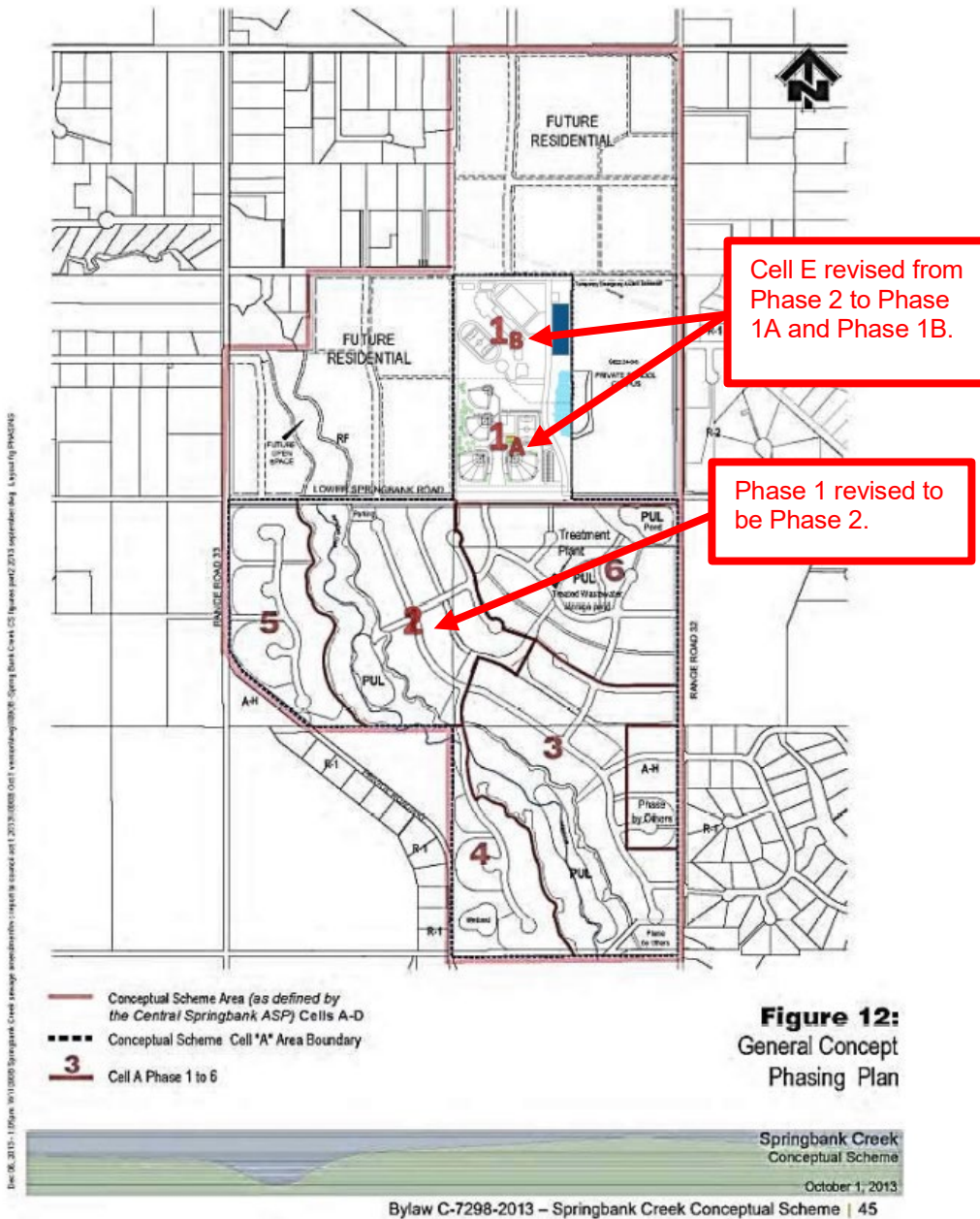


Amendment # 26

Replace Figure 12 which shows:



With:

**Amendment #27**

General formatting, numbering and grammar throughout.

Central Springbank

Springbank Creek Conceptual Scheme

BYLAW C-7298-2013, ADOPTED OCTOBER 1, 2013



ROCKY VIEW COUNTY
Cultivating Communities

Bylaw C-7298-2013

A Bylaw of Rocky View County to adopt the Springbank Creek Conceptual Scheme

WHEREAS the Council deems it desirable to adopt the said Bylaw, and

WHEREAS the Council of Rocky View County has received an application to adopt the Springbank Creek Conceptual Scheme for the purpose of providing a framework for subdivision and development of residential lots, road network, utility servicing and open space, within portions of Sections 15-24-3-W5M and 22-24-3-W5M, as attached in Schedule 'A' of this bylaw; and

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

NOW THEREFORE the Council enacts the following:

1. This Bylaw shall be known as the Springbank Creek Conceptual Scheme.
2. The Springbank Creek Conceptual Scheme is attached as Schedule 'A' to this bylaw.
3. Bylaw C-6478-2007 is rescinded.
4. The Bylaw comes into effect upon the date of its third reading.

Division: 2

File: 04715001/003/004/005/006/022/023/04722001/002/004/045/048

First reading passed in open Council, assembled in the City of Calgary, in the Province of Alberta, on July 30, 2013, on a motion by Councillor Magnuson.

Second reading passed in open Council, assembled in the City of Calgary, in the Province of Alberta, on October 1, 2013, on a motion by Councillor Magnuson.

Third reading passed in open Council, assembled in the City of Calgary, in the Province of Alberta, on October 1, 2013, on a motion by Councillor Bahcheli.



Schedule 'A'

Forming part of Bylaw C-7298-2013

A Conceptual Scheme affecting the area within portions of Sections 15-24-3-W5M and 22-24-3-W5M, herein referred to as the “Springbank Creek Conceptual Scheme”.

Prepared for:

Rocky View County
911 - 32 Avenue NE Calgary, AB T2E 6X6

Prepared by:

Brown & Associates Planning Group
Suite 600, 940 – 6 Avenue SW Calgary, AB T2P 3T1

On Behalf of:

Paleozo Developments Inc.

In Association with:

MMM Group
HAB-TECH Environmental
Bunt & Associates

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Springbank Creek Conceptual Scheme

1.0 INTRODUCTION AND VISION

The Springbank Creek Conceptual Scheme ~~is~~ **has been** prepared for Rocky View County. The Springbank Creek Conceptual Scheme is prepared in recognition of all policies of the Central Springbank Area Structure Plan, and the Municipal Development Plan.

*Open space in Central Springbank is a common resource that binds the community. The landscape, the land, magnificent views, and access to natural areas are components of 'open space' and their maintenance are a high priority in the Plan Area. Open space can be enjoyed and appreciated through physical and visual access. Parks, walkways, environmentally sensitive sites, natural areas, playgrounds, and play fields are some of the opportunities that provide physical open space... There is a strong desire to establish a comprehensive and connective open space system within the Plan Area. **Central Springbank Area Structure Plan; Chapter 2.6.***

THE VISION: Community Development

The residential community of Springbank Creek will be a model of open space and environmental stewardship for Rocky View County.

Rocky View County is exploring new forms and patterns of development to accommodate a growing population without compromising its rural character and agricultural heritage. Springbank Creek will manifest approved Rocky View County policies and will reinforce the commitment to make the County “a vibrant and desirable community in which to live” as stated in the Municipal Development Plan. Springbank Creek will meld creative design and innovation with land stewardship and environmental restoration. Central to the design of this community is the use of the open space guidelines identified in the Central Springbank Area Structure Plan.

Springbank Creek will be a comprehensively planned community. Through more efficient residential design, over 25 percent of the area will be conserved in naturalized open spaces. Springbank Creek will feature approximately 20 kilometres of interconnected pathways within this extensive open space network connecting residential development to the Springbank Creek Valley and a private school site. Springbank Creek will employ tertiary level waste water treatment and disposal technologies that are environmentally sustainable and fiscally responsible in its servicing that can form the basis of a decentralized wastewater servicing solution.

Running diagonally through the Conceptual Scheme Area, the Springbank Creek Valley is a major amenity for all residents of Springbank. Although much of the native habitat and wildlife in this area has been degraded due to cultivation and cattle grazing, with the development of Springbank Creek, this area will be rehabilitated back to its natural state. Concentrations of Environmental Reserve and Municipal Reserve land dedication in this valley together with a significant planting program will allow the creation of a district park.

Springbank Creek will offer high quality architecturally controlled single-family development. Residential development within Springbank Creek will blend with the open space and natural areas providing a variety of single-family housing types and configurations to address a range of market segments in terms of lifestyles, price points, and demographics. Residential and school development will be sited based on a respectful proximity to the natural areas, as well as with sensitivity to specific site characteristics and optimal views.

2.0 PURPOSE AND OBJECTIVES

The purpose of the Springbank Creek Conceptual Scheme is to provide a comprehensive planning framework for specific land development projects. This Conceptual Scheme will be adopted by Council, and appended to the CSASP.

Policies in this Conceptual Scheme will:

- Provide a land use plan that is in conformity with the Municipal Development Plan and the CSASP.
- Provide a document that generally repeats the vision and policies of the Springbank Creek Conceptual Scheme as approved in June 2007 (Bylaw C-6478-2007) while providing a wastewater servicing concept and phasing plan.
- Identify and describe the transportation and infrastructure connections across shared property lines.
- Summarize community input and public participation initiatives that were undertaken as part of the plan preparation process.
- Provide policy statements as to the Developer's commitment during the development of the subject lands.
- Address the dedication of public roadways, environmental reserve, municipal reserve, and public accessible open space.
- Address requirements for amendments to this Conceptual Scheme, as well as land use amendments and subdivision applications.
- Identify interim and long term servicing alternatives.

Policy

2.0.1 An amendment to the Springbank Creek Conceptual Scheme will be required for development Cells C and D. The landowners of development Cells C and D shall provide greater detail in an amendment to this plan should they choose to develop their property.

~~2.0.2 This Conceptual Scheme outlines a land use development Concept for development Cell A which includes the Springbank Creek Valley.~~

2.0.2 This Conceptual Scheme outlines a land use development Concept for development Cell A & E which includes the Springbank Creek Valley.

3.0 CONCEPTUAL SCHEME PLANNING AREA

3.1 Local Context

The lands within the Conceptual Scheme have historically been used for agricultural purposes. Remnants of the original residence and outbuildings circa 1920 are located in the centre of the lands. The first of the three existing residences in the homestead located in southeast area of the Conceptual Scheme area appeared in the mid-1940's, with the last home being moved onto the site in early 1980's. The homestead area was used as a dairy operation until the mid-1990's. The dairy operation ceased in 1995.

The Historic subdivisions for the portions of the quarter sections excluded from the Conceptual Scheme boundary date back to 1902 when a 20 acres parcel was subdivided from the balance of the southwest quarter of Section 22. The subdivision of the triangular portion excluded from the northwest quarter of Section 15 was completed in 1982. The subdivision of the 34 acres within the northwest quarter of section 15 occurred circa 1941. The residential lot in the southeast corner of the Conceptual Scheme was approved in 1983.

3.2 Area Structure Plan

This Conceptual Scheme is included within the boundary of the Central Springbank Area Structure Plan (CSASP). Council adopted the CSASP on October 2, 2001 as Bylaw C-5354-2001. The CSASP was adopted in conformity with the MDP.

The CSASP provides the policy framework for this Conceptual Scheme. This Conceptual Scheme has been prepared in recognition of all policies of the CSASP.

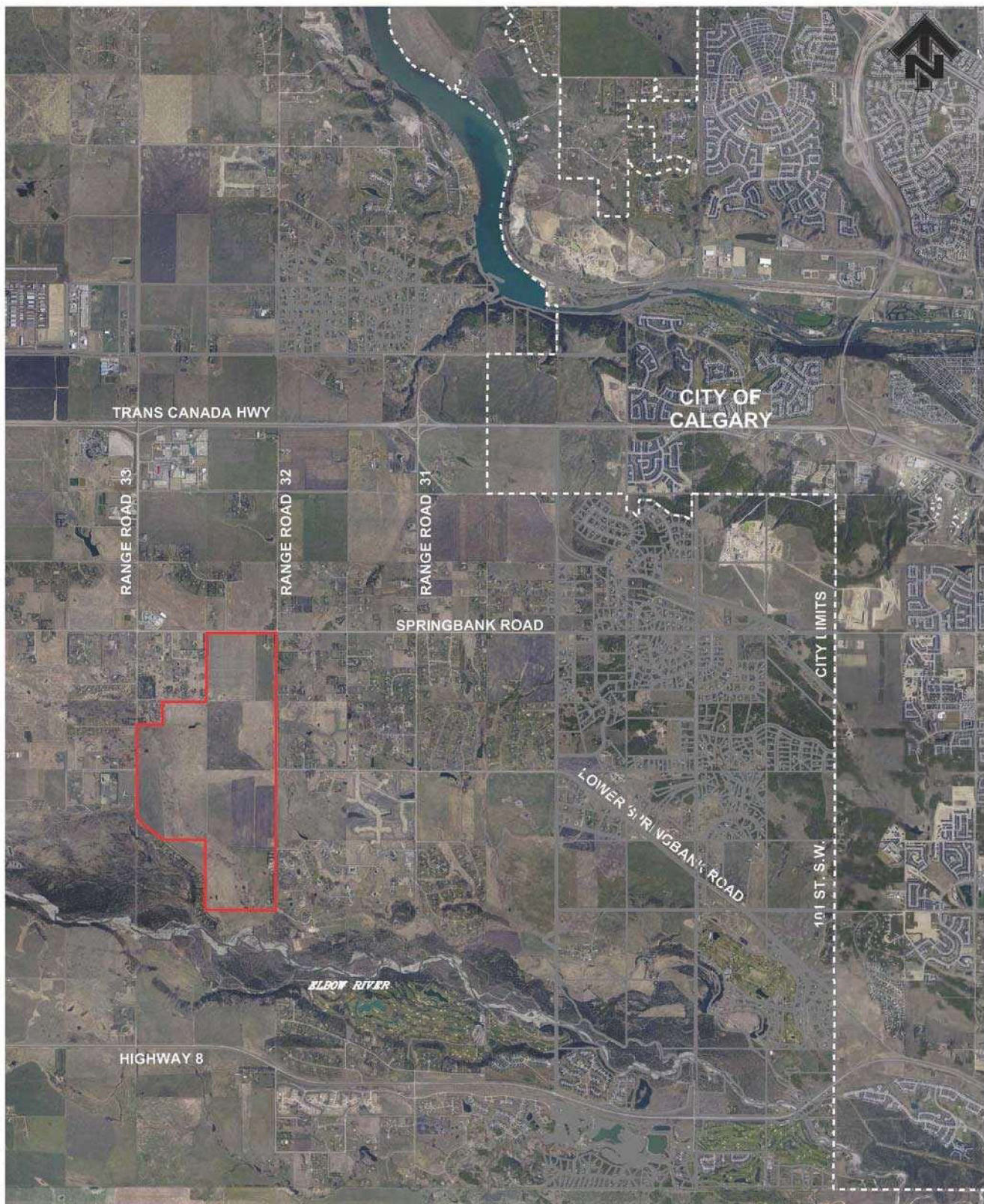
3.3 Location and Boundaries

The CSASP defined Conceptual Scheme boundaries for new residential development as illustrated on **Figure 1** and generally described as follows:

- Range Road 33 to the west
- Range Road 32 to the east
- Mountain River Estates and the Elbow River valley to the south
- Springbank Road to the north
- On the northwest by the boundary of Plan 9510094, and the west boundary of the NE 22 24-3-W5M and Township Road 243A.

The development cells are illustrated on **Figure 5** as follows.

- **Cell A: 563-478 acres**
- Cell B: 79 acres
- Cell C: 140 acres
- Cell D: 158 acres
- **Cell E: 85 acres**



Springbank Creek Conceptual Scheme

Figure 1:
Location

Springbank Creek
Conceptual Scheme
October 1, 2013

3.4 Current Ownership

The current ownership is illustrated on Figure 2 as follows:

Cell A

- ~~Paleozo Properties Inc. 530-445 acres~~
 - ~~NE 15 24-3-5. Plan 9411634 Lots 1 and 2. 160.52 acres.~~
 - ~~Portion of NW 15 24-3-5. 150.27 acres.~~
 - ~~Portion of SE 15 24-3-5 and closed road allowance. 134.61 acres.~~
- ~~Wilbur Willick, Descriptive Plan 0310130 Block 1 Lot 1; containing the original homestead.~~
- ~~Susan Willick, Portion of SE 15 24-3-5.~~

Cell B

- ~~Paleo~~
- ~~Masters Academy Education Society, Portion of East half of SE 22 24-3-5.~~
- ~~Paleozo Properties Inc., Portion of East half of SE 22 24-3-5. 1.5 acres.~~

Cell C

- ~~Marlaine MacKay, Susan Lucas. Portion of SW 22 24-3-5.~~

Cell D

- ~~1250895 Alberta Ltd., Portion of NE 22 24-3-5.~~
- ~~Bradley Young, Plan 0613841 Block 1 Lot 1.~~

Cell E

- ~~Paleozo Properties Inc. 84.63 acres~~
 - ~~West half of SE 22 24-3-5. 84.63 acres.~~

3.5 Land Use Context and Adjacent Land Uses

The majority of the Conceptual Scheme Area is designated RF Ranch and Farm District. ~~Cell E is designated for private school and athletic park and associated uses (DC116 as is currently zoned). Cell A is currently zoned as DC 154 and A-Gen, which remains unchanged.~~ The east half SE-22-24-3-5 known as Cell B is designated for a private school (Direct Control District DC 116).

The surrounding lands are mostly designated ~~R-2 District Rural & Country Residential District.~~ The most recent subdivisions in the surrounding areas are designated ~~R-1 District.~~ The subdivisions of 2 to 20 acres are for single detached homes.

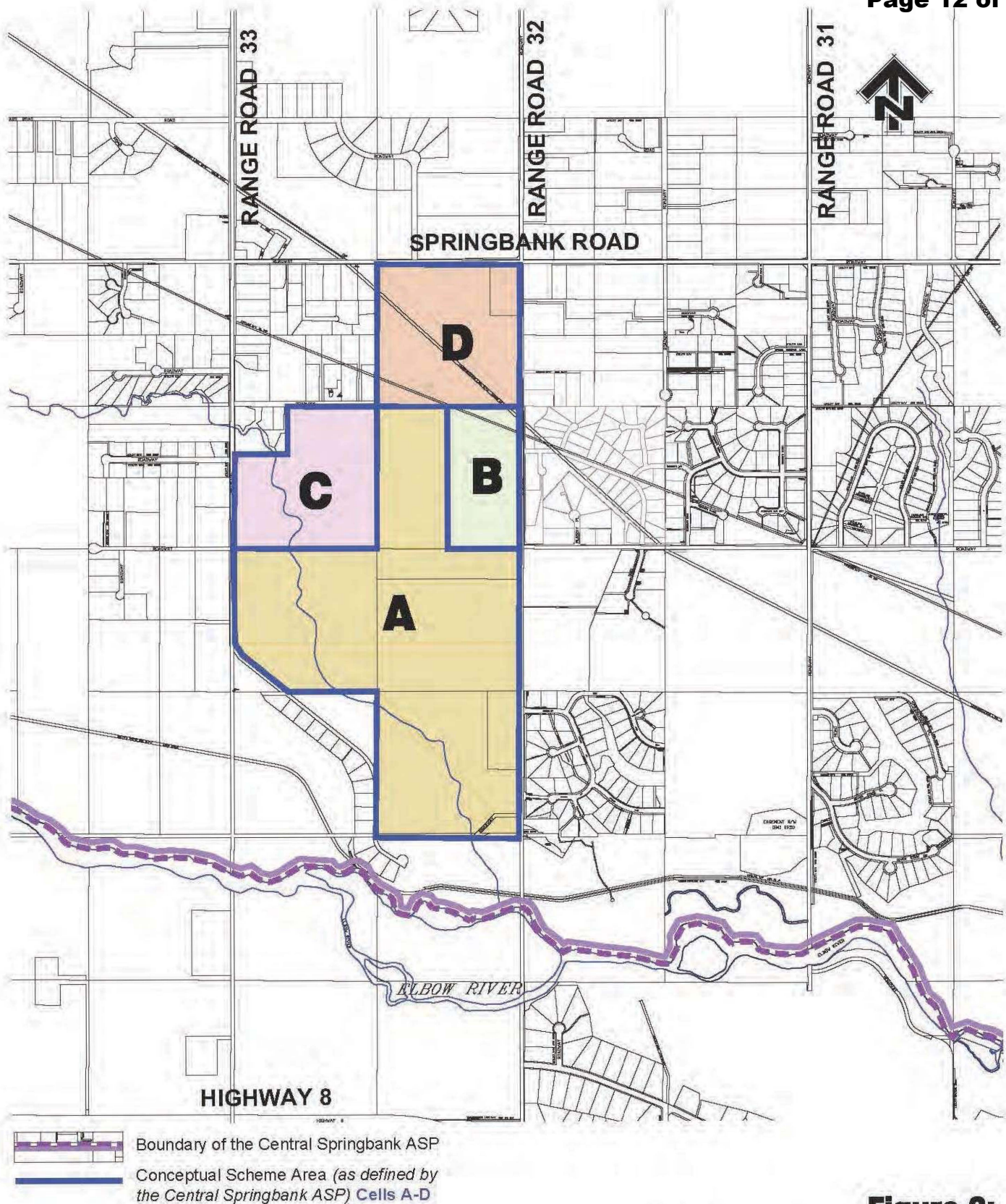


Figure 2:
CONCEPTUAL SCHEME
LOCATION and BOUNDARY

Springbank Creek
 Conceptual Scheme

October 1, 2013

4.0 SITE ASSESSMENT

4.1 Topography and Drainage

The dominant topographic feature is the Springbank Creek Valley. The complete drainage basin for Springbank Creek as identified in the CSASP Sub-Basin Study includes approximately 8,000 acres, or 50-quarter sections as shown on **Figure 3**.

The Springbank Creek valley floor ranges in width from approximately 18 to 83 metres. The valley depth varies from 6 metres in the northerly sections to as deep as 15 metres in the southerly sections where Springbank Creek meets the Elbow River valley. The slopes of the valley walls are generally in the range of 10% and, in some areas, vary to greater than 15% slope. Within the Conceptual Scheme boundary the Springbank Creek bed slopes from northwest to southeast at less than a 1% grade.

Most of the Conceptual Scheme Area drains to Springbank Creek with gentle slopes of 2 to 6 % including some large areas that are almost flat (**Figure 4**). Approximately 200 acres along the east side naturally drain eastwards to Cullen Creek. The landform generally slopes downwards from the highest portions in the northeast corner of the Conceptual Scheme Area (elevation 1191 metres) in a southwest direction towards the Springbank Creek valley. The southerly upland section is generally lower (elevation 1156 metres). The elevation of the creek bed as it leaves the Conceptual Scheme Area to the south is 1140 metres. A small hill in the centre of Development Cell A is the highest landform in the southerly portion of the Conceptual Scheme Area at elevation 1179 metres.

This Conceptual Scheme Area is generally lower in elevation than lands to the north and northeast and higher than lands to the east, which drain towards Cullen Creek. Lands to the west are generally at the same elevation.

Outside of the Springbank Creek valley, topography and drainage do not limit development of the Conceptual Scheme Area.

4.2 Biophysical Assessment

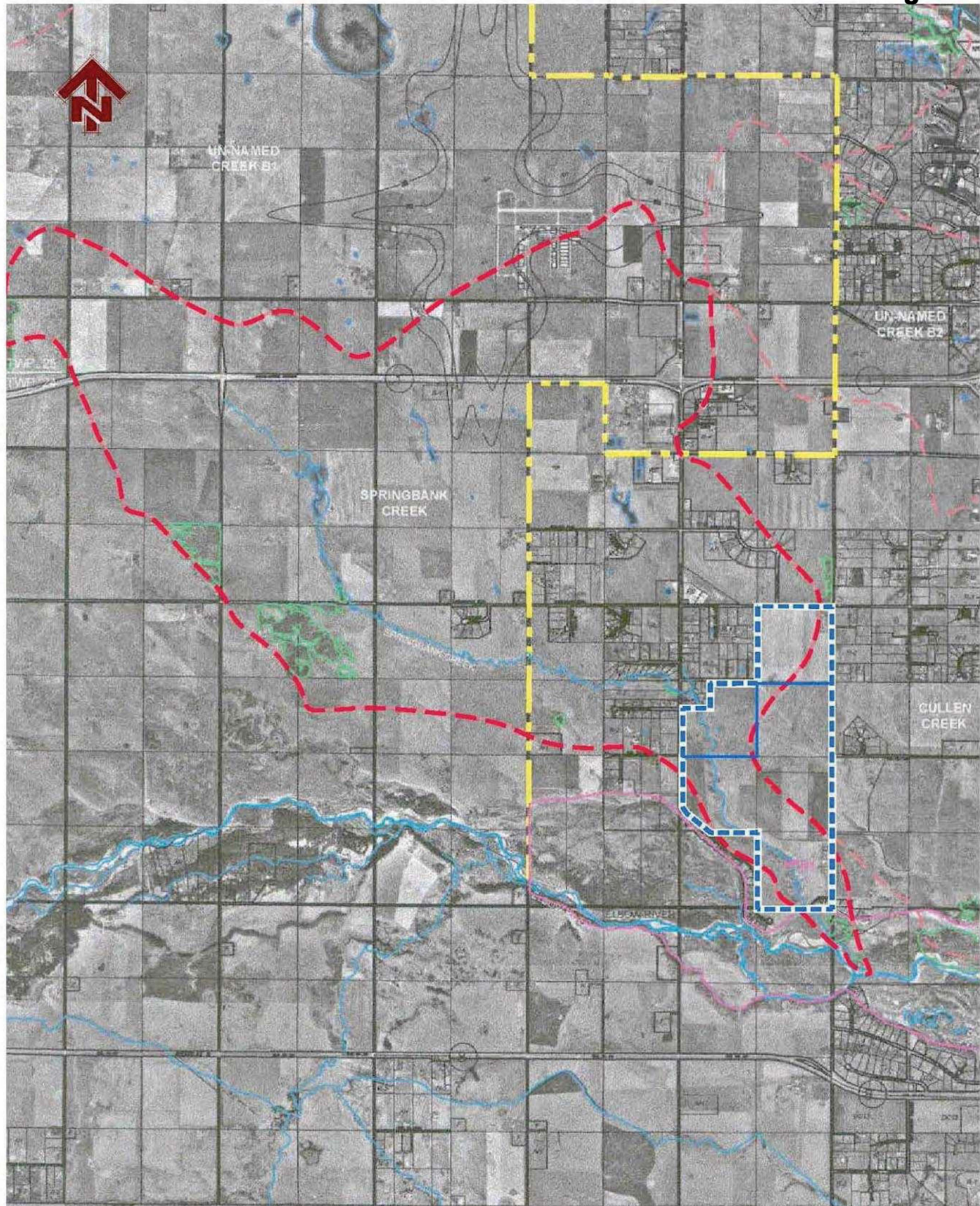
DEVELOPMENT Cells A and C

The Springbank Creek Conceptual Scheme is located in the Okotoks Upland Sub-region of the Parkland Eco-region. The Springbank Creek valley is identified as a Wildlife Movement Corridor and Wildlife Sensitive Area in the CSASP. The CSASP Sub-Basin Study identified wildlife habitat, vegetation, and fisheries potential in the Springbank Creek drainage basin.

For Cells A, B, C & E, Ducks Unlimited Canada prepared a Biological report for Development in April 1998. The report provides a biophysical assessment as related to waterfowl habitat within the creek valley and natural low area. A copy of this report is provided under separate cover.

For Cell A and E, HAB -TECH Environmental completed the "Biophysical Impact Assessment and Species at Risk Surveys Springbank Creek Lands", August 2009. A copy of the report is provided under separate cover. For Cell C, HAB-TECH Environmental completed field studies and an addendum to the report in June 2013.

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- Conceptual Scheme Boundary
- Springbank Creek Sub-Basin Area
(± 50 1/4 sections)
- Springbank Creek Sub-Basin Area Study Area Boundary

Image from the Central Springbank Area Structure Plan Sub-Basin Study (March, 2000)

Figure 3:
SPRINGBANK CREEK
SUB-BASIN AREA

Springbank Creek
Conceptual Scheme

October 1, 2013

DEVELOPMENT Cells B and D

A biophysical site assessment for Cells B and D is to be provided by those developers prior to development.

POLICY

- 4.2.1 For Development Cells B and D, a Biophysical Site Assessment must be prepared by the developer in accordance with County standards.

4.3 Vegetation

Large tracts of the upland areas have been cultivated and beef and dairy cattle have heavily grazed the remainder of the area including the Springbank Creek Valley for a number of years. Consequently, native vegetation has been replaced by smooth brome grass. Remnant native species that survived extensive grazing are only found on the steepest slopes in the creek valley. In wet seasons, small ponds that form in topographic lows support semi-aquatic marsh plants. Poplar and caragana shelterbelts are associated with the homestead site. Poplar trees, spruce trees, willows, cinquefoil, and buckbrush are thinly scattered in the southern portions of the creek valley.

The CSASP Sub-Basin Study states:

“Within the [Fisheries] R1 Reach area, mixed deciduous and coniferous cover is interspersed with complex wetlands. Highly complex riparian zone grasses, shrubs, and sedges also exist within this reach. The west bank of the creek bounded by Range Road 33 and Township Road 242 (Closed Road Allowance) contains mixed upland cover and grasses interspersed throughout an extensive dry (seasonally) coulee system. The vegetation of the remainder of the sub-basin (the uplands) is primarily grazed grassland with occasional forested blocks in the southern portion of the catchment.”

The Ducks Unlimited study states:

“The property consists largely of degraded grasslands with only limited woody vegetation along the lower end of Springbank Creek. There is almost no under story vegetation remaining in the aspen clones.”

It is anticipated that the recovery of the creek valley to a natural state will occur following the cessation of heavy grazing. The sensitive addition of native plant species in the valley as well as on residential lots will accelerate the natural processes.

The Ducks Unlimited study states:

“With removal of the heavy grazing pressure, the potential exists for the recovery of this native zone to a more or less natural state, although species undoubtedly have become depleted or lost from the original native seed bank. The southern pasture located in the southeast ¼ of Section 15, if cleaned up a little and simply protected, would not only be aesthetically very beautiful, but would eventually develop into an excellent semi-wooded wildlife area similar to portions of the Elbow River valley to the south. Over a longer period, it is likely that the woodlands would spread along this valley offering very attractive wildlife habitat. Protection of this stretch of the Springbank Creek valley would also provide a wildlife travel corridor linking the Springbank Creek and woodlands to the west with the extensive woodlands along the Elbow River. Such a protected wildlife corridor along the creek valley is not incompatible with low-density housing development on the adjacent higher ground.”

HAB-TECH reports that the majority of the planned development is located on habitats with low overall relative ecological significance largely because of past land disturbances. Development of the areas outside of the creek valley will not result in a significant negative effect on wildlife or vegetation in the

study area. Riparian grasslands and wetlands in the Springbank Creek valley should be retained through dedication of Environmental Reserve.

4.4 Wildlife

The Springbank Creek valley provides a wildlife movement corridor and day shelter for deer and coyotes that travel throughout the Springbank area and the Elbow River valley.

The CSASP Sub Basin Study states:

“There is high potential for fur-bearers, raptors, song birds, small mammals and ungulates within the lower reaches of Fisheries Reach 1. The remainder of the range provides migratory routes for high concentrations of ungulates (deer) that occupy the lands to the west.”

The author of the study has confirmed that while the upper limits of Fisheries Reach 4 are within the Conceptual Scheme Area, the lower reaches as referenced is to lands located south of the Conceptual Scheme Area within the Elbow River valley.

Raptor and magpie nesting sites have been identified in the treed portions of the Springbank Creek valley. While the songbird population has increased steadily in the surrounding residential areas because of year round bird feeders and seasonal lawn and garden irrigation, songbird habitat within the Conceptual Scheme Area is currently limited due to historic overgrazing. Development with extensive landscaping, hedgerows, and seasonal irrigation, will greatly improve habitat for songbirds, deer, and other small mammals.

As the Springbank Creek Valley becomes re-vegetated with native species, the wildlife habitat will continue to improve. (has this changed?) In accordance with Policy 2.1.2 d) and 2.5.4 I) of the CSASP, development adjacent to known habitat areas should consider restricting the number and/or range of domestic pets reducing any potential wildlife conflicts.

4.5 Waterfowl

Waterfowl habitat potential is limited to the creek channel and wetlands that may be present in the springtime. Historically, a seasonal wetland in Development Cell A may have supported waterfowl production; however, the area was drained for agricultural purposes. Any lands favourable to waterfowl production are limited to an unusually wet season that may occur from time to time. The establishment of permanent ponds in the creek valley and stormwater ponds in the upland areas would create potential waterfowl nesting areas.

The Ducks Unlimited study states:

“There is almost no permanent water on this property and any wetlands are seasonal in nature. The Creek and some of the peripheral wetlands present in the springtime do provide temporary habitat for returning spring migrant waterfowl. At the present time, the potential for waterfowl production is severely limited on this property due to the near total absence of suitable nesting cover resulting from the impact of over-grazing on the property, and the lack of permanence of the water bodies.”

4.6 Fisheries

This Conceptual Scheme Area is contained within the “Elbow River Special Planning Area” as defined in the CSASP. In the Elbow River valley, riparian habitat is highly developed and diverse. As stated in the CSASP Sub Basin Study:

“Fisheries Reach R1 (lower portion of Cell A) has high sensitivity and potential for sports fisheries usage and requires inventory and mapping. The Upper Reach Boundary is defined by winter base flow conditions. Riparian habitat is highly developed and diverse and therefore highly sensitive to sedimentation and increased flows as a result of runoff. It will require a well-developed storm management plan. Above R1 Reach boundary, the fisheries potential is nil.”

The author of the study has confirmed that the Upper Reach Boundary within the Conceptual Scheme Area has been heavily grazed and consequently the fisheries habitat, if any remains, has been degraded. A comprehensive multi-purpose storm water drainage plan including upland, creek channel, and riparian BMPs will greatly improve the creek corridor, increase overall wildlife habitat potential, reduce erosion in the creek channel and contribute to improved water quality and safeguard fisheries habitat in the Elbow River.

4.7 Wetlands

On August 11, 2003 Alberta Sustainable Resource Development Public Lands issued correspondence stating:

“None of the water bodies within the above lands are considered to be permanent and naturally occurring and thus are not claimable under Section 3 of the Public Lands Act. This includes Springbank Creek. Sustainable Resource Development has no claim to these water bodies.”

HAB-TECH reports 1.26 hectares of wetlands located in **Cell E** outside of the creek valley. For Cell C, there are 5 seasonal and 4 temporary wetlands outside of the creek valley for a total of 3.52 hectares. Approvals from Alberta Environment are required prior to subdivision approval where wetlands are involved.

As a result of discussions with the adjacent residents, the semi-permanent wetland identified by HAB-TECH located in the south end of the Conceptual Scheme Area may be habitat for salamanders. In accordance with Policy 2.5.4 b) of the CSASP, a variety of methods are appropriate to retain and protect this potential sensitive area such as environmental reserve easements, open areas, conservation easements and/or homeowner association caveats.

POLICY

- 4.7.1 Prior to subdivision endorsement, the developer shall compensate Alberta Environment for loss of wetlands in development areas as required by Alberta Environment.
- 4.7.2 The wetland generally as shown on Figure 7 located in the southwest portion of **Cell E** in SE-15-24-3- 5 shall be dedicated as Environmental Reserve or Environmental Reserve Easement at the subdivision stage to the satisfaction of the County.
- 4.7.3 Wetlands and riparian grasslands in the Springbank Creek valley shall be retained as natural features through the dedication of Environmental Reserve in accordance with County standards.

4.8 Environmental Site Assessment

DEVELOPMENT Cells A, B and E

Curtis Environmental Engineering Inc. has completed a Phase 1 Environmental Site Assessment, dated January 2004, for Development Cells A, and B. The report is submitted under separate cover. The assessment states:

“Curtis Environmental has found that there are no environmental concerns from past use of the property or surrounding area. From our on-site inspection, Curtis Environmental has found no environmental concerns from present use of the property or surrounding area. However, the following comments are presented regarding the site and surrounding land use:

- a) The site has historically been used for agricultural purposes.*
- b) Some lead based paint, asbestos containing material and polychlorinated biphenyls may be found in the building materials of the current residences and farm buildings.*
- c) No evidence of spills, leaks or releases of any hazardous substances have been noted at the time of site inspection, however, and three (3) underground petroleum storage tanks are located adjacent to Range Road 32 at the original homestead site (Development Cell A & E). These tanks are not registered with the Petroleum Storage Tank Association of Alberta and do not meet the current requirements of the Alberta Fire Code.”*

DEVELOPMENT Cells C and D

An environmental site assessment is for Cells C and D is to be provided by those developers as necessary prior to development.

POLICY

- 4.8.1 For Development Cells C and D, an environmental site assessment shall be prepared by the developer in accordance with County Standards.

4.9 Archaeological and Historical Assessments

DEVELOPMENT Cells A, B and E

In 1997 and 2004, Bison Historical Services conducted a Historical Resources Impact Assessment (HRIA) for Development Cell A, B and E. The HRIAs identified prehistoric archaeological sites, and two sites were deemed to have significant scientific and historic potential. Bison Historical Services recommended that development near sites within the Springbank Creek valley be avoided.

Three historic standing structures were deemed to have limited historical and architectural significance and no mitigation measures were recommended.

The Bison Historical Services reports are submitted under separate cover.

DEVELOPMENT Cells C and D

A Historical Resources Overview completed on Development Cell C recommends an Historical Resources Impact Assessment before development approval. A HRIA should also be carried out on Development Cell D prior to development approval.

POLICY

- 4.9.1 For development Cells A and B, archaeological sites shall be identified in the subdivision application and any sites located in the Springbank Creek Valley that have significant scientific potential and should be protected through dedication of Municipal Reserve and Environmental Reserve.
- 4.9.2 For Development Cells C and D, a Historical Resources Impact Assessment should be prepared by the developer in accordance with County standards.

4.10 Geotechnical Investigation

DEVELOPMENT CELL A & E

In 2004, Curtis Engineering Associates Ltd. carried out a geotechnical investigation of Development **Cell A, B and E**. The surface slopes on the uplands region of the site range from 2% to 8% while slopes in the Springbank Creek areas of the development are in a range of 10% to greater than 30%. Upland areas of the site may be developed as residential and institutional, while the Springbank Creek valley should be primarily retained as open space. At the subdivision stage, the County requires a full slope stability analysis by a qualified professional geotechnical engineer, for slopes 15% or greater and greater than 2 meters in vertical height. A full slope stability analysis is required for any slope greater than 10%, greater than 1m in vertical height with a water body at or near the toe of the slope.

In 2012, MacIntosh Lalani Engineering Ltd. investigated bore holes in a portion of **Cell A & E** for the first phase subdivision on the west facing slopes of the creek valley. They recommend that while there are areas where setbacks are not required in terms of slope stability, there are other areas where a setback of up to 20 metres from the crest of the valley slope is necessary. No disturbance should occur on the slopes in order to maintain a factor of safety of 1.5. Any future disturbance to the slopes should be reviewed by a qualified engineer.

DEVELOPMENT Cells B, C and D

Assessments of development Cells B, C and D will be carried out by those land owners.

POLICY

- 4.10.1 Buildings should be setback from the Springbank Creek valley as established by the slope stability analysis. Steeper slopes should be protected from development and retained as open space.
- 4.10.2 At the subdivision stage, the developer shall engage the services of a qualified Geotechnical Engineering. The report shall evaluate the soil characteristics, existing groundwater conditions and development constraints in relation to the Springbank Creek Valley in accordance with County standards.
- 4.10.3 For Development Cell C and D a Geotechnical Investigation must be prepared by the developer in accordance with County standards.

4.11 Flood Hazard

There is no flood hazard in Cells B and D.

DEVELOPMENT Cells A and C

In Cells A and C, in the most severe conditions, floodwaters will be contained within the riparian areas of the Springbank Creek valley. There is no risk to flooding residential lots located on the surrounding upland areas 6 to 15 metres above the creek channel.

POLICY

- 4.11.1 The developer of Cells A and C shall identify flood hazards in accordance with County Standards at the subdivision stage.

4.12 View Plain Impact Analysis

Views of the Elbow River valley, the foothills, and the Rocky Mountain horizon are important to residents of Central Springbank. The visual analysis as shown on **Figure 4** demonstrates that the existing developments to the north and west of the Conceptual Scheme Area are higher in elevation and therefore future development will have a minimal impact on their long horizon views. ~~Residential subdivisions to the northeast and east currently have partially screened long horizon views due to their lower elevations relative to the higher uplands in the center of the Conceptual Scheme Area. Their views will be marginally impacted by future development.~~ This likely has changed since this document was made as surrounding developments have now been developed

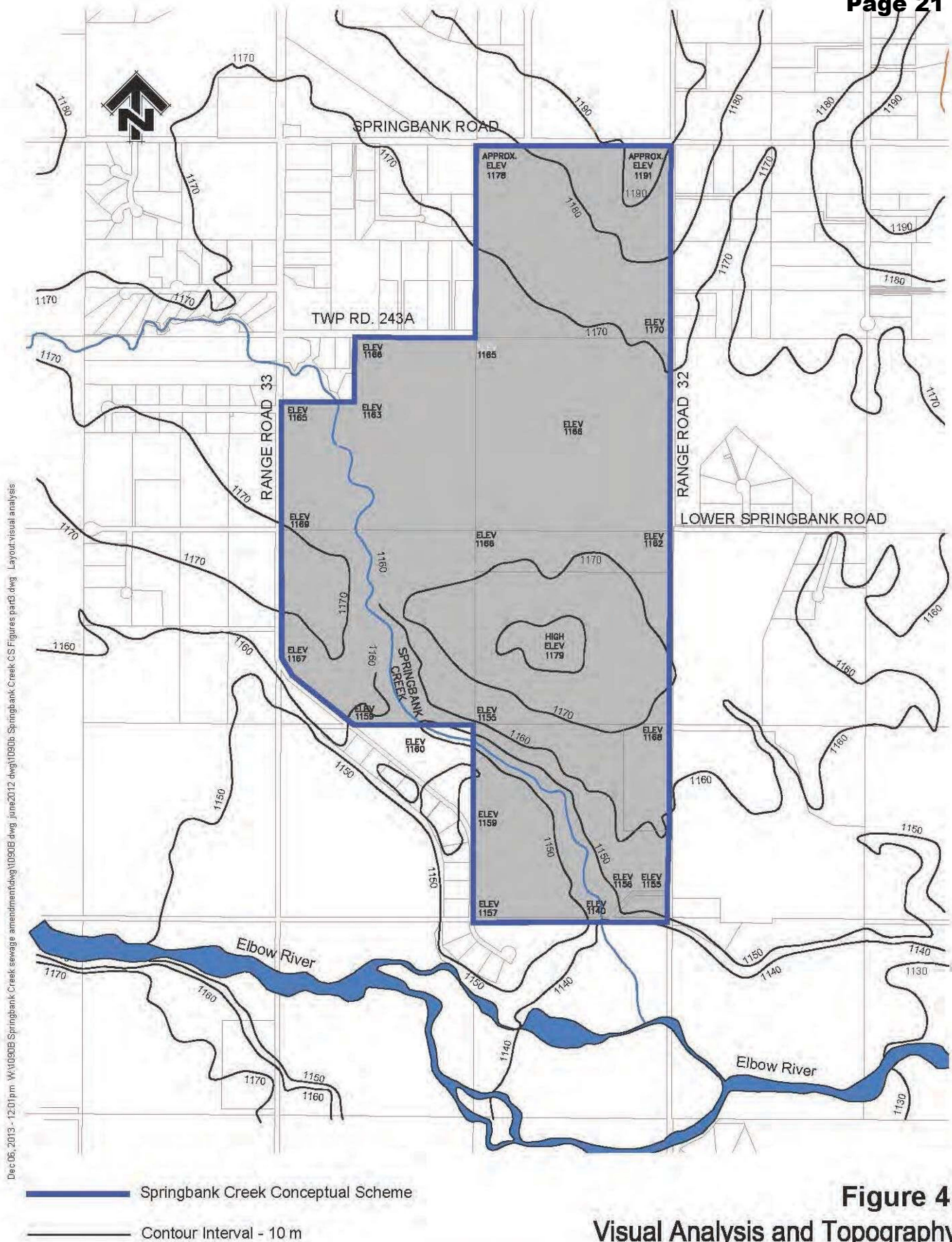


Figure 4:
Visual Analysis and Topography

Springbank Creek
Conceptual Scheme

October 1, 2013

5.0 LAND USE POLICIES AND GUIDELINES

5.1 Land Use

As a New Residential Community the development will be single detached residential housing and open space.

The Conceptual Land Use is illustrated on **Figure 5** Residential lots and natural open space are the primary components of Cells A, C and D.

The Cell B is for a 75-acre campus style institutional area that will retain large areas of open space. The site will allow them to develop an environmentally sensitive campus with ample green space.

Other land uses as described in the Central Springbank ASP, such as seniors housing may be located within the project area and detailed in subsequent amendments to this Conceptual Scheme.

Preservation of the Springbank Creek valley as a District Park is one of the most significant features of the Conceptual Scheme as illustrated on **Figure 5**. The open space will provide the elements necessary to emulate the rural and country style character envisioned for the Conceptual Scheme Area.

POLICY

5.1.1 The Land Use Districts Land Use Bylaw C-4841-97 as amended, as well as Direct Control Districts with Residential Guidelines should form the basis for land use redesignation applications.

5.1.2 With the exception of Home- Based Business, Type 1, as allowed within Section 46, Residential One District (R-1) of Land Use Bylaw C-4841-97, no applications for Business Development will be accepted within the Conceptual Scheme boundary.

5.2 Density and Lot Size

The policies of the CSASP, Section 2.9.4 New Residential Areas state the following:

“2.9.4.e) Minimum allowable parcel size is 0.8 ha.”

“2.9.4.f) The number of lots allowed is 64 units on a quarter section.”

“2.9.4.g) Notwithstanding policy 2.9.4 (e) and (f), the minimum parcel size may be reduced to a minimum of 0.4 ha (1 acre), if justified on a basis of additional open space, subdivision design, or environmental features related to the site through the preparation of a Conceptual Scheme and Direct Control District Bylaw.”



October 1, 2013

The policies of the CSASP for density shall apply unless otherwise provided in an amendment to this conceptual scheme. CSASP policies may be amended over time. Density will be established for each development phase as a portion of the entire plan area and will adhere to the policies of the CSASP in place at the time of application.

The maximum number of dwelling units based on 64 units per quarter section or equivalent is as follows:

Development Cell	Dwelling Units Maximum
A. 478 acres	183
B. 79 acres	none
C. 140 acres	56
D. 158 acres	63
E. 85 acres	none

DEVELOPMENT Cells C and D

The developers of Cell C and D will determine the applicable density and lot size through an amendment to this Conceptual Scheme.

DEVELOPMENT Cell B

Cell B is designated for a private school.

DEVELOPMENT Cell A & E

For Cell A, the lots will range from 1.0 to 2.0 acre. The development of 1.0 acre lots allows more land for open space as compared to a 2.0 acre lot plan.

In conformity with the policies of the CSASP, the 1.0 acre lots are justified on the following basis:

- “Additional open space” by the dedication of:
 - municipal reserve (62 acres),
 - environmental reserve (74 acres)
 - additional open space of approximately 27 acres privately owned with public access.
- “subdivision design” where all lots are serviced by a shared water, fire-fighting infrastructure and sewer utility that eliminates the need for individual water wells and private sanitary sewage disposal fields.
- “environmental features related to the site”. The Cell A concept plan is a classic “conservation cluster” design which is a balance of residential lots, privately owned open space and publicly owned open space in the creek valley. Each and every residential lot has access to a roadway in the front and a public accessible pathway or walkway in the rear or side of the lot. The creek valley is the highest quality environmental feature that is to be retained, rehabilitated and enhanced through appropriate park features by the developer.
- “Direct Control District Bylaw” is proposed for Cell E developments.

POLICY

5.2.1 For Development Cells C and D, density and minimum lot size will be determined by the developers through an amendment to this Conceptual Scheme in accordance with County standards.

5.2.2 For Cell A, the maximum density is 64 units on a quarter section or equivalent.

The maximum number of units is 183.

5.2.3 For Cell A, the minimum lot size is 1.0 acre.

5.3 Architectural Guidelines

The house designs will be chosen from a range of styles including French Provincial, Tudor Revival, Craftsman, Colonial, Georgian, and Contemporary Classic. Building areas will be determined in conjunction with the landscaping site development guidelines. Lot orientation and building areas will be established to protect visual corridors to the mountains and the valleys.

Input from adjacent residents identified concerns regarding the impact of lighting on adjacent properties and the desire to maintain a more subdued night time environment. Dark Sky Standards as per International Dark Sky Policy shall be implemented and no street lights standards shall be permitted.

The following design elements will be required for all residential dwellings:

- Elevations of all buildings must demonstrate consistent treatment of exterior materials, window details, reveals, changes in plane, and rooflines.
- Stone and brick will be primary exterior finishing materials. Stucco and wood siding will be secondary finishing materials.
- With exceptions limited by site design, garage doors should not directly face the street. Side or angled entries are preferred.
- Colours shall be based on natural environment earth tones. Bright colours or pastels will only be allowed as trim accents.
- Front entries should be visible from the street.
- Rooftop venting and chimneys shall be finished to match the building style.
- Roof materials shall be fireproofed shakes, tile, slate, concrete, premium asphalt, or metal.
- Houses on the same street frontage shall not have substantially similar elevations within five lots of each other.
- Rainwater leaders and soffit shall be compatible in colour with the trim bands.
- On corner lots, buildings shall have the two elevations facing the street consistent in terms of design, materials, and detailing.

POLICY

- 5.3.1 Architectural guidelines shall be established as part of the tentative plan of subdivision.
- 5.3.2 Development standards and architectural guidelines shall be registered against the title of all properties and administered by the developer and/or a Homeowners Association.
- 5.3.3 Detailed landscaping and water conservation guidelines shall be registered against the title of all properties and administered by the developer and/or a Homeowners Association.
- 5.3.4 The community shall be developed according to a low-light policy (dark skies principles). Associated lighting shall be designed in a manner sensitive to a rural setting, all of which will be ground oriented and offer reduced levels of lighting within the community.

5.4 Landscaping Guidelines

The main concept in the development of a landscape character for the community, on both public and private lands, is to maintain a high percentage of natural and informal landscapes. This approach will reinforce the theme of living in a community that balances new residential development with the natural landscape features in the Springbank area. Through the implementation of landscape guidelines for both public and private lands, the community will develop a consistent character of vegetation and landscape elements that enhance the architectural expression of the community.

Lot landscaping layouts will be designed using hardy plant materials to reflect the natural patterns found regionally. Large areas of turf will be minimized. The visual experience of the community should provide the impression of a landscape that has been retained rather than introduced. The visual quality of the lot from all sides will be carefully considered. Landscape planting will be used to frame and enhance views of the Springbank Creek valley, the Elbow River valley, and the mountain vistas. Site grading will be minimized and respect the existing slopes and drainage conditions. Wherever possible, existing vegetation is to be retained. Lot layout plans will include designs for on-site storm water BMPs.

The consistent use of plants, shrubs, trees, and grasses appropriate to the region will be part of the detailed Landscape Plan. The use of trees in natural groupings rather than in formal layouts will be encouraged on private lots. If trees are planted in formal lines, they should be placed where long views or axial conditions such as driveways are present. The manicured landscape should be carefully interfaced with the natural landscape. Transitions using natural rock, wildflowers, and native vegetation are encouraged. Vegetation should be placed in natural groupings and should be used to soften structures such as fencing and other site furnishings.

Specific landscaping details will be required for each residential lot in order to provide for consistent, high quality landscaping standards throughout the development and to minimize the use of water for landscaping purposes. More drought resistant plants will be encouraged as well as the use of rain barrels and cisterns to minimize potable water use for irrigation purposes. Best management practices shall be integrated into the residential development and common areas to minimize water consumption.

Driveways and pathways should be laid out to reflect natural grades. Driveways should not be excessive in width and widen only near the garage door and parking areas. Site structures such as gazebos, patios, decks, retaining walls, and planters should be designed to be appropriate to the scale and aesthetic of the house, and complement the existing and proposed landscapes.

Additional general landscape guidelines are as follows:

- A minimum of 6 trees per lot will be included in the landscape guidelines for the building and landscaping areas of the lots. Trees should be planted in large groups emulating natural tree stands and complemented by high headed shrubs and grasses within the planting beds. Individual trees should be carefully placed to ensure full maturation and size (Aspen, American Elm) or appreciation of flowering during spring season (Mayday, Dolgo Crab.)
- Site grading will be strictly controlled and primarily confined to the building construction area and driveways.
- Impervious surfaces, not including the residence, comprised of asphalt, concrete and/ or paving stones should not exceed 25% of the total lot area.
- Landscaping within the building area should be consistent with the surrounding landscape theme of the lot.
- Planting adjacent to the house and garage should be considered in terms of scale, texture, and colour. Trees planted alongside structures in the building area should be selected for ornamental and complimentary qualities, and also provide practical functions such as shade and wind protection.
- The use of hedgerow shrub planting and vines to soften fencing will be encouraged.
- Site grading will be minimized and appropriate for storm water best management practices.
- The use of manicured turf is to be limited.

POLICY

- 5.4.1 Landscaping guidelines shall be established as part of the tentative plan of subdivision. The landscaping guidelines will ensure a variety of trees will be planted on each lot.

5.5 Compatibility with Adjacent Development

The surrounding subdivisions are zoned Residential One District and Residential Two District. In order to achieve compatible Land Use with these existing residents, development proposals should be similar.

5.6 Open Space, Municipal Reserve and Environmental Reserve

In order to facilitate the establishment of a connective open space system, Municipal Reserve and Environmental Reserve will be provided by a full dedication of land as illustrated conceptually on **Figure 7**. Municipal Reserve lands and Environmental Reserve lands within the Conceptual Scheme Area should be concentrated in the Springbank Creek valley to create the Springbank Creek District Park as identified by the Rocky View West Recreational District. Through the creation of the Springbank Creek District Park, the Springbank Creek valley would be conserved as a significant wildlife movement corridor. The valley habitat can be enhanced and improved through a planting program, effectively restoring the open space to a natural rural landscape.

At the subdivision stage the developer will install corner pin boundary markers adjacent to public lands in accordance with County standards.

An approximately 15- acre site has been identified as a potential Municipal School Reserve site in the Montebello Conceptual Scheme area located east of Range Road 32. Given the proximity of the Conceptual Scheme Area to the existing Rocky View School District sites along Range Road 33 and this additional potential school site, no Municipal School Reserve site is proposed within the Conceptual Scheme Area.

This plan provides a linked open space system of privately owned and publicly accessible open space, municipal reserve and environmental reserve. The lands are accessible to all residents of the County to establish a system of safe and convenient walkways between the Springbank Creek District Park and adjacent developments. Walkways will be constructed to a standard acceptable to the County. The pathway connections will be at the discretion of the County. Lands proposed to be dedicated as open space will be identified with the land use redesignation and subdivision applications. **Figure 11** illustrates typical boundary marker signage.

CELL A

Common ownership of Development Cell A provides the opportunity to transfer Municipal Reserve dedication from 4-quarter sections into the Springbank Creek valley to enhance and enlarge the size of the district park. The policies of Sections 2.6.3, 2.6.4 and 2.6.5 of the CSASP will apply.

The general breakdown of open space in Cell A is approximately as follows:

Total site area: 483 acres

Environmental Reserve dedication: 73 acres

Developable area: 490 acres

Municipal Reserve land dedication: 61 acres

Includes Municipal Reserve deferred from the private school site in Cell B: 5.97 acres

Open space with pathways accessible to the public on private lands: 27 acres.

Public Utility lots for storm water management: 16 acres.

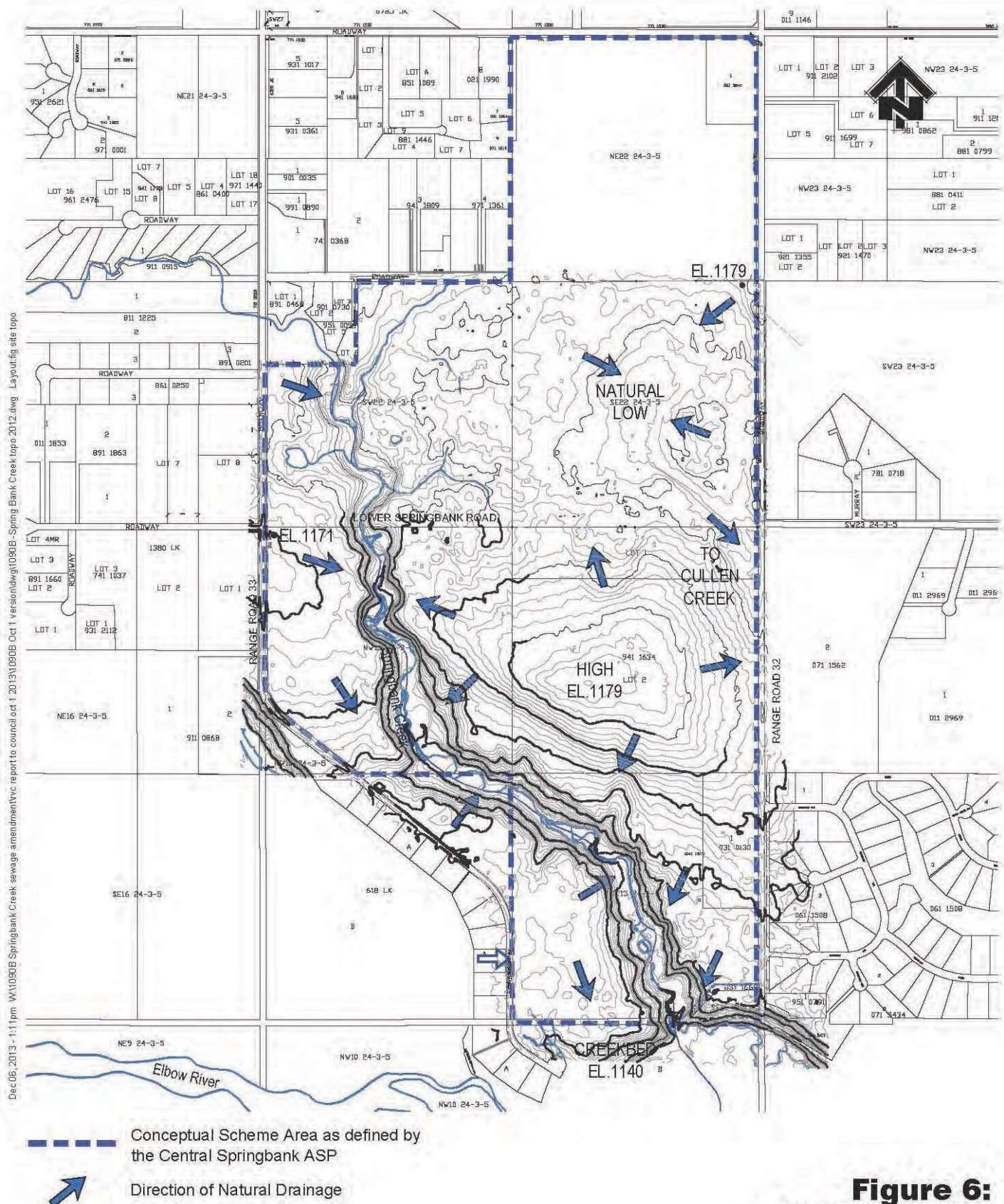


Figure 6:
Site Topography
and Drainage

Springbank Creek
Conceptual Scheme

October 1, 2013



Figure 7:
Open Space System

Springbank Creek
Conceptual Scheme

October 1, 2013

CELL B

Most of the municipal reserve dedication in Cell B (5.97 acres) has been transferred to Cell A in order to create the Springbank Creek park. Municipal reserve land of 1.93 acres is to be dedicated on the west side of Range Road 32 for the regional pathway link.

The general breakdown of open space in Cell B is approximately as follows:

Total site area: 79 acres
Environmental Reserve dedication: none
Developable area: 79 acres
Municipal Reserve land dedication: 1.93 acres
Municipal Reserve deferred to Cell A: 5.97 acres
Public Utility Lot for storm water management: 5.4 acres

CELL C

The Springbank Creek Valley in Cell C should be protected from development by the dedication of private open space, municipal reserve and environmental reserve similar to Cell A. Details are to be determined by the land owner through an amendment to this conceptual scheme in accordance with County standards.

The general breakdown of open space in Cell C as is approximately as follows:

Total site area: 139.61 acres
Environmental Reserve dedication: approximately 13 acres
Developable area: approximately 126 acres
Municipal Reserve land dedication required: approximately 12.5 acres
Open space accessible to the public on private lands: to be determined
Public Utility Lot for storm water management: to be determined.

CELL D

For Cell D, open space, municipal reserve and environmental reserve will be determined by the land owner through an amendment to this conceptual scheme.

The general breakdown of open space in Cell D as is approximately as follows:

Total site area: 158 acres
Environmental Reserve dedication: none
Developable area: 158 acres
Municipal Reserve land dedication: 15.8 acres
Open space accessible to the public on private lands: to be determined
Public Utility Lot for storm water management: to be determined.

POLICY

- 5.6.1 Dedication of environmental reserve and municipal reserve lands in Cell A, Cell B and Cell C is primarily to create the Springbank Creek District Park and the regional pathway network.
- 5.6.2 In Cell A, privately owned lands to be dedicated with full public access will be identified at the subdivision stage and conform generally to the images shown in this Conceptual Scheme.
- 5.6.3 In Cell C and Cell D, lands to be dedicated as private open space, municipal reserve and environmental reserve are generally shown on Figure 7 and will be identified in an amendment to this Conceptual Scheme.
- 5.6.4 Environmental Reserve in Cell A and C will be dedicated on the steep slopes of the Springbank Creek Valley and the floodplain of the Springbank Creek in accordance with County standards.
- 5.6.5 The developer shall establish a home-owners association charged with the responsibility for operation and maintenance of public open space and private open space.
- 5.6.6 The privately owned open space shall include public access agreements that function to connect to municipal reserve and environmental reserve lands and pathways.
- 5.6.7 The developer of Cell A and Cell C shall provide amenities related to the Springbank Creek District Park including but not limited to signage, parking areas, benches, receptacles, and other items as determined by the County.
- 5.6.8 The wetland generally as show on Figure 7 located in the southwest portion of Cell A in SE 15 24-3- 5 shall be dedicated as Environmental Reserve or Environmental Reserve Easement at the subdivision stage in accordance with County standards.

5.7 Transportation Network and Improvements

In 2007, MMM Group completed the 2007 TIA Update Report for 42 lots in Cell A located north of Lower Springbank Road which is designated Direct Control District (DC 116). Cell E as amended.

In 2009 a Traffic Impact Analysis (TIA) was carried out by Bunt & Associates and is submitted under separate cover. While the TIA was based on an earlier and larger scale development concept, the conclusions drawn in the TIA will not be substantially different on this Conceptual Scheme. Updates to this original TIA reflecting more current and specific development plans for each Development Cell may be provided, if required, at the tentative plan stage.

In 2012, MMM Group completed the 2012 TIA Update Report for the proposed 43 lots in Cell A located south of Lower Springbank Road. The conclusions of both reports are relevant and largely unchanged over the time period. The extension of Lower Springbank Road is required to the access point of Cell A, B, C and E. An emergency access may be required. The capacity analysis shows that all intersections will operate at LOS "C" or better, post development by the year 2015. There are no significant differences between the results from the 2015 post development scenario compared to those previously forecast for the 2009 post-development scenario. Cell E as amended by Bunt & Associates TIA.

POLICY

5.7.1 The County will require updates to the TIA reflecting current and specific development plans for each development Cell at the land use application or subdivision application stage in accordance with County standards.

5.7.2 The County shall establish the required upgrades and resurfacing of municipal roadways and intersections in conjunction with the phasing of developments. The County shall establish the timing of these improvements. The costs will be borne by the developer. Cost may be recovered through the Infrastructure Cost Recovery Policy.

5.8 Roadway Connections

Access to the Conceptual Scheme Area will be provided from Range Road 33, Range Road 32, Lower Springbank Road and Springbank Road.

The private school site in Cell B will access primarily to Range Road 32 and Lower Springbank Road. The private school site is anticipated to have two entrances along Range Road 32 at approximately 400 meters and 600 meters north of the intersection with Lower Springbank Road. The exact spacing and access details of the entrance locations and timing for any required improvements on Range Road 32 such as turning lanes will be addressed at the development permit stage.

Access between Development Cells can be accommodated at the locations generally as shown on **Figure 5**. Emergency access and evacuation links are proposed generally as shown on **Figure 5**.

The Conceptual Scheme envisions vehicular crossings of Springbank Creek generally as shown on **Figure 5**. Locations of Creek crossings are selected to reduce disturbance to the Creek valley and steep slopes. These vehicular crossings will be designed sensitively to accommodate pedestrian trails and wildlife movement.

Roadway crossings of the Springbank Creek valley are essential to provide a safe and efficient transportation network for Central Springbank as well as provide access to lands on both sides of Springbank Creek. The Lower Springbank Road creek crossing provides an alternative access to the existing and future developments along Range Road 33, south of Springbank Road, as was identified in the Central Springbank Transportation Network Study. The creek crossing in Cell A is required to provide access to the southwest corner of the Conceptual Scheme Area that would otherwise be isolated, as no other public road access exists.

The exact details of the creek crossings will need to be approved by all necessary regulatory agencies including the County, Alberta Environment and the Federal Department of Fisheries and Oceans to ensure there is minimal impact on the creek valley and wildlife movements while ensuring safe vehicular crossings. These details will need to be provided before land use approval for any of the residential lands requiring an access roadway across the creek valley.

Development Cell D can obtain access from Springbank Road, Range Road 32, and through Cell A & E. Development Cell A & E will provide access to adjacent Development Cells as deemed necessary by the County.

POLICY

- 5.8.1 If necessary, access to adjacent Development Cells may be provided at temporary locations until such time as the County approves permanent connections.
- 5.8.2 Detailed designs of the creek crossings will be to the satisfaction of regulatory agencies including the County, Alberta Environment and the Federal Department of Fisheries and Oceans.
- 5.8.3 Deep utilities may be permitted inside or outside of the road structure in accordance with County standards.
- 5.8.4 No emergency access linkage shall be provided to the Mountain River Estates private road at the request of those residents.
- 5.8.5 For residential lots, there will be no direct access to Springbank Road, Lower Springbank Road, Range Road 32 and 33.
- 5.8.6 A turn-around bulb at the south end of Range Road 33 at the entrance to Mountain River Estates shall be provided.

5.9 Pathway Connections

In accordance with Policies 2.6.5 and 2.9.4 i) of the CSASP, a connective walkway system is illustrated conceptually on **Figure 8**. The Springbank Creek valley offers an opportunity to create a walkway and open space connection. As illustrated in **Figure 8** a linkage through Development Cell A & E and along the Springbank Creek valley is provided. The location of the Regional Pathway link within the Springbank Creek Valley will be detailed at the subdivision stage.

Regional pathway linkages across all development cells must be included with subdivision plans. Extensions of the internal pathway networks between all development cells are required.

POLICY

- 5.9.1 The location of the pathway linkages shall be established generally as shown on Figure 8 in accordance with County standards and to complement the adjacent subdivision plan.
- 5.9.2 The developer at his sole cost shall construct regional pathways and local trails including road crossings, and parking lots in accordance with County standards.
- 5.9.3 The developer shall provide signage, pavement markings, and other safety features at pedestrian crossings at locations.
- 5.9.4 Pathways and trails shall be designed as a fully connected network.

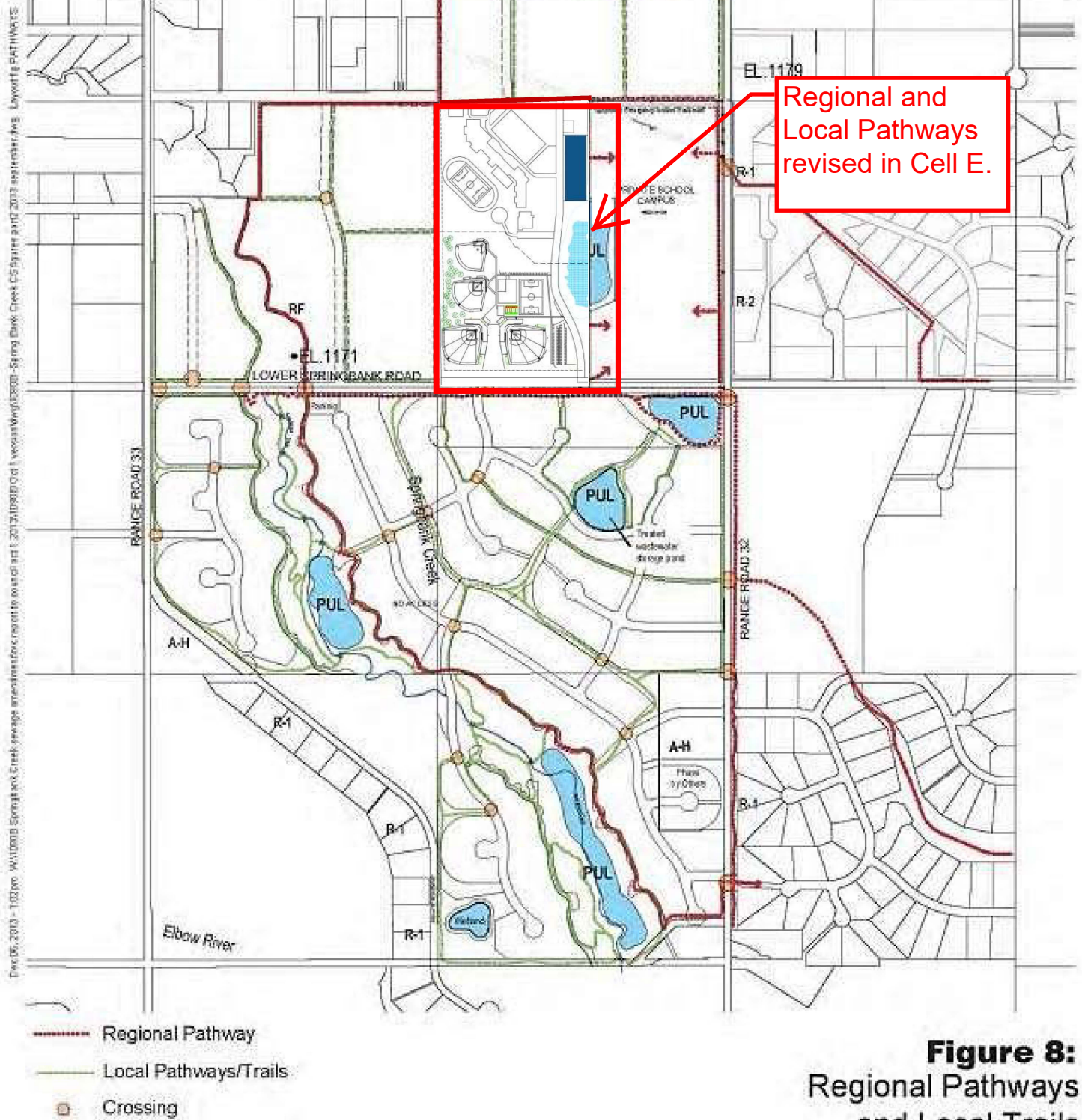


Figure 8:
Regional Pathways
and Local Trails

Springbank Creek
Conceptual Scheme

October 1, 2013

5.10 Wastewater Servicing

Developments within the Conceptual Scheme Area will be designed as part of a regional wastewater system. Pending the development of a regional system, a tertiary level wastewater treatment system using sprinkler irrigation of forage crops and evaporation of treated wastewater will be considered by the County as shown generally on **Figure 9**. There is no traditional lagoon for treating wastewater.

Over-sizing of the wastewater mains may be required to accommodate adjacent developments in addition to any offsite areas included in the regional servicing strategy.

The treatment plant and disposal area as shown on **Figure 9** is primarily for Cell A development. The system in Cell A is an incremental contribution to a Regional servicing solution for all of Springbank.

The wastewater treatment plant can be enlarged to treat wastewater from Cell B, Cell C, Cell D and other local subdivisions. The disposal of treated wastewater by spray irrigation must be handled on the development Cells where the wastewater originates, or, alternately, disposal of treated wastewater to the Elbow River valley.

Individual private sanitary disposal systems will not be accepted.

POLICY

- 5.10.1 Sanitary sewer servicing within the Springbank Conceptual Scheme shall be designed to connect to regional servicing systems.
- 5.10.2 Notwithstanding Policy 5.10.1, sanitary sewer servicing may be provided by a tertiary level treatment system and using spray irrigation and evaporation of treated wastewater during the interim stage, pending ultimate availability of a regional servicing system and, or disposal to the Elbow River valley. Irrigation will take place on a dedicated area generally as shown on Figure 9.
- 5.10.3 Internal servicing systems and networks within the Springbank Conceptual Scheme shall be in accordance with County standards for connection to regional systems.
- 5.10.4 Cost recovery will be implemented from future development cells to assist in over sizing of mains. Cost may be recovered through the Infrastructure Cost Recovery Policy.
- 5.10.5 Each home will connect to a shared wastewater treatment system designed by qualified professionals in accordance with Alberta Environment guidelines.
- 5.10.6 The wastewater treatment facility is to be located on a Public Utility Lot to the satisfaction of the County. The spray irrigation field will be designated in a Direct Control District that allows for phasing- out or reduction in whole or in part of the spray irrigation area, and allowing the land to be developed for residential uses in accordance with the policies of the Conceptual Scheme and a Direct Control Bylaw.
- 5.10.7 Each residential parcel shall contain a minimum of one (1) contiguous acre in accordance with the County servicing standards.

- 5.10.8 Under no circumstances will septic pump out systems, treatment lagoons or open discharge from septic tanks be permitted.
- 5.10.9 The wastewater treatment system shall be constructed by the Developer and turned over to the County as the plant will be owned and operated by the County at a point determined by Council.
- 5.10.10 The wastewater treatment facility shall be designed to accommodate surrounding developments through expansions. However, the spray irrigation area is sufficient to serve Cell A development only. Spray irrigation of treated effluent accruable to other developments, including Cell B, Cell C, Cell D, **Cell E** or other local developments must be handled by other means including but not limited to spray irrigation on other sites or discharge of treated water to the Elbow River Valley.
- 5.10.11 A sludge disposal plan will be prepared to the satisfaction of the County prior to the approval of the construction of the wastewater treatment system.

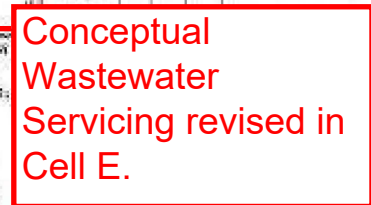


Figure 9:
Conceptual Wastewater Servicing

October 1, 2013

5.11 Potable Water Servicing

All developments within the Conceptual Scheme Area will be designed to be serviced with an approved piped potable water service in accordance with County standards. The piped water service shall be capable of providing the required fire flow via hydrant suppression system in accordance with County standards.

Extensions of the potable water mains within each development cell will be required to accommodate adjacent development cells in addition to any offsite areas. Connections will be provided generally as indicated on **Figure 10**.

POLICY

- 5.11.1 All developments shall be serviced with an approved potable water service in accordance with County standards.
- 5.11.2 Water shall be supplied through a water distribution system in accordance with the Rocky View County Servicing Standards.
- 5.11.3 The piped water system shall provide for fire flow requirements via a hydrant suppression system in accordance with County standards.

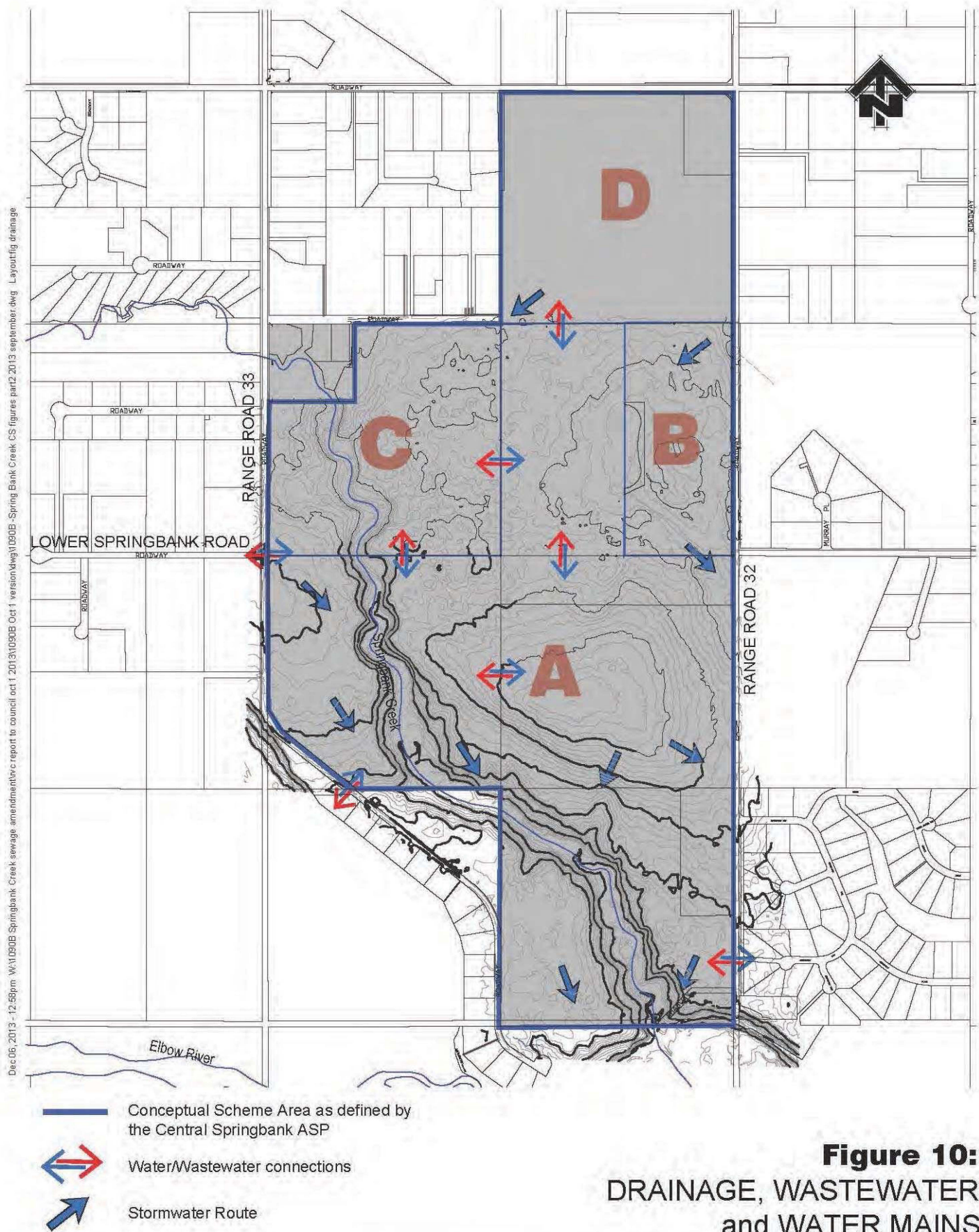


Figure 10:
DRAINAGE, WASTEWATER
and WATER MAINS

Springbank Creek
Conceptual Scheme

October 1, 2013

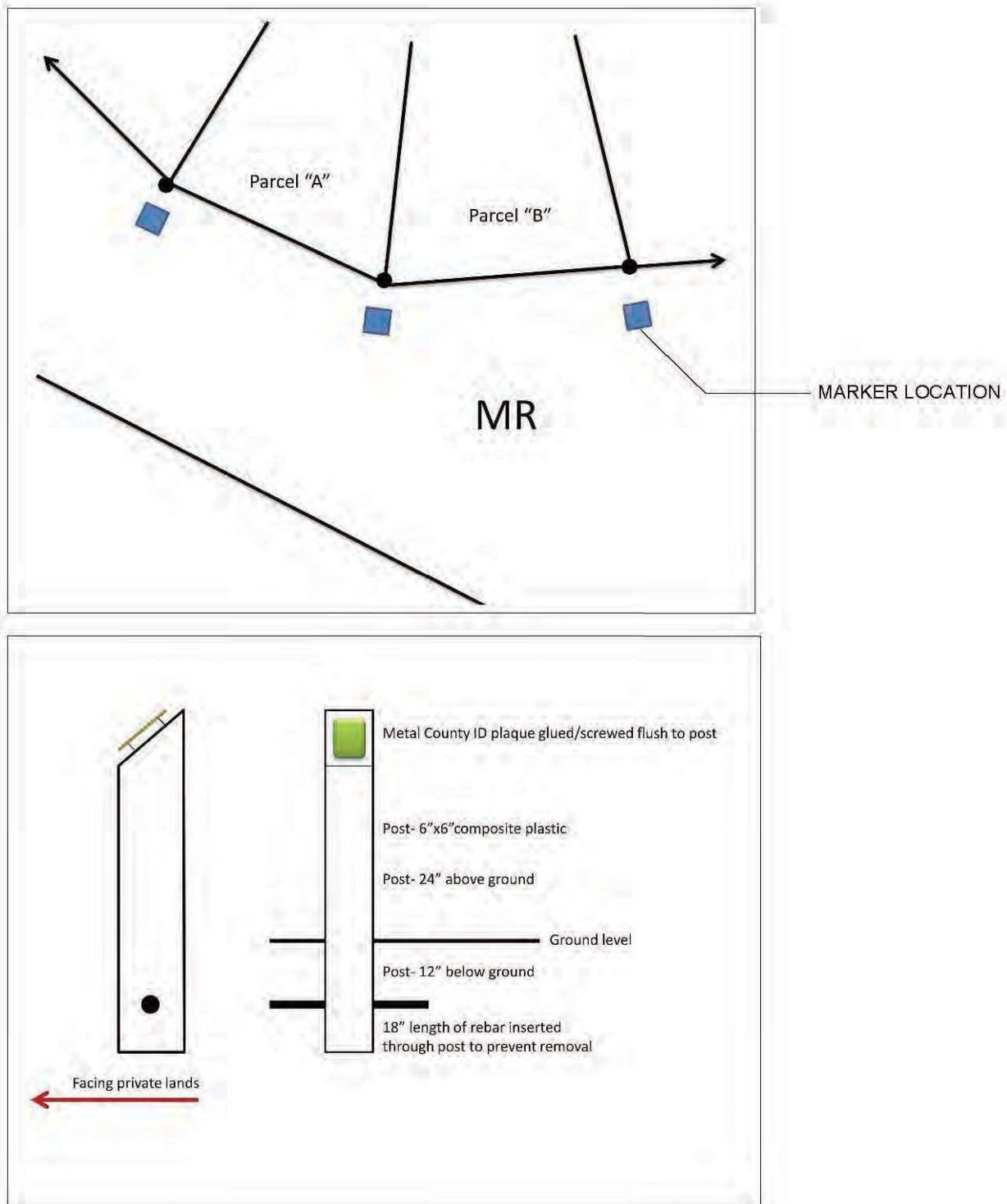


Figure 11:
Boundary Markers Example

5.12 Storm Water Management

Given the location of the Conceptual Scheme Area relative to the Springbank Creek drainage basin and the necessity to safeguard any flows to the Elbow River, a staged master drainage plan is required. Such report shall be consistent with “A Report on Drainage Strategies for Springbank” by Westhoff Engineering Resources Inc. January 2004.

The Central Springbank Area Structure Plan Sub Basin Study identified several drainage strategies for the Springbank Creek sub-basin. Springbank Creek has been identified in the more recent Report on Drainage Strategies for Springbank as a most important stream corridor. The creek conveys runoff from a large sub-basin and will undergo changes because of development. The removal of grazing practices will allow the riparian area to re-establish the natural vegetation. A comprehensive storm water drainage plan including upland, creek channel, and riparian BMPs will greatly improve the creek corridor, increase overall wildlife habitat potential, reduce erosion in the creek channel and contribute to improved water quality and safeguard fisheries habitat in the Elbow River.

BMPs will divert excess runoff to Springbank Creek while safeguarding pre-development flows to continue the drainage course to Cullen Creek in accordance with the approved drainage strategies.

Conveyance-system BMPs can be integrated into the open space network. They comprise grassed swales that are an excellent conveyance system and where the vegetation filters suspended solids and therefore reduces sediment loads into receiving streams.

The “End-of-Pipe” BMPs comprise ponds. They can be dry ponds, wet ponds or wetlands or a combination of any of these types of stormwater storage facilities. Wetlands have been proven excellent in providing water quantity control and treatment of runoff.

The proposed subdivision design and site characteristics are favourable to integrate many of these BMPs throughout the Conceptual Scheme Area. Properly planned, designed, and constructed, they provide benefit to the development, safeguard the environment, and demonstrate water conservation through implementation of Best Management Practices.

The Developer, as part of the tentative plan of subdivision, shall establish detailed erosion and sedimentation control plans during construction to the satisfaction of the County.

POLICY

- 5.12.1 Site grading near the top of slopes adjacent to Springbank Creek should prevent any concentration of stormwater flows and erosion of the existing slopes.
- 5.12.2 Where applicable, swales and ditches within the municipal road allowances may be used for regulation and conveyance of storm water flows and not for storage purposes in accordance with County standards.
- 5.12.3 The Developer, as part of the tentative plan of subdivision, shall establish detailed erosion and sedimentation control plans during construction in accordance with County standards.
- 5.12.4 Stormwater facilities shall be provided 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.

5.13 Shallow Utilities

Appropriate utility service providers will service the Conceptual Scheme Area.

POLICY

- 5.13.1 Shallow utilities will be provided by service providers at the sole expense of the Developer. Easements will be provided as required.

5.14 Solid Waste Management

Solid waste management will be implemented by contract with a private service provider.

The Homeowners' Association will manage the contract for services.

POLICY

- 5.14.1 A solid waste management plan is required for the first phase of subdivision. Implementation of the plan shall be the responsibility of the Developer and Homeowners' Association.

5.15 Homeowners' Association

A Homeowners' Association will be established to administer aspects of the design guidelines' restrictive covenant registered against the title of each lot, and to manage all communal aspects of the community which are not otherwise managed by the County.

6.0 IMPLEMENTATION PHASING

Development will be phased according to market demands and logical engineering boundaries for servicing and roadway extensions generally as shown on **Figure 12**.

The first phase will occur on the south side of the Lower Springbank Road.

The phase includes:

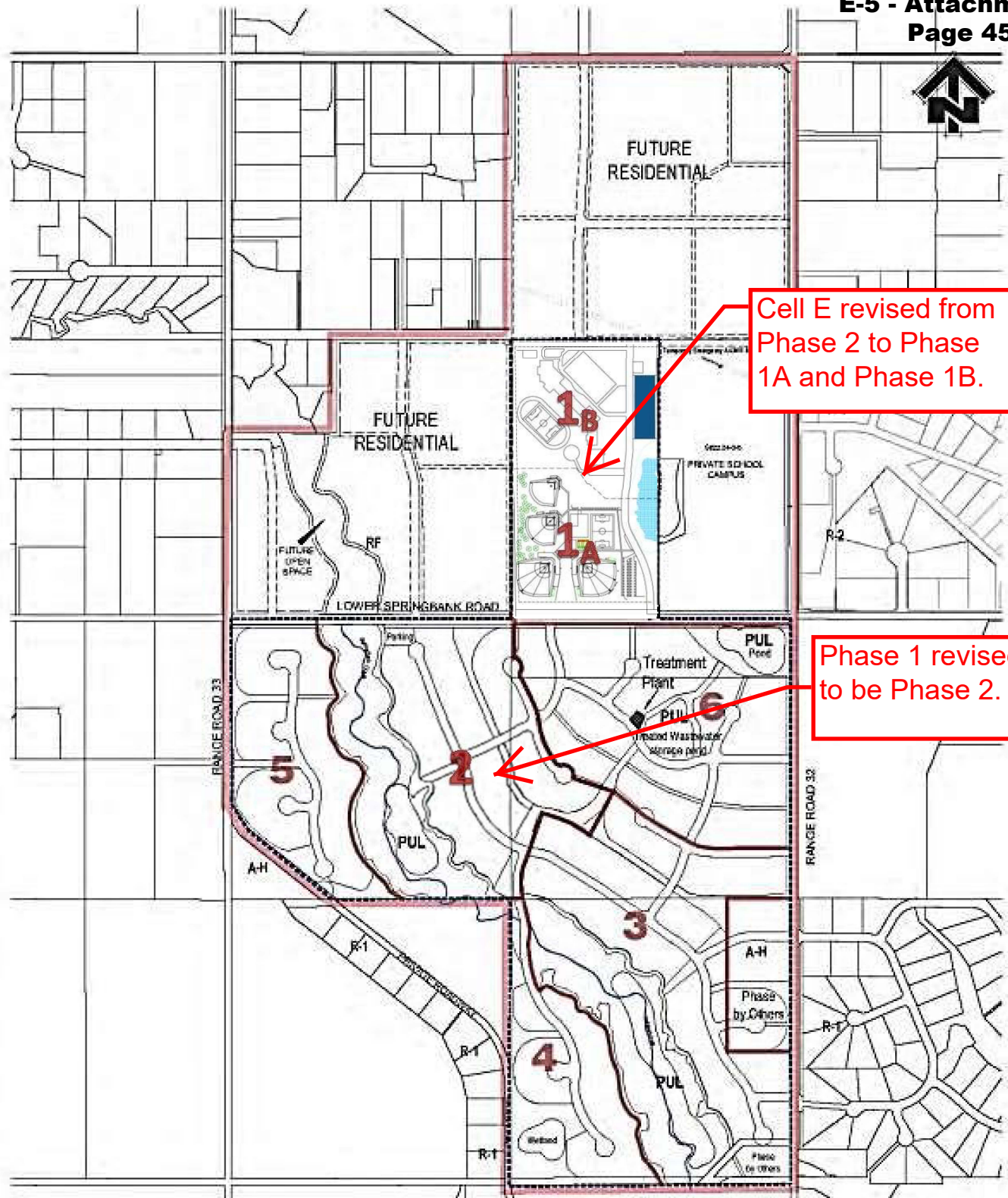
- residential lots,
- private open space with public access agreements
- dedication of ER and MR in the Creek Valley, and
- the waste water treatment facility and spray irrigation area.

Subsequent phases will be determined by the developer in response to market demands.

The phasing plan (**Figure 12**) demonstrates how the development could be phased. More than one phase may proceed at the same time and the order and size of the individual phases may change without needing an amendment to the Conceptual Scheme.

POLICY

- 6.0.1 Details regarding internal road systems, servicing, specific lot sizes and distribution of lots shall be finalized at the subdivision stage. As long as the overall intent of the residential concept and lot specifications are respected, final subdivision design details may vary from those depicted in Figure 5 without requiring an amendment to the Conceptual Scheme.
- 6.0.2 To accommodate market conditions, the order of actual development may vary from the proposed phasing plan without requiring an amendment to the Conceptual Scheme.



- Conceptual Scheme Area (as defined by the Central Springbank ASP) Cells A-D
- Conceptual Scheme Cell 'A' Area Boundary
- 3 Cell A Phase 1 to 6

Figure 12:
General Concept
Phasing Plan

Springbank Creek
Conceptual Scheme

October 1, 2013

7.0 PUBLIC CONSULTATION

Paleozo Properties Limited Partnership held public open house meetings on October 17, 2012 and January 17, 2013. An additional open house meeting will be held prior to the public hearing. The developer made special efforts to educate the public regarding the key issues of: residential density, lot size, waste water treatment, and public access to the trail system.

Issues raised in October and January including the location of the proposed waste water treatment facility and the spray irrigation fields. Based on concerns of the neighbours raised at the open house meetings, the location of the waste treatment plant, the treatment pond and the spray irrigation field were shifted eastwards as far as possible from the Springbank Creek valley.

8.0 SUPPLEMENTAL REPORTS

Rocky View County Public Policy Documents:

- Central Springbank Area Structure Plan. Municipal District of Rocky View No. 44. Bylaw C-5354-2001. Adopted October 2, 2001.
- Municipal Development Plan. Municipal District of Rocky View No. 44. Bylaw C-4840-97. July 6, 1998.
- Central Springbank Area Structure Plan – Sub-Basin Study. Westhoff Engineering Resources Inc. March 2000.
- Transportation Network Study for the Central Springbank Planning Area. UMA Engineering Ltd. April 2000.
- Rocky View West Recreation District, Recreation Master Plan. January 2007.
- A Report on Drainage Strategies for Springbank. Westhoff Engineering Resources, Inc. January 2004.
- Central Springbank Traffic Impact Assessment. Bunt & Associates Engineering Ltd. February 27, 2002.

Springbank Creek Conceptual Scheme Reports:

- Biological Report. Ducks Unlimited Canada. April 30, 1998.
- Environmental Site Assessment - Phase 1. Curtis Environmental Engineering Inc. January 2004.
- Historical Resources Overview Report. Bison Historical Services Ltd. December 2003.
- Historical Resources Impact Assessment (HRIA). Bison Historical Services Ltd. May 1997.
- Final Report Historical Resources Impact Assessment Creekside Crossing Residential Development (ASA Permit 2004 - 061). Bison Historical Services Ltd. July 6, 2004.
- Geotechnical Investigation. Curtis Engineering Associates Ltd. January 19, 2004.
- Creekside Crossing Traffic Impact Assessment. Bunt & Associates Engineering Ltd. February 26, 2004.
- Staged Master Drainage Plan for Springbank Creek Conceptual Scheme Plan Area, Ne 22 24-3-W5M, SE 22-24-3-W5M and Portion of SW 22-24-3-W5M and NE 15-24-3-W5M, SE 15-24-3-W5M and Portion NW 15-24-3- W4M. Westhoff Engineering. January 2007.
- Biophysical Impact Assessment and Species at Risk Surveys, Springbank Creek Lands. HAB-TECH Environmental Ltd. August 2009.
- Springbank Creek Cells B, C, D – Traffic Assessment. Letter report file number 1278-01. Bunt & Associates. February 2, 2009.
- Wastewater Irrigation Assessment Report Springbank Creek, Devonian Properties Inc. NW 15-024-02 W5M.
- EBA Consulting Engineers & Scientists. August 2011. EBA file C22301339.
- Storm Water Management Report. MMM Group. April 2012.
- Springbank Creek Development Traffic Impact Assessment Phases 2 and 3. MMM Group. June 2012.

- Geotechnical Evaluation and Slope Stability Analysis Springbank Creek Subdivision Phase 1 Calgary. McIntosh-Lalani Engineering Ltd. June 2012.
- Habitat Classification, Mapping and Overview – Cell C, Springbank Creek. HAB-TECH Environmental Ltd. July 5, 2013.
- Wastewater Irrigation Assessment Report Springbank Creek NE 15-024-03 W5M.
- EBA Engineering Consultants Ltd. November 2012. EBA file C22301423.
- Executive Summary Main Report Fiscal Impact Analysis of Springbank Creek. InfraCycle Fiscal Solutions. April 2013.
- Executive Summary Fiscal Analysis of Spray Field. InfraCycle Fiscal Solutions. April 2013.
- Main Report Fiscal Impact Analysis of Springbank Creek, Alberta. InfraCycle Fiscal Solutions. May 2013.

ROCKY VIEW COUNTY

911-32 AVENUE NE, CALGARY, AB T2E 6X6

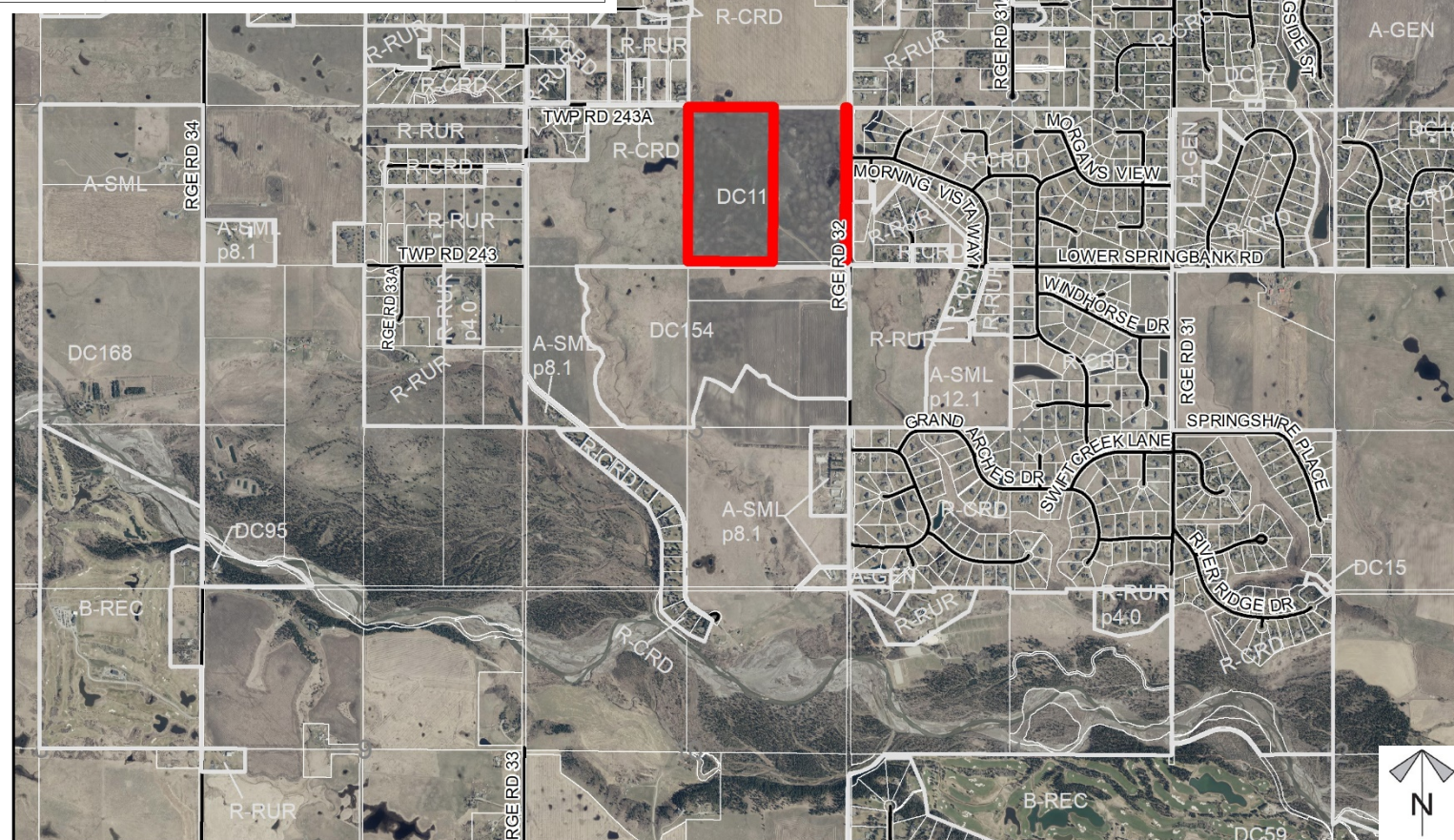
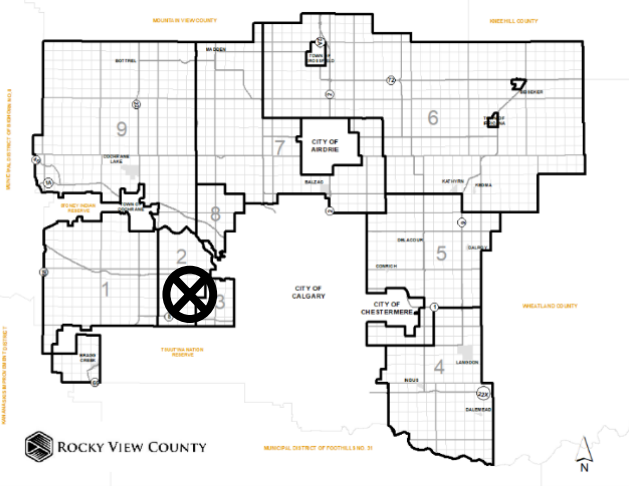
PHONE 403-230-1401 | FAX 403-277-5977 | WEB www.rockyview.ca



Rocky View County

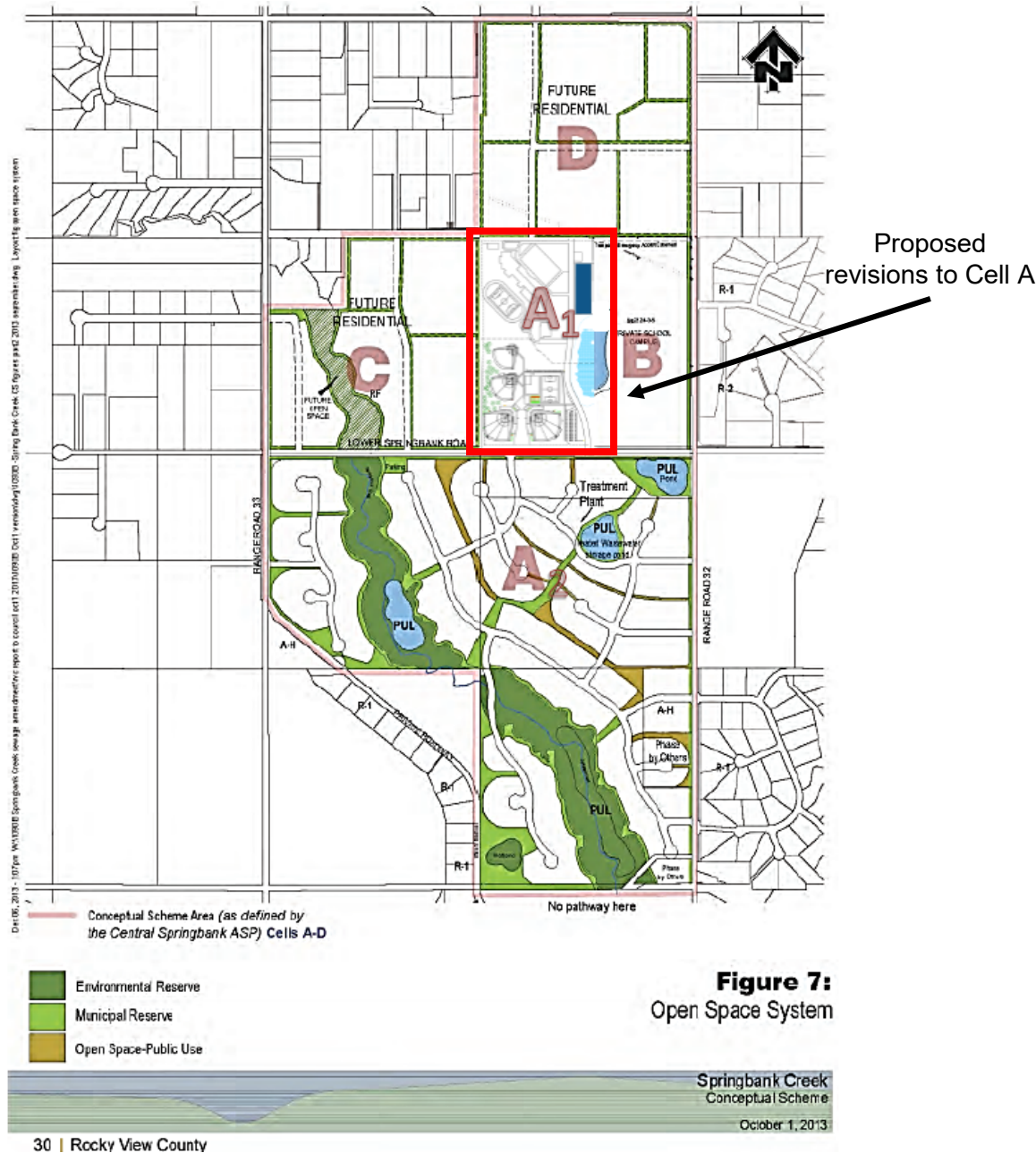


Location & Context



Conceptual Scheme Amendment Proposal:

To amend the Springbank Creek Conceptual Scheme to allow for the development of a private school and associated recreational facilities.



**Development
Proposal:**

To amend Direct
Control District 116
to allow for the
development of a
private school and
associated
recreational
facilities.

± 33.83 ha
(± 83.60 ac)
DC 116 → DC 116 (Amended)

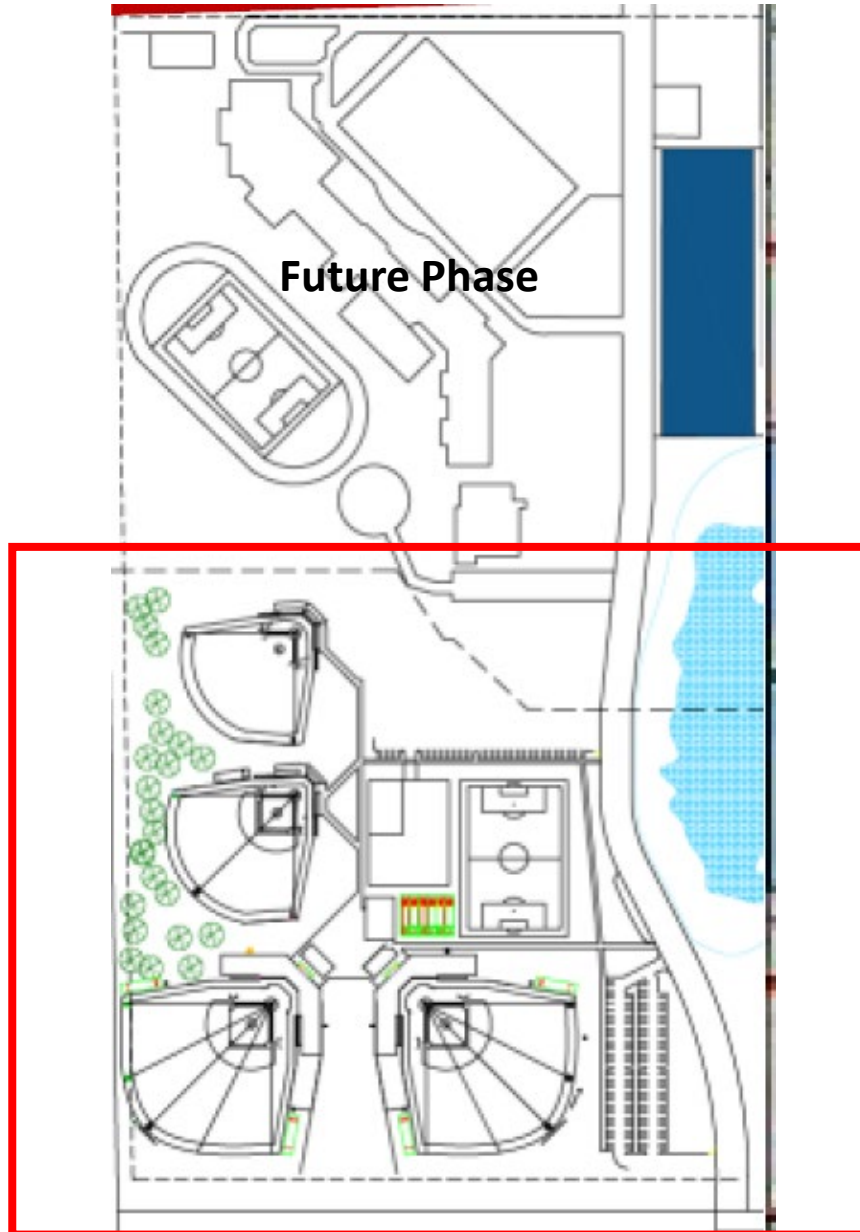
RGEIRD 32



**Associated DP
Proposal:**

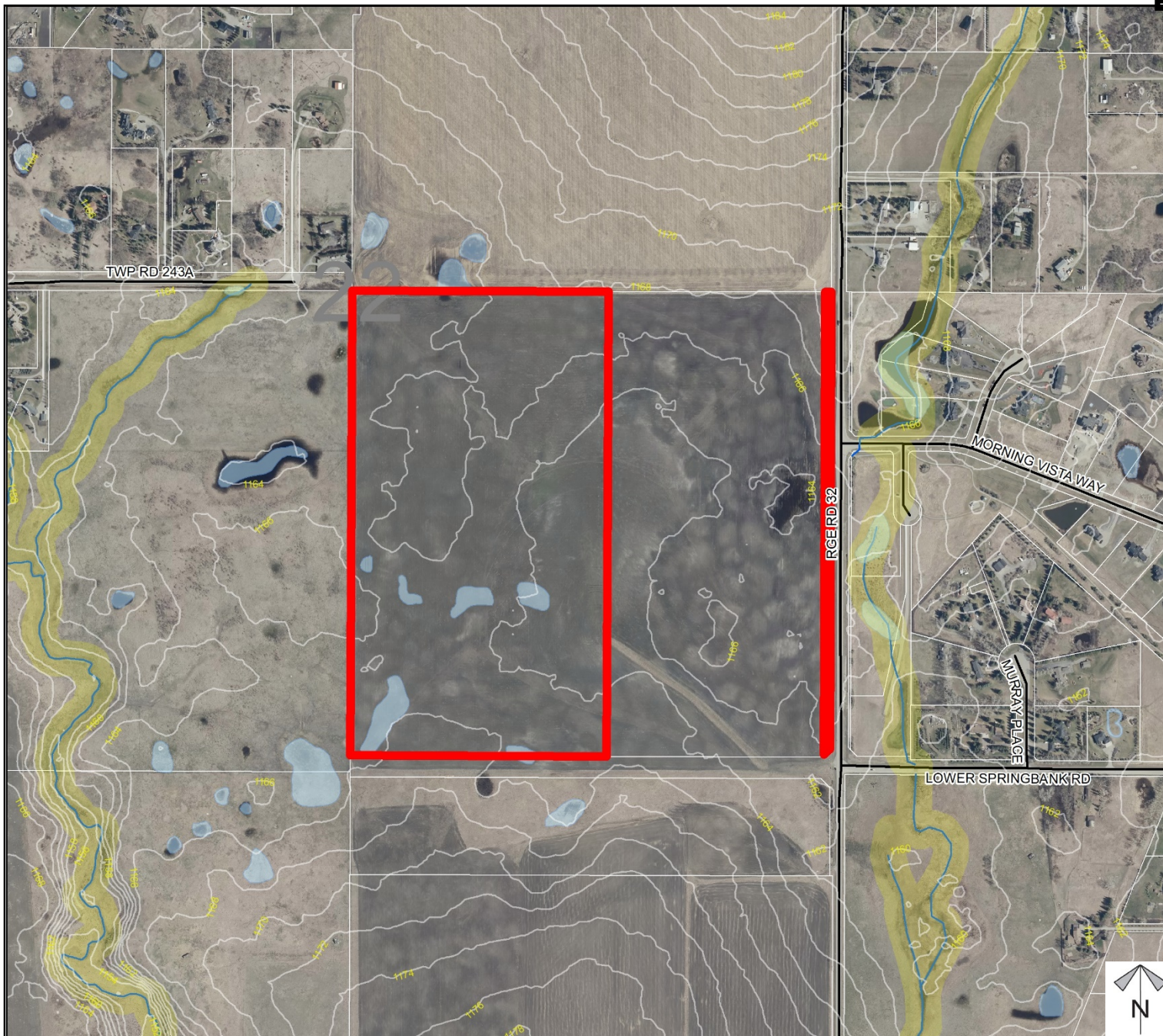
To amend the
Springbank Creek
Conceptual
Scheme and
Direct Control
District 116 to
allow for the
development of a
private school and
associated
recreational
facilities.

Phase 1





Environmental

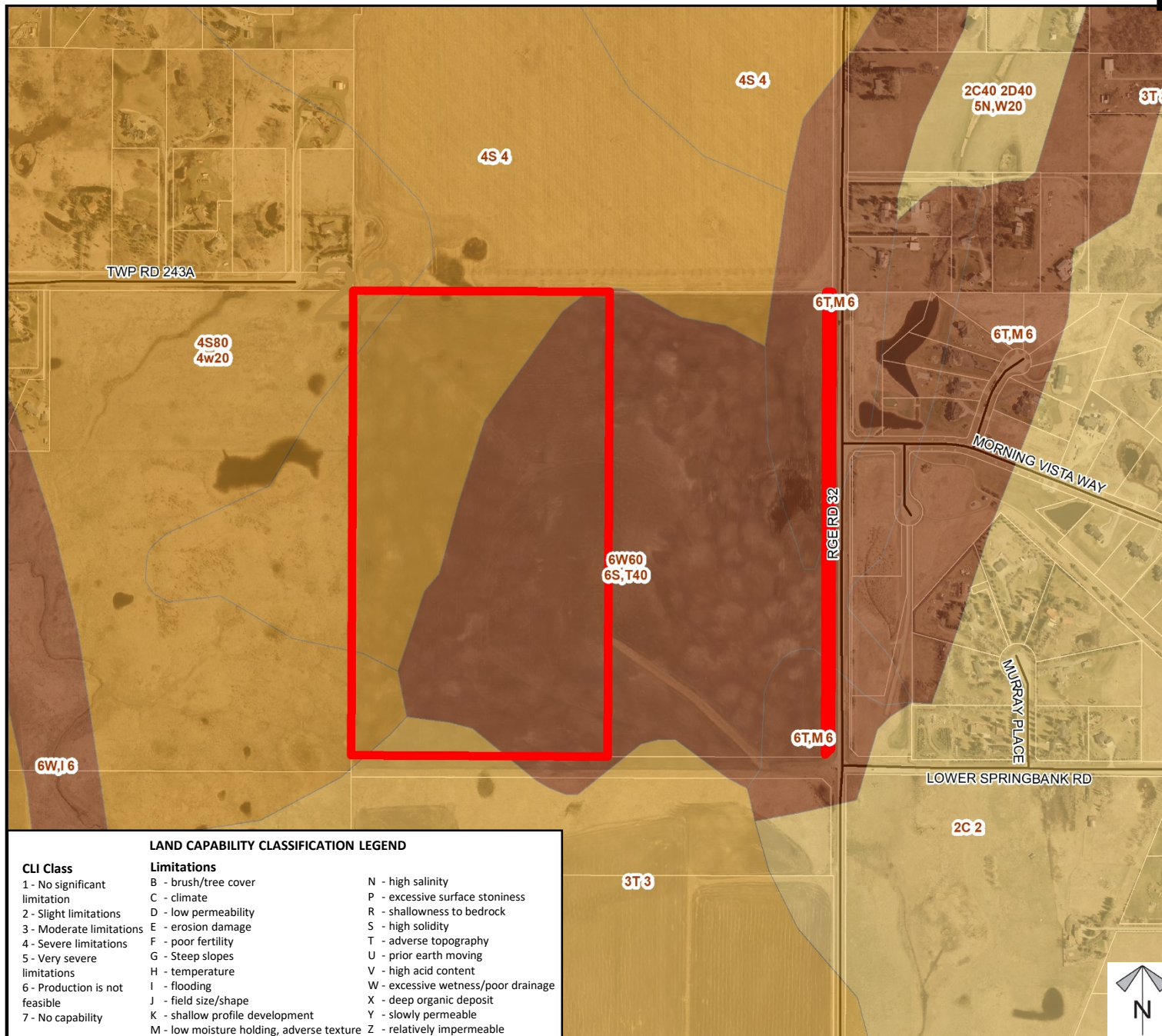


- Subject Lands
- Contour - 2 meters
- Riparian Setbacks
- Alberta Wetland Inventory
- Surface Water

Division: 2
 Roll: 04722001
 File: PL20200105-130
 Printed: Sept 21, 2020
 Legal: A portion of SE-22-24-
 Page 173 of 527

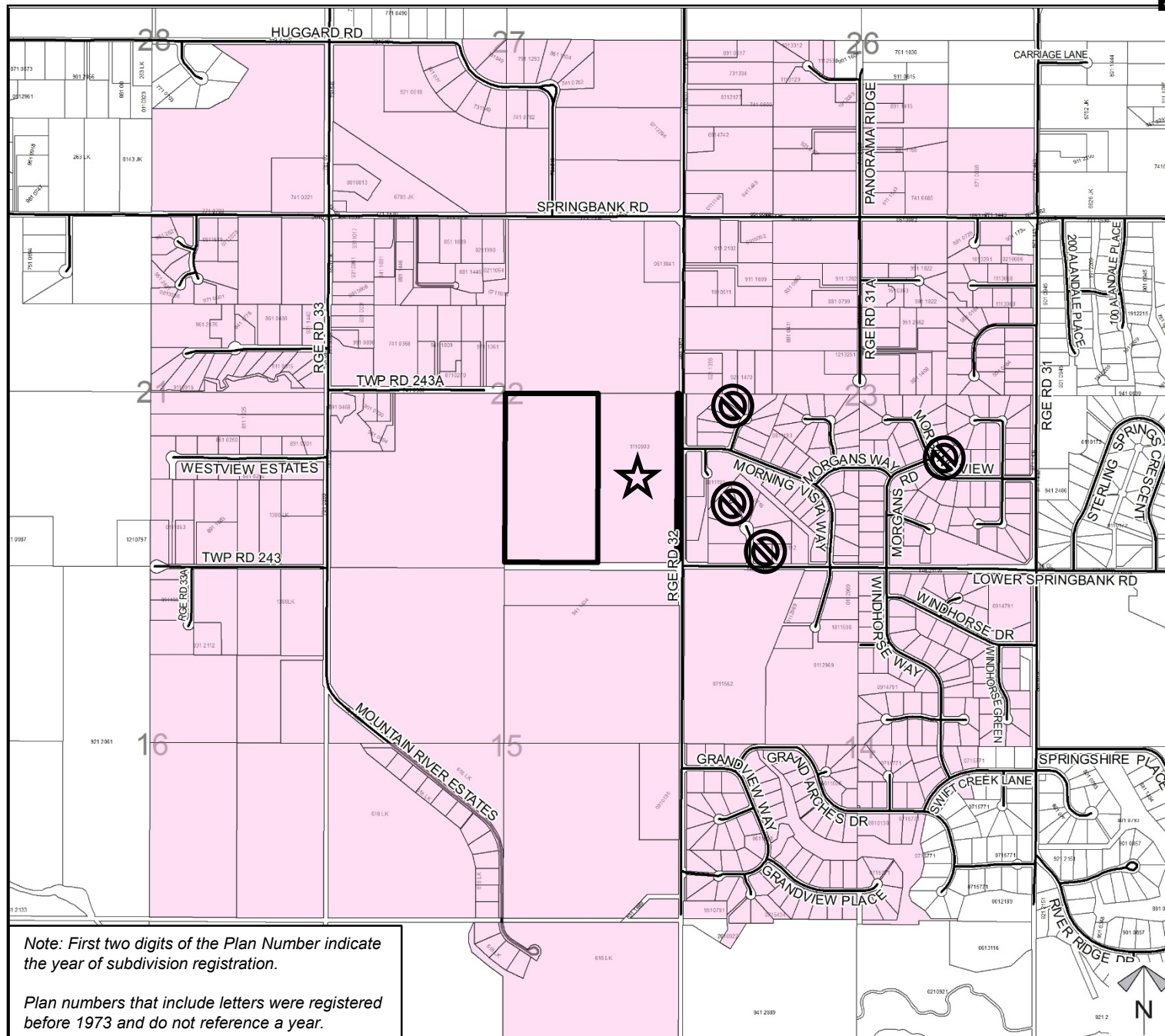


Soil Classifications





Landowner Circulation Area



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



Opposition



Division: 2

Roll: 04722001

File: PL20200105-130

Printed: Sept 21, 2020

Legal: A portion of SE-22-24-

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PLANNING AND DEVELOPMENT SERVICES

TO: Council
DATE: March 9, 2021 **DIVISION:** 2
TIME: Afternoon Appointment
FILE: 04722001 **APPLICATION:** PL20200105
SUBJECT: Redesignation Item – Direct Control District Amendment
Note: To be considered in conjunction with Conceptual Scheme Amendment PL20200130 (agenda E-5).

APPLICATION: To amend a portion of Direct Control District 116 to allow for the development of a private school and associated recreational facilities.

GENERAL LOCATION: Located approximately 0.81 km (1/2 mile) south of Springbank Road, 0.41 km (1/4 mile) west of Range Road 32 and 4.5 miles west of the city of Calgary.

LAND USE DESIGNATION: Direct Control District 116 (DC 116)

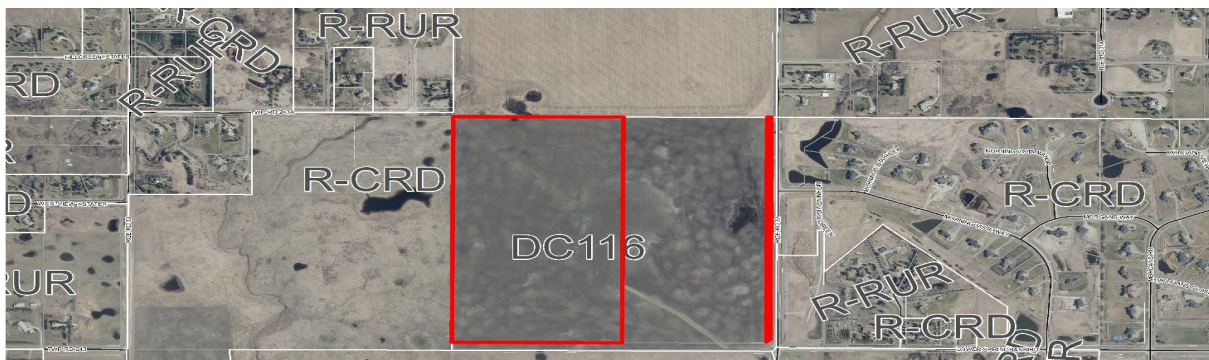
EXECUTIVE SUMMARY: Council gave first reading to Bylaw C-8091-2020 on October 6, 2020. The bylaw has been amended to reflect clerical changes. The application is consistent with the vision and goals of the Central Springbank Area Structure Plan (CSASP) and the proposed amendments to the Springbank Creek Conceptual Scheme (SCCS). Technical aspects are sufficiently addressed at this stage and would be further implemented through the Development Permit process.

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

OPTIONS:

Option #1: Motion #1 THAT Bylaw C-8091-2020 be amended as shown in Attachment 'C'.
 Motion #2 THAT Bylaw C-8091-2020 be given second reading, as amended.
 Motion #3 THAT Bylaw C-8091-2020 be given third and final reading, as amended.
 Option #2: THAT application PL20200105 be refused.

AIR PHOTO & DEVELOPMENT CONTEXT:



APPLICATION EVALUATION:

Administration Resources

Jessica Anderson, Planning Policy

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

<p>APPLICABLE POLICY AND REGULATIONS:</p> <ul style="list-style-type: none"> • <i>Municipal Government Act</i>; • Municipal Development Plan; • Interim Growth Plan (IGP); • Central Springbank Area Structure Plan (CSASP); • Springbank Creek Conceptual Scheme (SCCS); • Land Use Bylaw; and • County Servicing Standards. 	<p>TECHNICAL REPORTS SUBMITTED:</p> <ul style="list-style-type: none"> • Deep Fills Report prepared by Almor Testing Services Ltd dated October 2, 2020; • Preliminary Asphaltic Structural Pavement Design prepared by Almor Testing Services Ltd dated July 23, 2020; • Revised Asphaltic Structural Pavement Design prepared by Almor Testing Services Ltd. dated September 11, 2020; • Transportation Impact Assessment prepared by Bunt and Associates dated July 23, 2020; • Stormwater Management Report prepared by Richview Engineering Inc. dated September 25, 2020; • Biophysical Impact Assessment prepared by Solstice dated August 12, 2020; • Conceptual water and wastewater servicing strategy prepared by Watertech Engineering Research & Health Inc. dated February 10, 2021; • Phase I Groundwater Assessment Report prepared by Groundwater Resources Information Technologies Ltd. dated February 9, 2021.
---	---

BACKGROUND:

The subject lands include two separate parts (contained within one title). Namely, the western portion which is approximately 80 acres in size and the eastern 10.0 metre wide strip of land which is intended as a future linear Municipal Reserve (MR) parcel for development as a regional trail.

POLICY ANALYSIS:

Central Springbank Area Structure Plan (Bylaw C-5354-2001)

The subject lands are identified in Map 12 – New Residential Areas as supported for residential development with the adopted of a concept plan; the SCCS was adopted in 2013 and provides a framework for further redesignation and subdivision of the lands.

Further, section 2.1.2.2 of the CASP sets out policy direction for new or expanded institutional uses. Generally, the Plan states that future institutional development such as schools and other community institutions, should benefit the local community by adding community amenities and open space for area residents, and such benefits should be outlined in future conceptual schemes. School facilities should be developed as multi-disciplined joint use facilities, offering access to a wide composition of the community to satisfy a variety of needs and opportunities, including the provision of open space and daycare. Community awareness and participation in recreational activities should be promoted by offering a wide range of recreational and cultural programs, which would include but not be limited to agricultural, athletic, social and educational events and programs.



The proposed development appears to be consistent with these policies.

Springbank Creek Conceptual Scheme (Bylaw C-7298-2013)

The vision for Springbank Creek states that: *Springbank Creek will be a comprehensively planned community. Through more efficient residential design, over 25 percent of the area will be conserved in naturalized open spaces. Springbank Creek will feature approximately 20 kilometres of interconnected pathways within this extensive open space network connecting residential development to the Springbank Creek valley and a private school site.* The private school site had been envisioned on the east 80 acres of the subject quarter; however, since adoption of the Direct Control District providing for this, no development has occurred. Instead, the proposed development would implement the vision for the institutional aspect of the community on the west 80 acres with opportunity for further consideration of the east lands as the community, and the greater Springbank community, develop.

Application PL20200130 was submitted to amend the Springbank Creek Conceptual Scheme mapping and policies to reflect the new location of the proposed school site. The amendments further clarify the intent for these lands and how the proposed development would be incorporated into proposed and existing development in the area.

Direct Control District 116 (Bylaw C-6475-2007)

The proposed amendments to the Direct Control District are consistent with the overall intent of the district to provide for both residential, institutional and recreation uses within the Springbank Creek community. Since first reading, Administration has worked with the Applicant to further revise the District to better align with the newly adopted Land Use Bylaw including definitions and setbacks.

ADDITIONAL CONSIDERATIONS:

The technical aspects of the proposal are assessed in the related Conceptual Scheme Amendment PL20200130 (agenda E-5). There are no concerns at this time. Detailed technical studies would be required at the future development permit stage.

Respectfully submitted,

Concurrence,

"Theresa Cochran"

"Al Hoggan"

Executive Director
Community Development Services

Chief Administrative Officer

JA/lt

ATTACHMENTS:

ATTACHMENT 'A': Application Information
 ATTACHMENT 'B': Application Referrals
 ATTACHMENT 'C': Bylaw C-8091-2020 and Schedule A & B
 ATTACHMENT 'D': Map Set
 ATTACHMENT 'E': Public Submissions



ATTACHMENT 'A': APPLICATION INFORMATION

APPLICANT: Webber Academy & Bradon Construction	OWNERS: West Aspen Holdings								
DATE APPLICATION RECEIVED: August 26, 2020	DATE DEEMED COMPLETE: September 21, 2020								
GROSS AREA: ± 33.83 hectares (± 83.60 acres)	LEGAL DESCRIPTION: A portion of SE-22-24-3-W5M								
SOILS (C.L.I. from A.R.C.): Class 4S4 - No significant limitations. Class 6W, S, T - No significant limitations despite high salinity and excessive wetness/poor drainage.									
HISTORY: <table border="0"> <tr> <td>October 1, 2013</td> <td>Council adopted the SCCS with the subject lands identified as Cell A for residential development (2006-RV-157).</td> </tr> <tr> <td>March 2, 2011</td> <td>Plan 1110903 was registered creating the subject ± 83.60 acre parcel.</td> </tr> <tr> <td>June 12, 2007</td> <td>Council approved an application to redesignate the subject lands from Ranch and Farm District to Direct Control District (2006-RV-156).</td> </tr> <tr> <td>October 2, 2001</td> <td>The CASP was adopted.</td> </tr> </table>		October 1, 2013	Council adopted the SCCS with the subject lands identified as Cell A for residential development (2006-RV-157).	March 2, 2011	Plan 1110903 was registered creating the subject ± 83.60 acre parcel.	June 12, 2007	Council approved an application to redesignate the subject lands from Ranch and Farm District to Direct Control District (2006-RV-156).	October 2, 2001	The CASP was adopted.
October 1, 2013	Council adopted the SCCS with the subject lands identified as Cell A for residential development (2006-RV-157).								
March 2, 2011	Plan 1110903 was registered creating the subject ± 83.60 acre parcel.								
June 12, 2007	Council approved an application to redesignate the subject lands from Ranch and Farm District to Direct Control District (2006-RV-156).								
October 2, 2001	The CASP was adopted.								
PUBLIC & AGENCY SUBMISSIONS: <p>The application was circulated to 608 adjacent and area landowners. Five responses were received and are included in Attachment 'E'. The application was also circulated to a number of internal and external agencies, as depicted in Attachment 'B'; relevant comments are addressed within 'Additional Considerations' above if applicable.</p>									



APPENDIX B: APPLICATION REFERRALS

AGENCY	COMMENTS
<i>Province of Alberta</i>	
Alberta Health Services	<p>AHS has no objection to this proposal as long as the following comments are taken in to consideration.</p> <p>Drinking & Waste Water</p> <p>AHS-EPH supports the regionalization of drinking water and wastewater utilities, and in particular supports connection to existing municipal or regional drinking water and waste water systems approved by Alberta Environment & Parks.</p> <p>AHS-EPH Regulated Establishments</p> <p>AHS-EPH would like an opportunity to review and comment on building permit applications to construct any public facilities on the subject lands or within the proposed school (e.g. food establishments, swimming facilities, child care facilities, playground structures etc.). Forwarding building plans for these facilities to our department for approval before the building permit is granted helps to ensure that the proposed facilities will meet the requirements of the <i>Public Health Act</i> and its regulations.</p>
<i>Internal Departments</i>	
Planning and Development Services - Engineering	<p>General</p> <ul style="list-style-type: none"> The review of this file is based upon the application submitted. These conditions/recommendations may be subject to change to ensure best practices and procedures. The applicant indicated that adjusting current DC116 Bylaw to include uses for a school and indoor sports facility. <p>Geotechnical:</p> <ul style="list-style-type: none"> As part of the stripping and grading permit (PRDP20201213), the applicant/owner provided a Preliminary Asphaltic Structural Pavement Design prepared by Almor Testing Services Ltd dated July 23, 2020 and a Revised Asphaltic Structural Pavement Design prepared by Almor Testing Services Ltd. dated September 11, 2020. The reports provided recommendations on the liner for the proposed stormwater pond and the pavement design



AGENCY	COMMENTS
	<p>design for the extension of Lower Springbank Road based on the actual onsite CBR value.</p> <ul style="list-style-type: none"> As part of the stripping and grading permit (PRDP20201213), the applicant/owner provided a deep fills report prepared by Almor Testing Services Ltd dated October 2, 2020. <p>Transportation:</p> <ul style="list-style-type: none"> The applicant/owner submitted a revised Transportation Impact Assessment prepared by Bunt and Associates dated February 10, 2021. The report provided recommendations based on the anticipated traffic impacts that would result from the proposed outdoor sports fields. The recommended improvements are as follows: installation of 4-way stop sign at the RR 32 / TWP Rd 243 intersection, street light illumination at RR 33/ Springbank Rd, RR 32 / Springbank Rd, and RR 32 / TWP 243 TWP Rd, extension of Lower Springbank Road using a Regional Transitional Paved Standard. When the school is constructed at a later stage, TWP Rd 243 west of RR 32 will need to be upgraded to a Regional Collector Standard. <p>Sanitary/Waste Water:</p> <ul style="list-style-type: none"> As part of the conceptual scheme application, the applicant/owner submitted a Conceptual Wastewater and Water Servicing memo conducted by Watertech Engineering Research & Health Inc. dated February 10, 2021 that indicated that the development would be serviced by a Private Sewage Disposal System should there be no available connection to regional wastewater collection system. At time of future DP, the applicant/owner will be required to submit technical detailed studies that demonstrate the feasibility of this option. <p>Water Supply And Waterworks:</p> <ul style="list-style-type: none"> The applicant/owner submitted a Phase 1 Groundwater Supply Assessment conducted by Groundwater Resources Information Technologies Ltd. dated February 9, 2021 that indicated that the use of groundwater wells is feasible to service the proposed development and that minimal impact to surrounding properties is anticipated.



AGENCY	COMMENTS
	<ul style="list-style-type: none"> Piped water services are preferable as the subject lands are located within the Calalta franchise area and the servicing option is better suited for the proposed development. <p>Storm Water Management:</p> <ul style="list-style-type: none"> As part of the stripping and grading permit (PRDP20201213), the applicant/owner submitted a Stormwater Management Report prepared by Richview Engineering Inc. submitted to the County on September 25, 2020 that provided recommendations on managing stormwater runoff from outdoor sports fields (associated with the development for PRDP20201213). As part of the conceptual scheme application, the applicant/owner submitted a conceptual stormwater management report conducted by Richview Engineering Inc. dated February 11, 2021 for the ultimate development conditions. At time of future DP for the construction of the school, a detailed stormwater management report will be required. <p>Environmental:</p> <ul style="list-style-type: none"> As part of the stripping and grading permit (PRDP20201213), the applicant/owner submitted a BIA prepared by Solstice dated August 12, 2020. The BIA identified wetlands on the site and provided measures to ensure that the majority of the wetlands would not be distributed by the proposed development. For the one wetland that will be disturbed, the BIA provided a wetland assessment and provided compensation measures in accordance with the AEP Wetland Policy.

Circulation Period: October 23, 2020 to November 13, 2020.

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



BYLAW C-8091-2020

A Bylaw of Rocky View County, in the Province of Alberta, to amend Rocky View County Direct Control Bylaw C-6475-2007

The Council of Rocky View County enacts as follows:

Title

- 1 This Bylaw may be cited as Bylaw C-8091-2020.

Definitions

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

Effect

- 3 **THAT** Bylaw C-6475-2007 ~~has been~~be amended as shown on the attached Schedule 'A' forming part of this Bylaw.

Severability

- 4 **THAT** if any provision of this bylaw is declared invalid for any reason by a court of competent jurisdiction, all other provisions of this bylaw will remain valid and enforceable.

Effective Date

- 5 Bylaw C-8091-2020 is passed and comes into full force and effect when it receives third reading and is signed in accordance with the *Municipal Government Act*.



ROCKY VIEW COUNTY

READ A FIRST TIME IN COUNCIL this 6th day of October , 2020
PUBLIC HEARING WAS HELD IN COUNCIL this day of , 2021
READ A SECOND TIME IN COUNCIL this day of , 2021
READ A THIRD TIME IN COUNCIL this day of , 2021

Reeve

Chief Administrative Officer or Designate

Date Bylaw Signed



SCHEDULE 'A'
FORMING PART OF BYLAW C-8091-2020

Schedule of textual amendments to Direct Control Bylaw C-6475-2007 (DC 116).

Amendment:

Delete Sections 2.1 to 2.4, and replace with the following:

2.1 Private and Quasi Public & Public Development Cell #1

The purpose and intent of this development cell is to provide for development of Private, Quasi Public, and Public, Recreational and Institutional uses;

2.2 ~~Permitted~~ Listed Uses

- 2.2.1 ~~Recreational use~~ Athletic Playing Fields
- 2.2.2 Accessory buildings
- 2.2.3 Private, Quasi Public, and Public Educational buildings & related facilities
- 2.2.4 ~~Child Care Facility~~ **Care Facility (Child)**
- 2.2.4 Signs, including electronic field signs
- ~~2.2.5 Fencing~~
- ~~2.2.6 Pathways~~
- 2.2.7 Parking Facilities
- 2.2.8 Concession Facilities Outdoor and Indoor
- 2.2.9 **Recreation (Culture & Tourism)**
- 2.2.10 **Recreation (Outdoor)**
- 2.2.11 **Recreation (Public)**
- 2.2.9 **Recreation (Private)**
- 2.2.9 **Retail (Small)**
- 2.2.9 **Farmers Market**
- 2.2.9 **Post-Secondary**
- 2.2.9 **Special Function Business**
- 2.2.9 **Establishment (Eating)**
- 2.2.9 **Establishment (Drinking)**

2.3 Minimum Requirements

- ~~2.3.1 Minimum front yard 60 m (196.8 ft.) buildings~~
- ~~2.3.2 Minimum side yard 60 m (196.8 ft.) buildings~~
- ~~2.3.3 Minimum rear yard 60 m (196.8 ft.) buildings~~

Front Yard, Side Yard, Rear Yard

- 2.3.1 **20.0 m (65.62 ft) from County roads**
- 2.3.2 **15.0 m (49.21 ft) from other roads**
- 2.3.3 **6.0 m (19.69 ft) from other parcels**

2.4 Maximum Requirements



2.4.1 Maximum Height

- (a) Primary Building — 15 m (49.21 ft.) **18.30 m (60.00 ft.)**
- (b) Accessory Building — 10 m (32.8 ft.) **11 m (36.00 ft.)**

2.5 ~~Additional Requirements~~ **Development Regulations**

2.5.1 Owner shall submit architectural drawings for all principal structures.

~~2.5.2 All accessory buildings shall have the same architectural design, same exterior finish materials and appearance as the principal buildings.~~

2.6 ~~Development Regulations~~

~~2.6.1~~ **5.3** A Traffic Impact Assessment (TIA) shall be completed to the satisfaction of the County prior to the subdivision of each development cell.

~~2.6.2~~ **5.4** Where development on this site may impact storm water either on this site or an adjoining site, a storm water study shall be prepare in order to reduce any impact(s).

~~2.6.3~~ **5.5** Slight amendments to the approvals will not require new development permit application(s), processing, or approvals.

2.7 Definitions

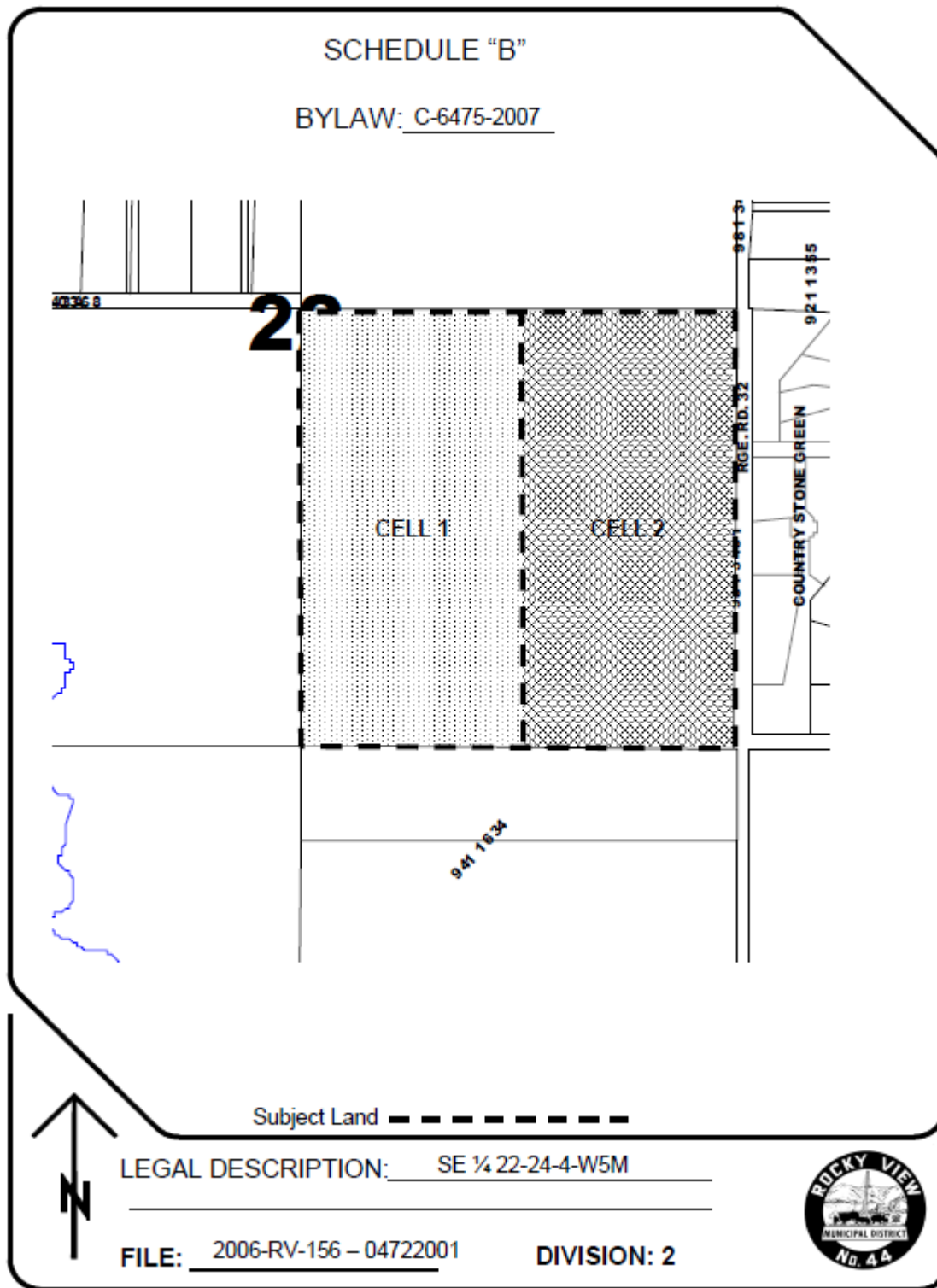
2.7.1 Unless otherwise defined in this bylaw all words and uses shall be defined as per the definitions of Bylaw C-8000-2020.

~~2.7.2 Private Open Space — means the development of parks, pathways, play fields, playground facilities, track and field areas, bleachers, shading facilities, concessions, playfields, washrooms, storage sheds, maintenance equipment sheds, parking facilities, storm pond, wetlands, and other recreational amenities that are located within privately owned lands that are maintained by the landowner.~~

~~2.7.3 Community sign(s) — means any sign(s) displaying the name of the development or use as well as any electronic sign(s) for the athletic park for displaying of scores and other athletic, recreational, or educational related information.~~



Delete Schedule 'B' which shows:

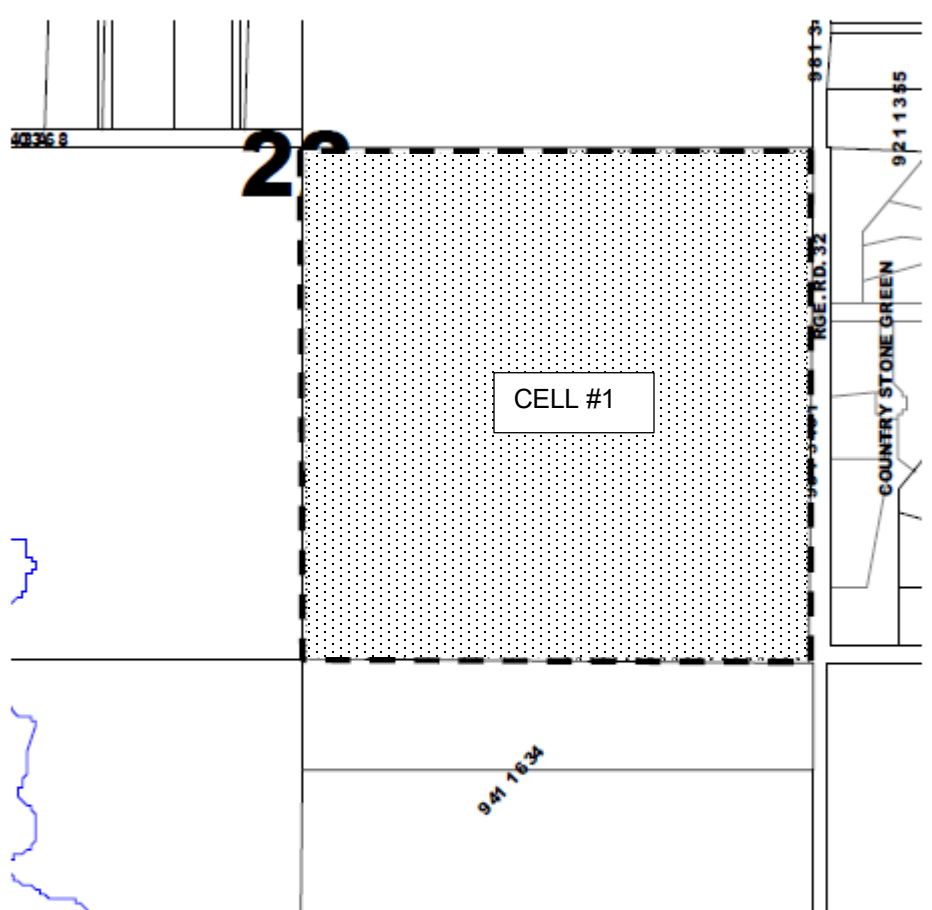




And replace with:

SCHEDULE "B"

BYLAW: C-6475-2007




The map shows a rectangular area of land, labeled 'CELL #1', which is shaded with a stippled pattern. The land is bounded by a dashed line. To the left of the land is a road labeled '40368'. To the right is a road labeled '98135'. Below the land is a road labeled '9411634'. The land is located in the 'SE 1/4 22-24-4-W5M' section. The map also shows a 'COUNTRY STONE GREEN' area to the right of the land. A north arrow is located in the bottom left corner. The text 'Subject Land' is written below the dashed line.

CELL #1

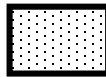
Subject Land

LEGAL DESCRIPTION: SE 1/4 22-24-4-W5M

FILE: 2006-RV-156 - 04722001 DIVISION: 2



The logo for Rocky View Municipal District No. 44, featuring a circular design with the text 'ROCKY VIEW MUNICIPAL DISTRICT No. 44' and a central image of a building.

Schedule 'B'
Bylaw
C-8091-2020
Amendment**FROM**
 Direct Control
 District 116
TO
 Direct Control
 District 116 (Amended)


± 33.83 ha
 (± 83.60 ac)

RGE RD 32



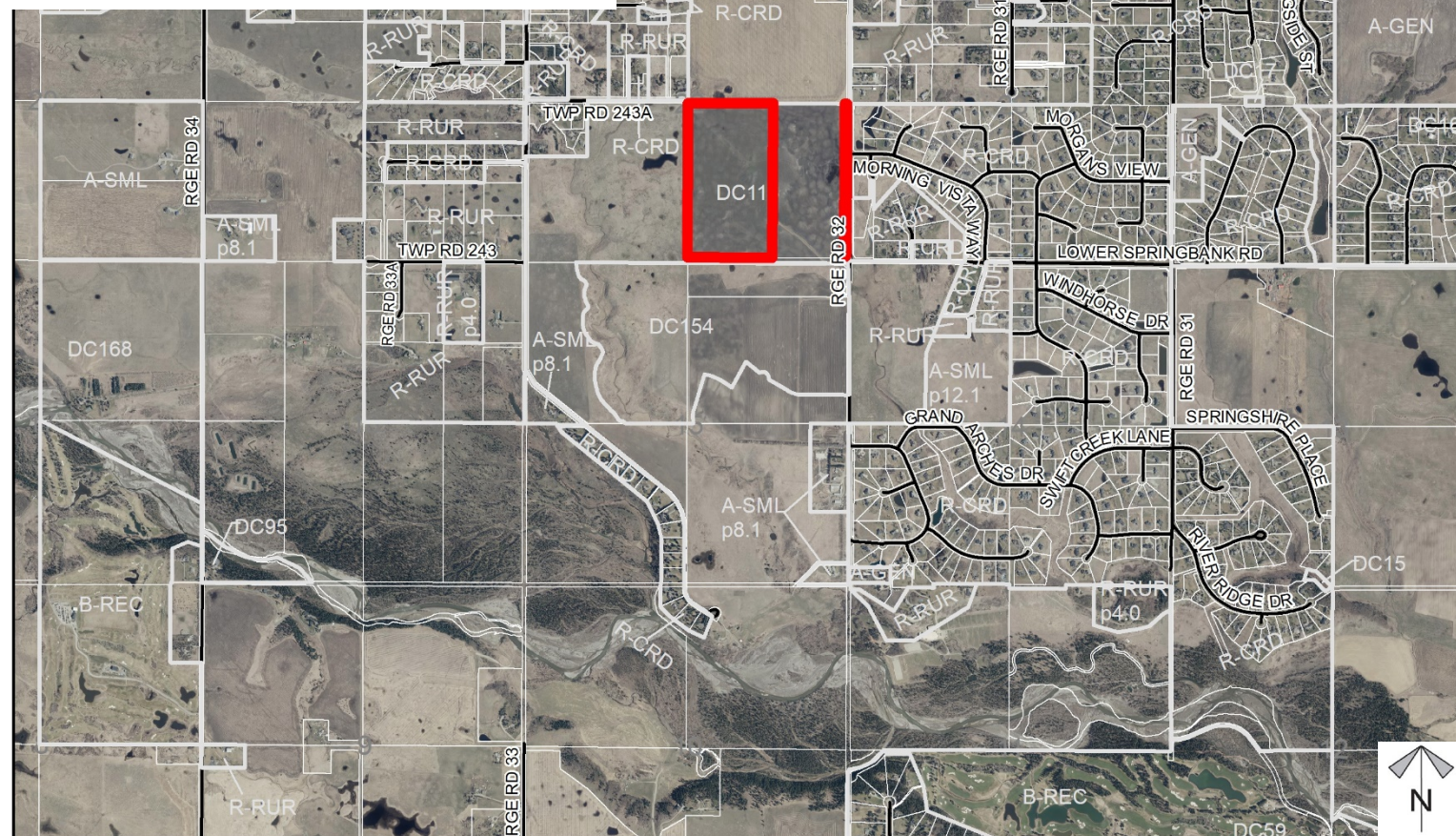
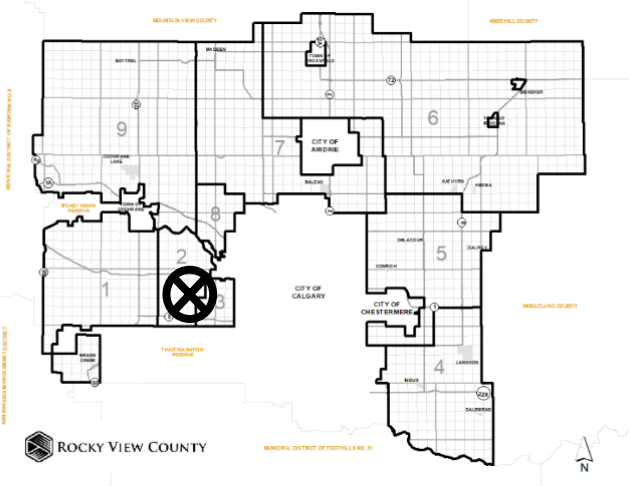
ATTACHMENT D: MAP SET

E-6 - Attachment D



Page 1 of 7
ROCKY VIEW COUNTY

Location & Context

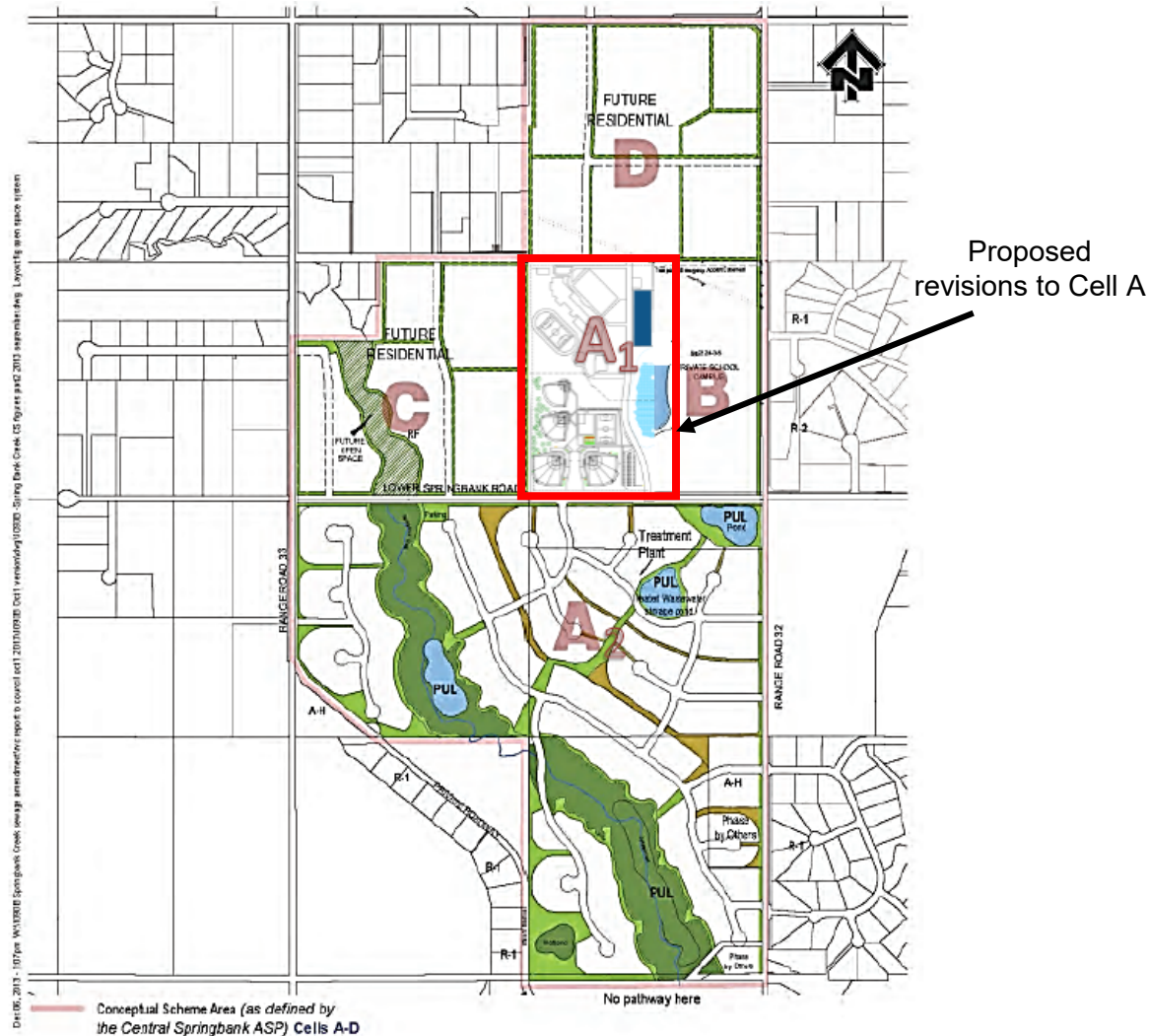


Division: 2
Roll: 04722001
File: PL20200105-130
Printed: Sept 21, 2020
Legal: A portion of SE-22-24-
Page 190 of 527



Conceptual Scheme Amendment Proposal:

To amend the Springbank Creek Conceptual Scheme to allow for the development of a private school and associated recreational facilities.



**Development
Proposal:**

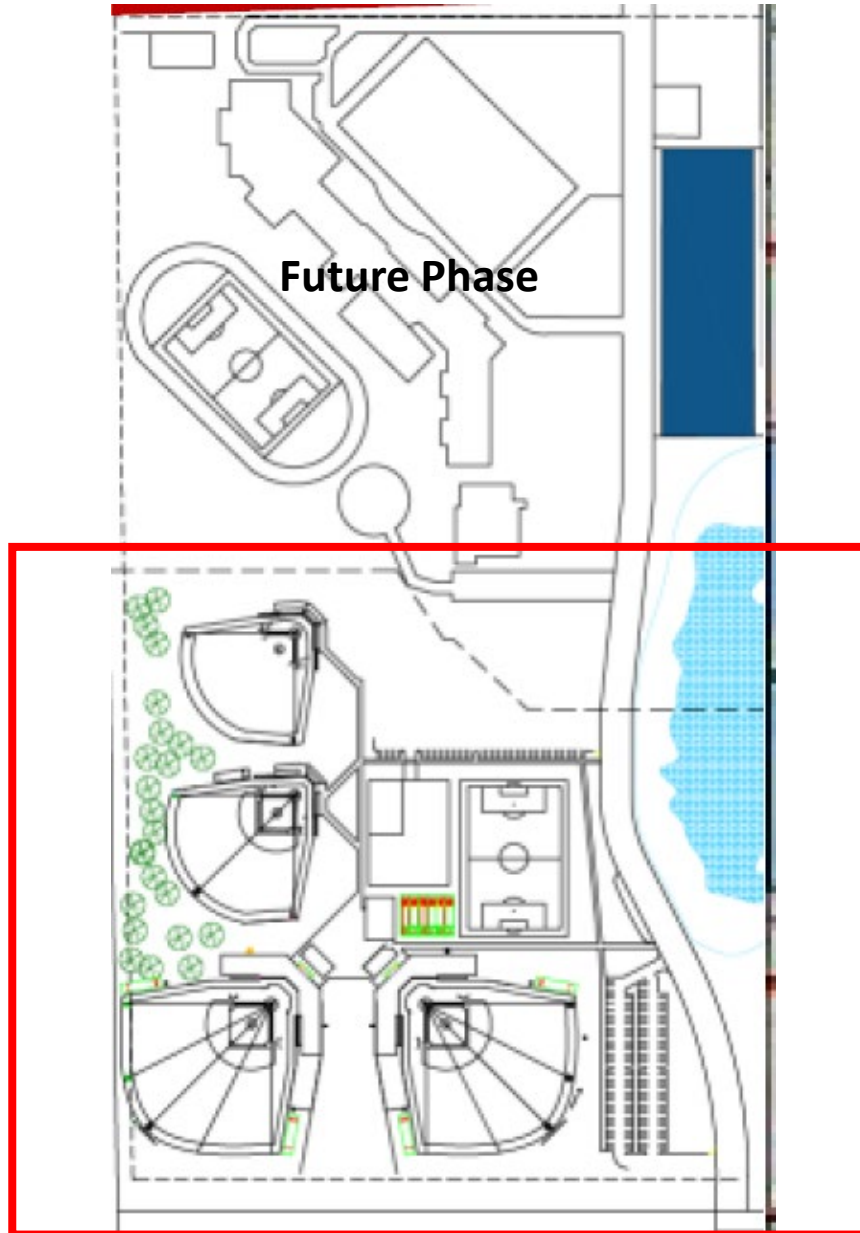
To amend Direct
Control District 116
to allow for the
development of a
private school and
associated
recreational
facilities.

± 33.83 ha
(± 83.60 ac)
DC 116 → DC 116 (Amended)

RGE RD 32



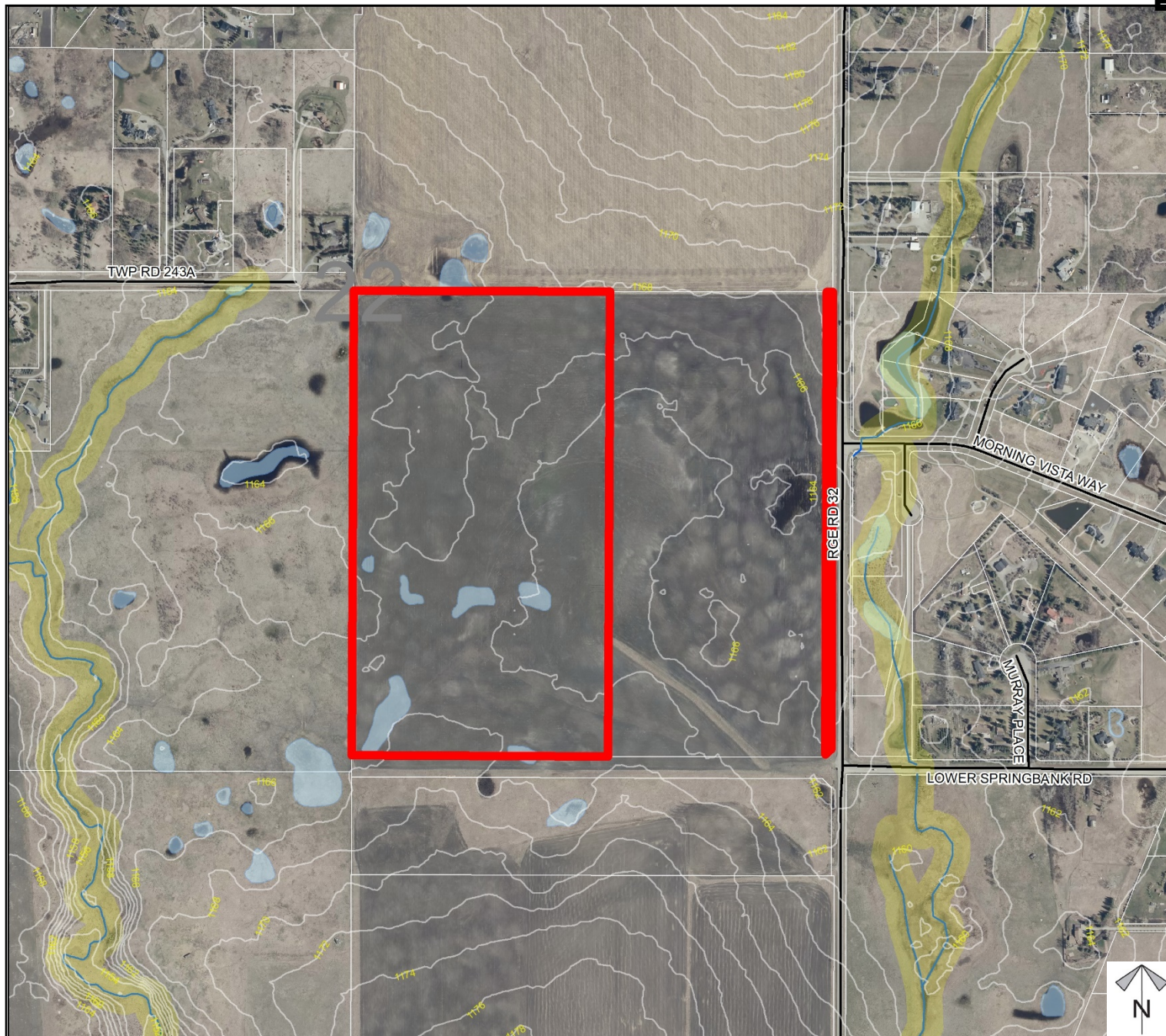
Phase 1

**Associated DP
Proposal:**

To amend the Springbank Creek Conceptual Scheme and Direct Control District 116 to allow for the development of a private school and associated recreational facilities.



Environmental

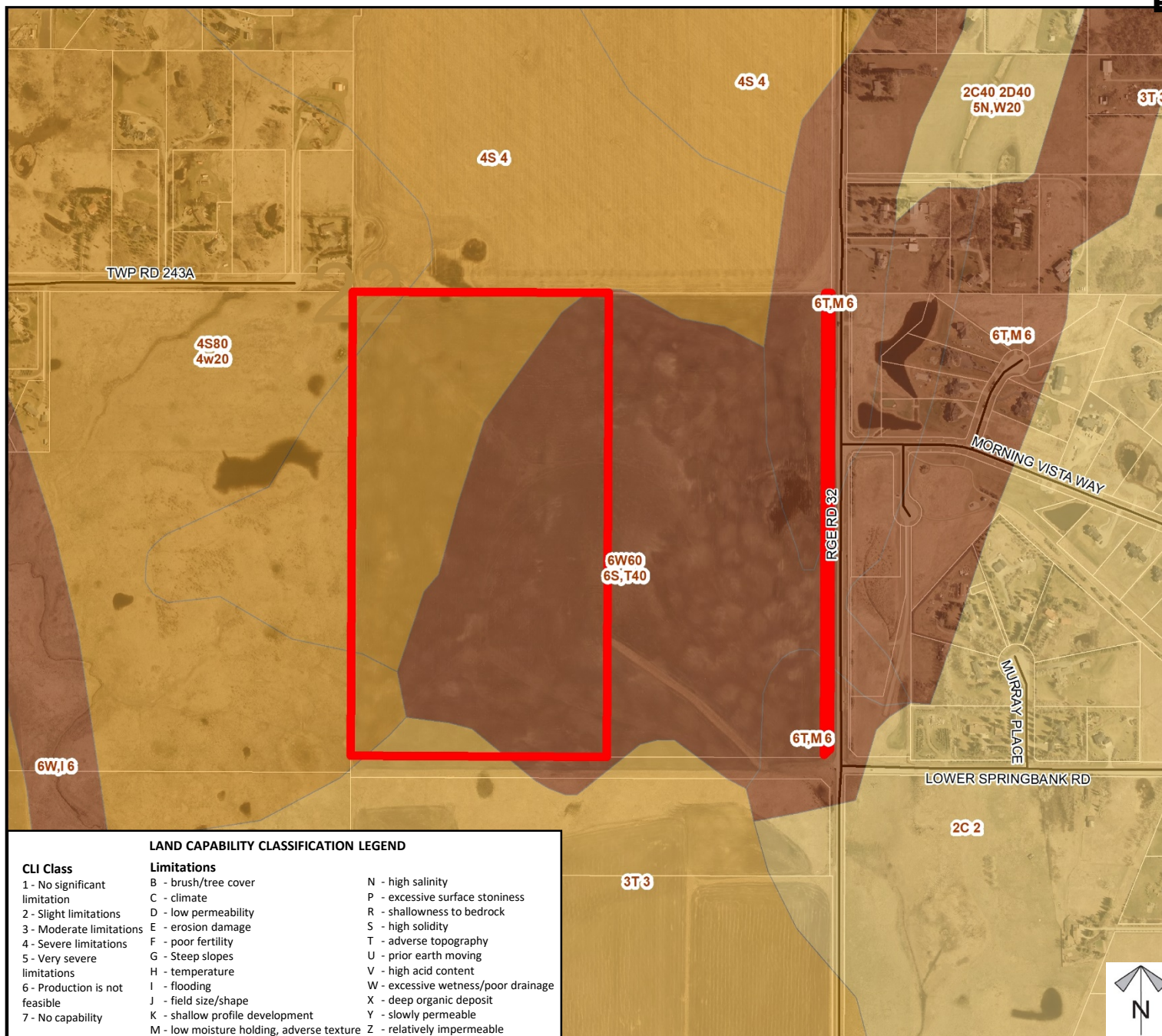


- Subject Lands
- Contour - 2 meters
- Riparian Setbacks
- Alberta Wetland Inventory
- Surface Water

Division: 2
 Roll: 04722001
 File: PL20200105-130
 Printed: Sept 21, 2020
 Legal: A portion of SE-22-24-
 Page 194 of 527



Soil Classifications



LAND CAPABILITY CLASSIFICATION LEGEND

CLI Class

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

Limitations

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

Division: 2

Roll: 04722001

File: PL20200105-130

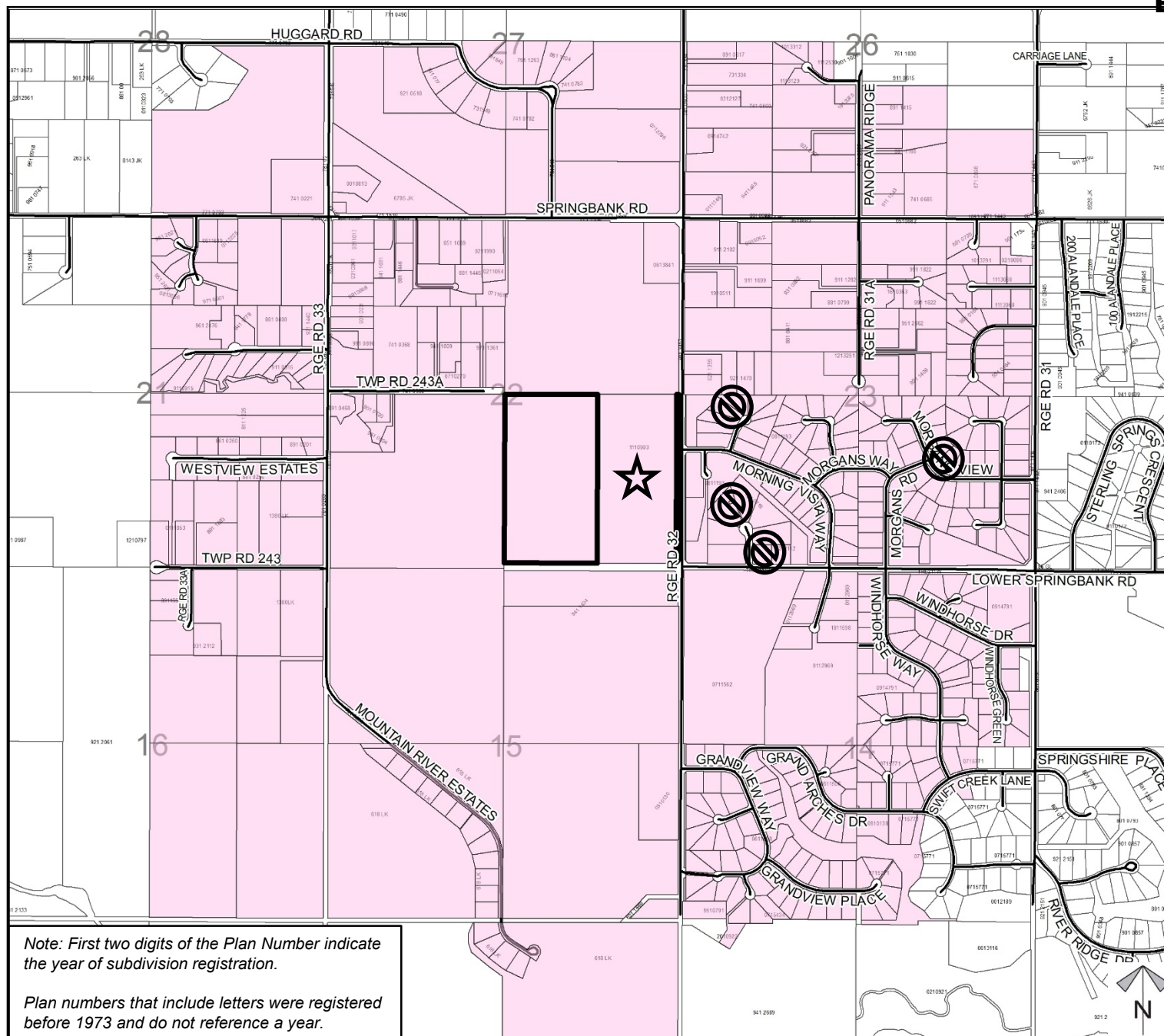
Printed: Sept 21, 2020

Legal: A portion of SE-22-24-

Page 195 of 527



Landowner Circulation Area



Legend

Support



Opposition



Division: 2

Roll: 04722001

File: PL20200105-130

Printed: Sept 21, 2020

Legal: A portion of SE-22-24-

Page 196 of 527

From: [REDACTED]
To: [Stefan Kunz](#)
Subject: [EXTERNAL] - Comments regarding Webber athletic facility proposal PL20200105\130
Date: November 13, 2020 11:50:41 AM

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

Dear Stefan Kunz,

This email pertains to
File Number: 04722001
Application Number: PL20200105\130
Division 2

I and my husband live in Murray Estates directly east of this development. I look out across this field. I would like to say that we agree with the points of concern Roxane Schmidt has addressed in her letter to you yesterday and particularly the issue of light pollution. I was under the understanding that in the Springbank ASP there was a dark sky policy. That is of a huge concern for all of us who have enjoyed this standard for decades. Increased traffic is another huge concern. At times it is already very busy. What are the plans to address this? The mosquito problem here has become unbearable with the advent of the many ponds that developers have installed in the new subdivisions surrounding us. We see they are presently digging a pond. What are their plans to mitigate this issue when there is standing water?

This development will impact us.

Thank you for your consideration,
Paul and Sharon Schinkel
20 Murray PL
Calgary AB
T3Z3L4

Sent from my iPad

From: [REDACTED]
To: [Stefan Kunz](#)
Cc: [REDACTED]
Subject: [EXTERNAL] - File Number 04722001; Application No. PL20200105/130 ; Division 2 re
Date: November 10, 2020 2:17:52 PM

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

To Whom It May Concern:

Please note that my wife and I do not oppose the proposed development itself, but are concerned with the increased traffic the development will generate.

There are 2 routes that will be affected by the development of a private school and associated recreational facilities, namely: Springbank Road and Lower Springbank road.

At present, the traffic at the intersection of RR31 and Springbank Road is problematic in the morning between the hours of roughly 7:30 am and 9:00 am – when most vehicles are either travelling to Springbank School or downtown. This is an intersection that has stop signs on RR31, which means that the traffic turning onto Springbank Road in either direction, or travelling directly through the intersection, has to allow for the vehicular traffic to clear before moving into the intersection. There have already been some serious accidents at the intersection, and during this time period it is often difficult and dangerous to cross Springbank Road. The development of a new school will significantly increase vehicular traffic at this intersection. We believe a round about at this intersection is overdue (as opposed to the installation of traffic lights).

The same comments are also applicable as they relate to the intersection of Lower Springbank Road and RR31. Although this intersection is not presently as busy as the aforementioned intersection, the increase in traffic will no doubt create the same situation: a potentially dangerous intersection.

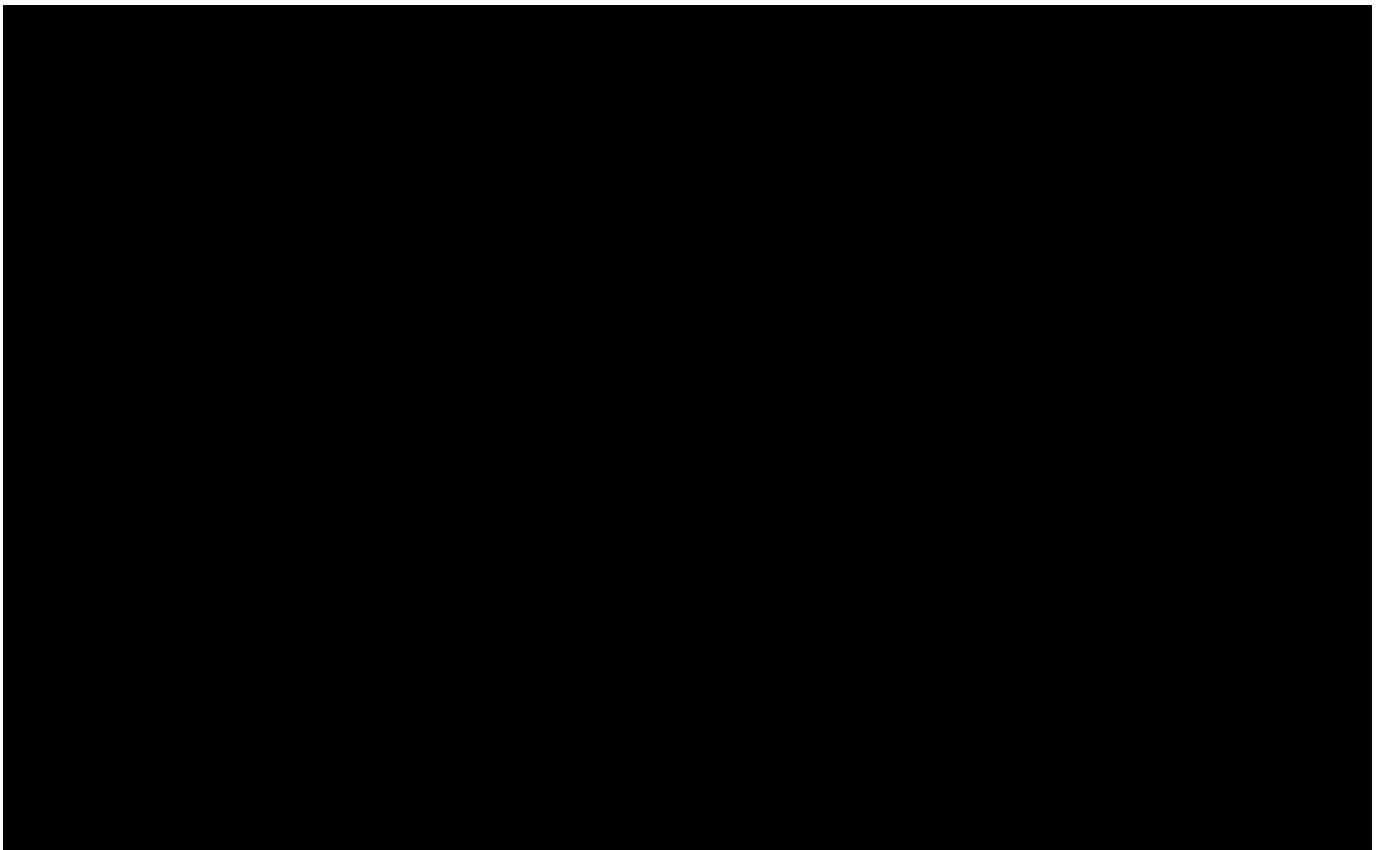
In our view, if you approve the development, Rocky View County also needs to ensure that the infrastructure is in place to handle the increased traffic.

Please feel free to contact either my wife or I if you require any further information. My cell number is [REDACTED]

Thank you.

Gary and Joan Laviolette
31066 Morgans View SW
Calgary, Alberta T3Z 0A5

Gary Laviolette QC, P. Eng.



From: [Paul Graham](#)
To: [Stefan Kunz](#)
Cc: [Cam](#); rod@planningprotocol12.com; [Tom Rudmik](#)
Subject: [EXTERNAL] - File Number: 04722001
Date: November 10, 2020 8:11:30 PM
Attachments: [image001.png](#)

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

Rocky View County
Planning Services Department
Attention: Planner - Stefan Kunz

Dear Sir:

RE: File Number: 04722001

Application Number: PL20200105/130

Division: 2

Dear Sir:

With reference to the above file number pertaining to West Aspen Holdings Ltd. Application to allow for the development of a private school and associated facilities.

As an adjacent owner of the land subject to the application, Master's Academy Educational Society is supportive of Rocky View County allowing for a second school site adjacent to Master's land (Plan 1110903; Block 1; Lot 1) of some 69.68 acres rezoned in June 2006 as DC-116 to accommodate a private school and other facilities.

Sincerely,



Paul Graham
Chief Operations Officer
P | 403.242.7034 ext. 2410
W | www.masters.ab.ca
A | 4414 Crowchild Tr. SW Calgary, AB T2T 5J4

JH Erasmus
230 Morning Vista Rise
Calgary, AB T3Z 0B2
November 13, 2020

Planning Services Department

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

To whom it may concern

File Number: 04722001

Application Number: PL20200105\130

The referenced file number and application refers:

Current construction work being undertaken on this property, I believe under permit PRDP20201213, seems to backfill this area to a height in excess of approximately 8 (eight) meters above the natural ground level (I do not have the means to accurately measure this and the assumption is based on a comparison to the equipment working in the area). In the conceptual development work plans and approval documents for Springbank Creek the documents state that the properties on the East side of Range Road 32 would not have their mountain views affected as none of the buildings would exceed a height of 15 (fifteen) meters and that building rooftops would be below the tree-line to the west of the development. With the backfill already reaching heights that are concerning to my neighbors and I, I would like to know what steps are taken to ensure to meet the original intent of building rooftops not higher than the tree-lines to the west.

As a second point of concern, can we be updated on the rest of the development? The original plans indicated the private school in the block east of the current revised proposal (previously designated as Block B), with residential lots at the space where the school will go now. Is the plan to move the residential part of the development to this former block B? What will the access roads, building heights and other specific data for this portion of the development look like?

Thank you for the time to consider my concerns.

Yours truly



JH Erasmus

ROXANNA SCHMIDT

4 Murray Pl
Calgary, AB.
T3Z 3L4

November 12,2020

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

Dear Stefan Kunz:

I am writing this letter in response to a letter from the County regarding a proposed development located in the Springbank area.

File Number: 0472201

Application Number: PL202200105/130

I am quite concerned as to what I see happening in Cell Block A for the proposed Athletic Fields. There has been extensive excavation done which indicates to me that Webber Academy is being allowed to move forward beyond the DP that they received in June of 2020, to excavate and place fill. The original Springbank Creek Conceptual Scheme indicated a school to be built in **Cell B**, but by looking at the proposed development for **Cell Block A** red flags have risen for me. My concerns are listed below and would like to see them addressed before changes are allowed to happen with the approved Springbank Creek Conceptual Scheme.

- Will the facilities be available for rent from outside user groups?
- Septic and wastewater treatment. The original plan had a treatment facility. What are the plans for the proposed changes?
- Increased traffic on Lower Springbank Road is a safety concern for the existing subdivisions as will the comprised integrity of the peaceful country life we moved out here to enjoy 40 years ago. Currently, there are many speeders on this portion of the road and it will only get worse with more traffic.
- What is the plan for Lower Springbank Road? Will it be extended to RR 33 and who will be incurring the cost for that extension?
- Where is the proposed development getting their potable water from?
- How will traffic be controlled at Lower Springbank Road and RR 32? Currently, there is a stop sign for west bound traffic.
- What about the speed limit which is currently 80 for RR 31-RR 32 will we see a reduction in the speed limit in consideration of the existing subdivisions that back on to the road for safety as well as noise reduction?
- Mosquito control is also an issue. Having been a long time resident of the County we have never experienced mosquitos as we do now with all the storm water ponds that have been installed in the new surrounding subdivisions. It is almost impossible to enjoy time outdoors in the summer months because the mosquitos are so bad.
- When will future residential development commence? What will be happening in Cell B if the proposed school is allowed to proceed in Cell A? What will the residential parcel sizes be?
- On the enclosed Proposal diagram what is indicated by the blue rectangle?
- Light Pollution is another negative aspect I have considered. With the proposed Athletic Facilities as mentioned above there is the reality for extraordinary lighting to light the fields for use as potentially after hours during the night for security reasons. Again compromising the reason people move to the country to escape the perpetual city brightness.

Thank-you, kindly for taking my concerns into consideration before moving forward with any further approvals. I realize the development is inevitable but I personally would like it to see it occur with careful consideration of existing subdivisions and not compromising the integrity of a rural community.

Sincerely,

Roxanna Schmidt



FIRE SERVICES & EMERGENCY MANAGEMENT

TO:	Council	
DATE:	March 9, 2021	DIVISION: 5
FILE:	05220009	APPLICATION: N/A
SUBJECT:	Cost Recovery for Hazardous Material Response Cancellation Request	

POLICY DIRECTION:

Cost-recovery fees are governed by the Fire Services Bylaw C-7886-2019 and Master Rates Bylaw C-7992-2020.

EXECUTIVE SUMMARY:

The landowner of Roll # 05220009 rented their property, and the renters set up an illegal drug lab. When the RCMP executed search warrants, Rocky View County Fire Services incurred \$25,082.50 in costs for assisting with hazardous materials cleanup at the site.

As per the Master Rates Bylaw, the landowner was billed for these costs. The landowner is requesting that Council waive the cost-recovery fees.

ADMINISTRATION RECOMMENDATION:

Administration recommends the request be denied in accordance with Option #1.

BACKGROUND:

On December 15, 2020, Rocky View County Fire Services received a request from RCMP to attend and assist with the mitigation of hazardous materials being removed from a drug lab, located at Roll# 05220009. In response to this request, the County provided equipment and four firefighters for a total of four days. While on scene, fire crews were assigned to work with hazardous material contractors also brought in by the RCMP. The work was necessary to protect the health and safety of police and peace officers, Health Canada officials, and the broader community.

The County incurred costs of \$25,082.50. The expenses were relating to an illegal activity, and the County billed the landowner in accordance with the Master Rates Bylaw.

On January 11, 2021, Administration received a request from the owner of the property, requesting that the cost recovery fees be waived.

BUDGET IMPLICATIONS:

Waiving fees shifts costs to County taxpayers, and an interest/penalty-free payment plan impacts the County's revenue (interest and the time value of money).

Fire Services includes an estimate of this form of revenue in its annual operating budget. Should the fees be waived or reduced, the department's budget may show a corresponding deficit.

STRATEGIC OBJECTIVES:

This item is not related to any Council strategic objective.

Administration Resources

Randy Smith, Fire Services



OPTIONS:

Option #1: THAT the request to waive cost-recovery fees in the amount of \$25,082.50 be denied.

Option #2: THAT alternative direction be provided.

Respectfully submitted,

Concurrence,

"Grant Kaiser"

"Al Hoggan"

Executive Director
Community & Business Connections

Chief Administrative Officer

GK/RS/lh

ATTACHMENTS:

ATTACHMENT 'A': Email request from Roll# 05220009 dated January 11, 2021

From: [REDACTED]
Date: January 11, 2021 at 12:47:44 MST
To: RPusnik@rockyview.ca
Subject: To Bring It To The Council: Invoice sent for \$25042.50 by Rocky View County for a service not requested

Good Morning Kent

I have spoken to Jerry Gautreau who suggested that I reach out to you in order to bring this matter in front of the council.

I own a property in Delacour and I received a bill from Rocky View County for \$25042.50 from fire department. Due to COVID 19 pandemic I had decided to rent my property in November 2020. Unfortunately the renters started grow up operation in the property. The RCMP found out and took over the property in November 2020. Now I received a bill from the Rocky View County demanding a payment of \$25042.50. Upon inquiry I found out that it was requested by Laura from the fire department. I contacted her to find out what was the invoice for.

I was informed that RCMP requested the fire department to have fire fighter presence at the property in case if their assistance would be required. The fire department sent 3 fire fighters and fire fighter truck for 40 hours and I am invoiced for that bill. I informed Laura that I did not request the fire fighter services and it doesn't make sense, why 3 individuals and firefighter truck will be needed. I was advised by the RCMP, the building was occupied by Health Canada. I informed her that if the RCMP requested the presence of fire fighter then the invoice should be sent to them not me. She informed me there is not much she can do for me and maybe I should reach out to the county.

I have already suffered devastating financial loss in excess of well over \$100,000 due to reclamation and renovation costs which are not being covered by the insurance company. I am trying to figure out how to pay for these costs. It was already difficult due to this pandemic and these additional costs have devastated me. I humbly request that you kindly waive these fees I can't afford to pay for it. This service was never requested by me and I am not sure why 3 fire fighters were sent.

Your assistance would be greatly appreciated to resolve this matter. I look forward to hear from you soon. I can be reached by phone at [REDACTED] or by email

Regards
[REDACTED]

**LEGISLATIVE SERVICES**

TO: Council
DATE: March 9, 2021
FILE: N/A
SUBJECT: Intermunicipal Collaboration Framework and Intermunicipal Development Plan between Kananaskis Improvement District and Rocky View County

DIVISION: All
APPLICATION: N/A

POLICY DIRECTION:

On December 5, 2019, Bill 25 amended the *Municipal Government Act* (MGA) and provided municipalities with the option to opt-out of the requirement to complete an Intermunicipal Development Plan (IDP), if both Councils agreed. A resolution of both Councils confirming this is required. Both municipalities are still required to complete an Intermunicipal Collaboration Framework (ICF), as per the *Municipal Government Act*.

EXECUTIVE SUMMARY:

Kananaskis Improvement District and Rocky View County Administrations recommend that an IDP is not necessary at this time. If Council agrees, a resolution confirming this is required to fulfill the requirements of the MGA. The parties have drafted an ICF, which does not identify any shared services between the parties, but meets the legislative requirements under the MGA, such as a dispute resolution framework and a communication protocol.

ADMINISTRATION RECOMMENDATION:

Administration recommends approval in accordance with Option #1.

BACKGROUND:

Under previous MGA requirements, Rocky View County and the Kananaskis Improvement District were required to complete an IDP for the lands adjacent to the municipal boundary. However, recent amendments to the MGA have removed that requirement. There is little development in the Kananaskis Improvement District. Therefore, it is Administration's assessment that there are minimal risks associated with not adopting an IDP at this time. If either party decides an IDP is warranted in the future, it can be completed upon request.

As per the MGA, Rocky View County and the Kananaskis Improvement District are required to complete an ICF to identify shared services, create a process for effective dispute resolution and create a mechanism for communication between the municipalities. No shared services have been identified and the agreement meets the legislative requirements under the MGA. The ICF includes a mechanism for identifying and agreeing to shared services, should any opportunities arise.

BUDGET IMPLICATIONS:

There are no budget implications associated with this request.

Administration Resources

Ben Manshanden, Legislative Services



OPTIONS:

- | | | |
|-----------|---|---|
| Option #1 | Motion #1 | THAT an Intermunicipal Development Plan between Rocky View County and Kananaskis Improvement District is not required at this time. |
| | Motion #2 | THAT the Intermunicipal Collaboration Framework between Kananaskis Improvement District and Rocky View County be approved as presented in Attachment 'A'. |
| Option #2 | THAT alternative direction be provided. | |

Respectfully submitted,

Concurrence,

"Amy Zaluski"

"Al Hoggan"

Director
Legislative Services

Chief Administrative Officer

BM/rp

ATTACHMENT:

Attachment 'A' – Intermunicipal Collaboration Framework between Kananaskis Improvement District and Rocky View County

Intermunicipal Collaboration Framework

Between

Kananaskis Improvement District

(the "ID")

and

Rocky View County

(the "County")

(each a "Municipality, and collectively the "Municipalities")

WHEREAS the ID and the County share a common boundary;

WHEREAS the ID and the County have reviewed their common interests and wish to work together when appropriate to provide services to their residents; and

WHEREAS the *Municipal Government Act* stipulates that municipalities that have a common boundary must create an intermunicipal collaboration framework with each other that describes the services to be provided that benefit residents in more than one of the municipalities that are parties to the framework.

NOW THEREFORE, by mutual covenant of the Municipalities, it is agreed as follows:

A. DEFINITIONS

In this Framework:

1. "CAO" means the Chief Administrative Officer or acting CAO of each Municipality.
2. "Effective Date" means the later of the dates on which a bylaw or resolution, as applicable, that contains this Framework has been finally adopted by each Municipality.
3. "Framework" means this intermunicipal collaboration framework.
4. "*Municipal Government Act*" means the *Municipal Government Act*, RSA 2000, c M-26, as amended from time to time.
5. "Services" means one or more of the following municipal services:
 - a. transportation;
 - b. water and wastewater;
 - c. solid waste;
 - d. emergency services;

- e. recreation; and
- f. any other municipal service as may be identified by a Municipality.

- 6. “Shared Services” means Services benefitting the residents of each Municipality that the Municipalities have agreed to share.
- 7. “Shared Services Initiative” means a future project or initiative for Shared Services that may require cost-sharing between the Municipalities.

B. TERM AND REVIEW

- 1. This Framework shall come into effect on the Effective Date and shall remain in effect unless it is replaced under the terms of this Framework or is no longer required pursuant to s.708.28(1) or s.708.28(5) of the *Municipal Government Act*.
- 2. As soon as reasonably possible after a Municipality has finally adopted either a bylaw or resolution that contains this Framework, that Municipality’s CAO shall provide written notice to the other Municipality’s CAO confirming the date of final adoption.
- 3. The Municipalities shall review the terms and conditions of this Framework by no later than each five year anniversary of the Effective Date.
- 4. After each five year review is completed, if the Municipalities do not agree that this Framework continues to serve the interests of the Municipalities, the Municipalities will create a new intermunicipal collaboration framework to replace this Framework. The County shall notify the Minister of Municipal Affairs and the ID shall notify the Minister of Environment and Parks of the replacement framework within 90 days of a resolution or bylaw containing the replacement framework being finally adopted by each Municipality.

C. THE PRINCIPLES OF INTERMUNICIPAL COOPERATION

- 1. The Municipalities are committed to fostering intermunicipal cooperation in a non-adversarial, informal and cost-effective manner.
- 2. The Municipalities will comply with section 708.4 of the *Municipal Government Act* in aligning their bylaws and resolutions with this Framework as applicable.

D. MUNICIPAL SERVICES

- 1. The Municipalities acknowledge and agree that they do not have any Shared Services.

E. FUTURE SHARED SERVICES INITIATIVES

- 1. The Municipalities acknowledge that each future Shared Services Initiative shall be dealt with on a case by case basis. In the event that either Municipality wishes to propose a new Shared Services Initiative, the initiating Municipality’s CAO will provide a written notice to the other Municipality’s CAO within 90 days that includes:

- a. a general description of the Shared Services Initiative,
 - b. the estimated costs, and
 - c. the proposed timing of the expenditure.
2. The receiving Municipality will advise if it agrees to or objects to the Shared Services Initiative, and the reasons, within 30 days of receiving the written notice.
3. Both Municipalities recognize that a Municipality's decision to participate or not to participate in a Shared Services Initiative lies with each respective Municipality.
4. If the Municipalities agree to a Shared Services Initiative, then they shall create a new intermunicipal collaborative framework to replace this Framework. The County shall notify the Minister of Municipal Affairs and the ID shall notify the Minister of Environment and Parks of that replacement framework within 90 days of a resolution or bylaw containing the replacement framework being finally adopted by each Municipality.

F. INTERMUNICIPAL DEVELOPMENT PLAN

1. The Municipalities acknowledge and agree that they are each exempt from creating an intermunicipal development plan by the Minister of Municipal Affairs, in accordance with Ministerial Order No. MSD: 019/20.

G. DISPUTE RESOLUTION

1. In the event of any dispute regarding the interpretation, implementation, application of or any contravention or alleged contravention of this Framework, the Municipalities agree to refer the matter for joint discussion by their respective CAOs. If the CAOs cannot negotiate a resolution to the dispute within 30 days of their first joint discussion, the Municipalities agree to participate in mediation with a mutually acceptable mediator.
2. The Municipalities agree that mediation will proceed on the following basis:
 - a. if the Municipalities cannot agree on a mediator, they will ask the President or Executive Director of the ADR Institute of Alberta to assist in the selection process;
 - b. the Municipalities will share the cost of the mediator equally and bear their own costs incurred with respect to the mediation; and
 - c. no evidence of anything said or of any admission or communication made in the course of the mediation shall be admissible in any legal proceeding, except with the consent of both Municipalities.
3. If the Municipalities are not able to resolve the dispute by mediation within one year after the date of the first joint discussion of the CAOs under Article G.1, pursuant to section 708.34(c) of the *Municipal Government Act*, the Municipalities agree to resolve the dispute through arbitration as set out in section 708.35 of the *Municipal Government Act*.

H. NOTICES AND COMMUNICATION

1. Each Municipality's CAO will communicate with each other in a timely manner any items that might be of significance for this Framework.

2. Notices under this Framework shall be provided in writing to the mailing addresses of each respective Municipality and addressed for the attention of the CAO.
3. Notices will be sent either by courier or postal service. Regardless of the method of delivery, any notice is deemed to be received 7 business days after it has been sent. A party will endeavour to send courtesy copies of correspondence by electronic means to the attention of the CAO, but such delivery method will not affect the calculation of days set out above.

I. GENERAL

1. The Municipalities agree that:
 - a. in this Framework words in the singular include the plural and words in the plural include the singular;
 - b. this Framework does not affect any other responsibility, right or obligation of any Municipality and addresses only their roles with respect to the implementation of this Framework;
 - c. this Framework may be amended by mutual agreement of the Municipalities in writing;
 - d. nothing in this Framework fetters the discretion or regulatory authority of either Municipality in any way; and
 - e. this Framework may be signed in counterpart, in which case the counterparts together constitute one agreement, and a signed copy of this Framework delivered by e-mailed PDF shall constitute good delivery.

IN WITNESS WHEREOF the Municipalities have hereunto executed this Framework by the hands of their proper officers duly authorized in that regard.

KANANASKIS IMPROVEMENT DISTRICT

PER:

Melanie Gnyp
Council Chair

Date

Kieran Dowling
Acting Chief Administrative Officer

Date

ROCKY VIEW COUNTY

PER:

Daniel Henn
Reeve

Date

Al Hoggan
Chief Administrative Officer

Date



CAPITAL PROJECT MANAGEMENT

TO:	Council	
DATE:	March 9, 2021	DIVISION: 8
FILE:	5000-375	APPLICATION: N/A
SUBJECT:	Bears paw Drainage Projects – Meadow Drive and Burma/Range Road 25	

EXECUTIVE SUMMARY:

Administration wishes to provide Council with an update on the Bears paw Meadow Drive Drainage project and the Bears paw Burma/Range Road 25 project, both of which were funded by Council in the 2021 budget. This report includes background information on the various steps taken to provide stormwater solutions in the area and an update on what Administration recommends as the most feasible solution to advance the two projects to construction.

ADMINISTRATION RECOMMENDATION:

Administration recommends approval in accordance with Option #1.

BACKGROUND:

The stormwater challenges in the community of Bears paw consist of residential areas that are adjacent to pot and kettle type wetlands. The area has limited overland escape routes which results in the accumulation of stormwater. During spring melt and heavy rain events, residents are overwhelmed with standing stormwater that impacts their homes and other areas of their properties. Seasonal pumping of water by County operations has historically dewatered the area, however this has come at a high cost to the County over the past several years.

As part of previous Council initiatives, the County investigated a gravity solution through private lands in the Meadow Drive area. The preliminary design provides landowners with an outlet that naturally flows east under Rocky Ridge Road to a West Nose Creek tributary within the City of Calgary. While this concept provides an outlet for the community, the proposed solution has many associated risks to the County, including likely delays due to downstream stakeholder engagement and endorsement which is needed for Alberta Environment and Parks (AEP) approvals. One of the critical downstream stakeholders, the City of Calgary, has demonstrated little support for the project. Based on these risks, the project's current form has a high chance of not being able to obtain the necessary approvals to advance the project to construction.

With this in mind, in January of 2021 Administration engaged ISL Engineering in partnership with Vertias Development Solutions to evaluate an alternative drainage concept for the Meadow Drive area. The Feasibility Study considers the possibility of using a lift station to mechanically convey stormwater north through the Harvey Hills area with an eventual outlet to a West Nose Creek tributary in Rocky View County. The Feasibility Study also evaluated the opportunity of combining the Bears paw Burma/Range Road 25 project with the Meadow Drive project, since the lands are within close vicinity and an outlet to the north makes combining the two projects viable.

The Feasibility Study outlines three high-level alignment options to combine the two projects, all of which maximize the use of County right of way:

Administration Resources

Angela Yurkowski, Capital Project Management



- **Concept A** - Conveys flows from Meadow Drive to a high point along Range Road 25 via a 250mm forcemain. From this point, a gravity line conveys flows north and discharges to a wetland south of Harvey Hills. See Attachment 'A' – Figure 4.1.
- **Concept B** - Conveys flows from Meadow Drive to a high point along Range Road 25 via a 250mm forcemain. From this point, a gravity line conveys flows and discharges further north directly to the West Nose Creek tributary. See Attachment 'A' – Figure 4.2.
- **Concept C** - Conveys flows from Meadow Drive north along Range Road 25 and then east along Burma Road via a 250mm forcemain. From this point, there is an outlet to an overland drainage ditch running north on Range Road 24. See Attachment 'A' – Figure 4.3.

Concepts A, B and C will require AEP approvals, however directing flows north will reduce the impacts to downstream stakeholders including the City of Calgary and significantly reduce the risk of delay for the project. Additionally, using a mechanical system to send water to the north allows for the Meadow Drive and Burma/Range Road 25 projects to be combined which is a more desirable solution for the County long-term.

For these reasons, Administration is recommending that the previous gravity solution be abandoned for the Meadow Drive area and one of the proposed Concepts A, B or C from the ISL Feasibility Study be advanced for detailed engineering and construction to accommodate both the Meadow Drive and Burma/Range Road 25 projects.

The final alignment (Concept A, B or C) will be selected based on detailed engineering and the landowner engagement process.

BUDGET IMPLICATIONS:

There are no budget implications anticipated.

Council previously approved \$5,000,000 for the Meadow Drive project and \$500,000 for the Burma/Range Road 25 project in the County's 2021 Capital Budget. The combination of the two projects will result in a total project budget of \$5,500,000.

COMMUNICATIONS PLAN: N/A

OPTIONS:

- Option #1: THAT the Bearspaw Drainage Projects – Meadow Drive and Burma/Range Road 25 report be received for information.
- Option #2: THAT alternative direction be provided.

Respectfully submitted,

Concurrence,

"Byron Riemann"

"Al Hoggan"

Executive Director

Chief Administrative Officer

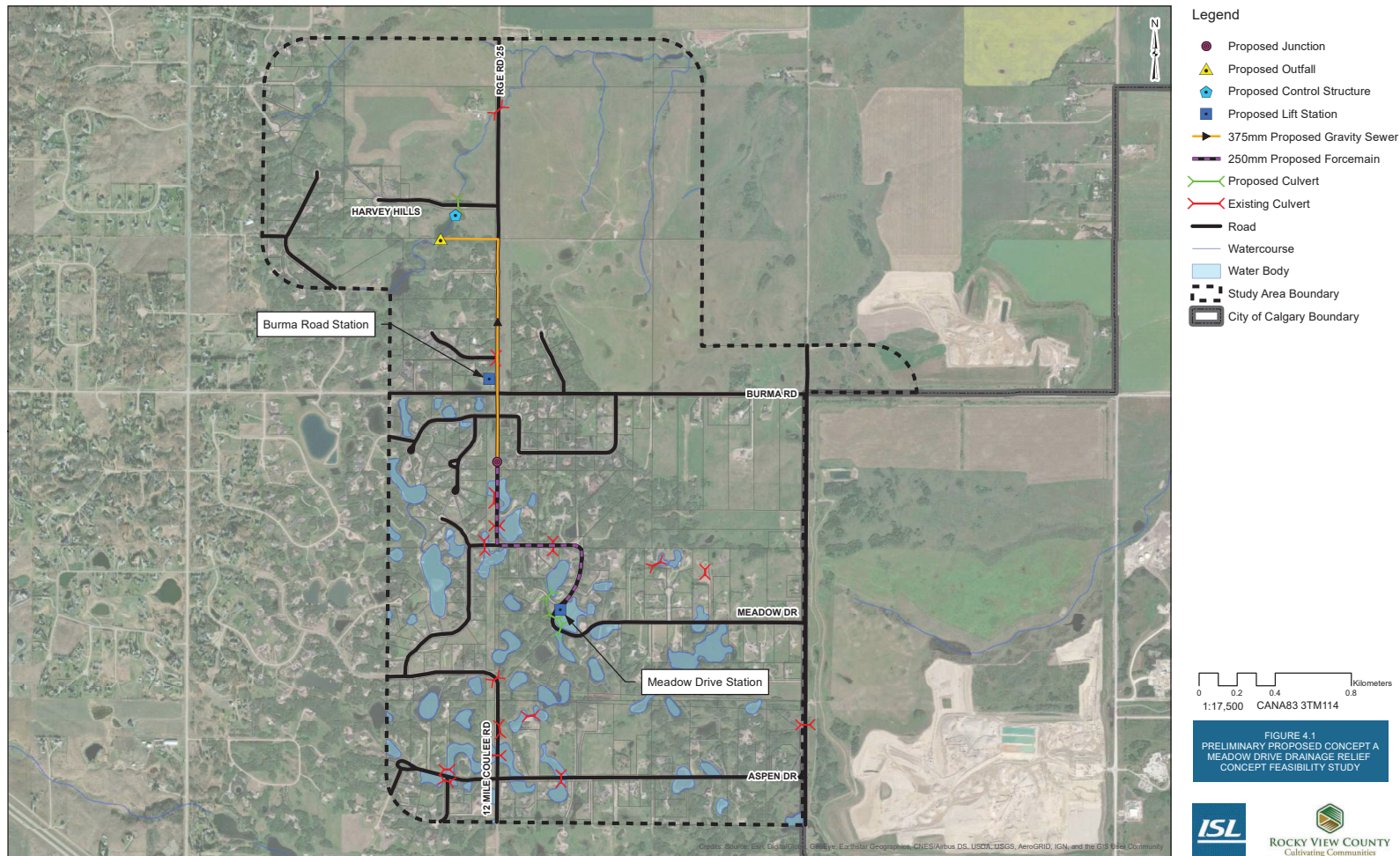
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ATTACHMENTS:

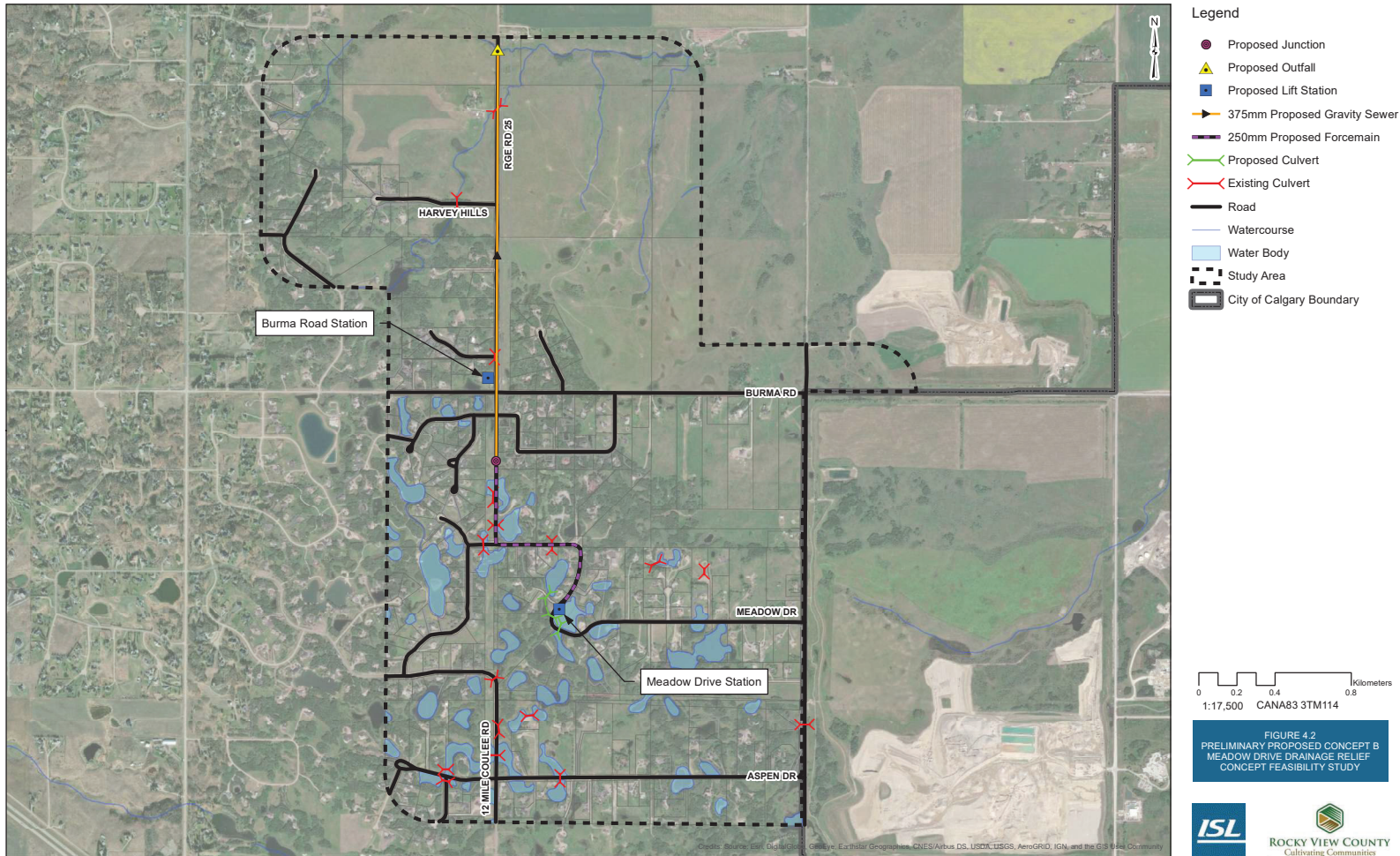
ATTACHMENT 'A': Excerpts from the Meadow Drive Feasibility Study (ISL, 2021)
 Concept A – Figure 4.1
 Concept B – Figure 4.2
 Concept C – Figure 4.3

Concept A -Figure 4.1



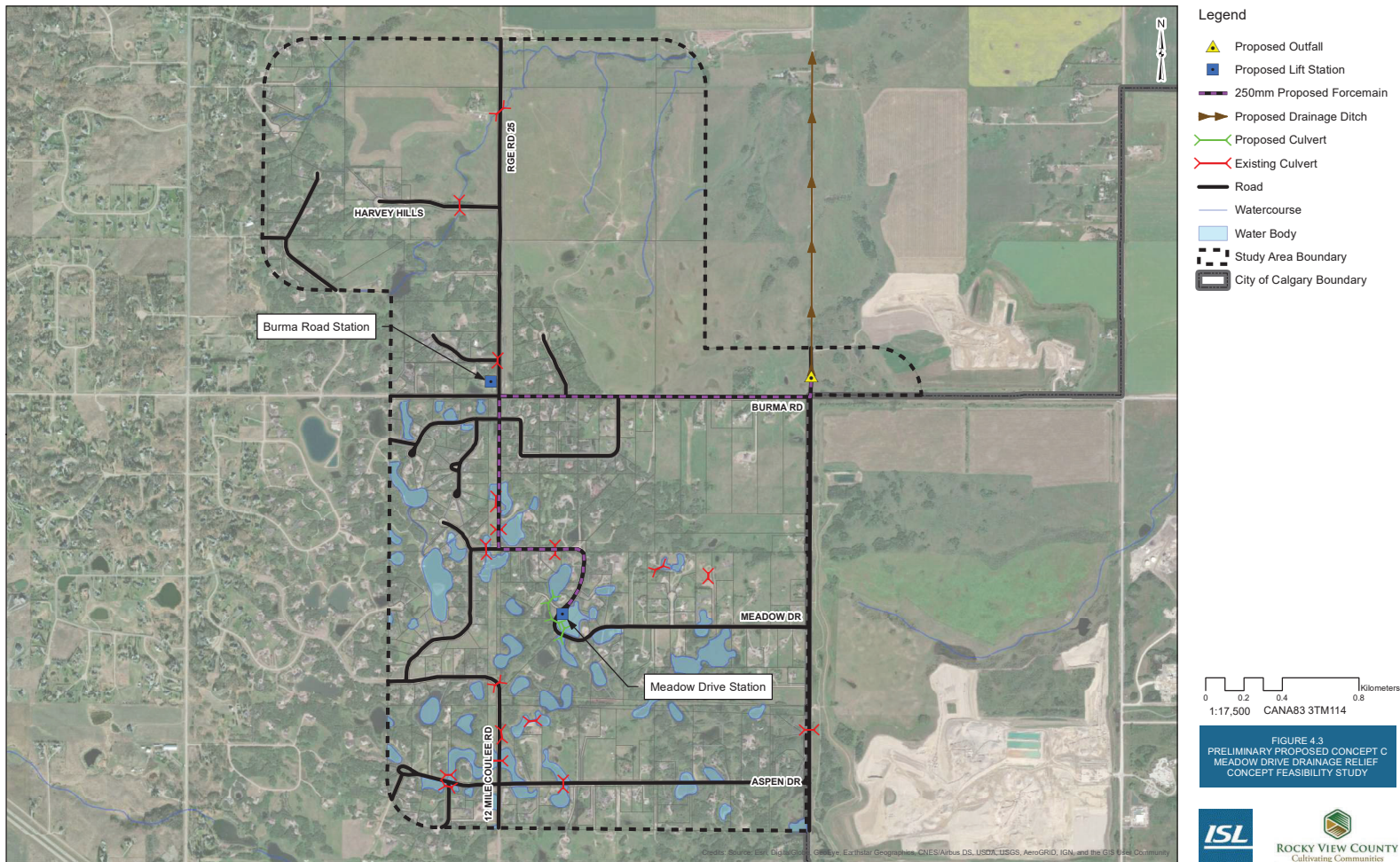
Date: 10/20/2021 Document: G:\Projects\27757_RVC_Meadow_Drive\251_Figures\Figure4.1_Photo_ConceptA.mxd

Concept B - Figure 4.2



Date: 10/03/21 Document: G:\Projects\27757_RVC_Meadow_Drive\251_Figures\Figure4.2_Photo_ConceptB.mxd

Concept C - Figure 4.3



Date: 10/6/2021 Document: G:\Projects\27757_RVC_Meadow_Drive\251_Figures\Figure4.3_Prelim_ConceptC.mxd



CAPITAL PROJECT MANAGEMENT

TO:	Council		
DATE:	March 9, 2021	DIVISION:	7
FILE:	N/A	APPLICATION:	N/A
SUBJECT:	Crossiron Drive Project Update		

EXECUTIVE SUMMARY:

On September 1, 2020, Council approved a budget adjustment for a series of County projects to be funded through the Government of Alberta's Municipal Stimulus Program (MSP). The Crossiron Drive upgrade project was included and a budget adjustment of \$2,250,000 was approved with \$734,000 of the project to be funded through MSP. The remainder of the project (\$1,515,700) was given approval to be funded from the Transportation Offsite Levy.

Preliminary design and updated cost estimates have now been completed for the project. Based on the design work to date, Administration is recommending that the project scope for 2021 be adjusted to encompass twinning the west section of the project from Dwight McLellan Trail to Range Road 292. This work would include the associated intersection upgrades and storm water infrastructure to support this section of twinning.

The east section of the Crossiron Drive upgrade project from Range Road 292 to Range Road 291 has significant challenges related to land acquisition, utility placement and budget. The MSP grant program requires projects to be completed by the end of 2021, which is not achievable for the east section of twinning based on the above challenges and their associated risks to the project schedule and budget.

ADMINISTRATION RECOMMENDATION:

Administration recommends approval in accordance with Option #1.

BACKGROUND:

Crossiron Drive is currently twinned (four lanes) from Highway 2 to Dwight McLellan Trail and two lanes from Dwight McLellan Trail to Range Road 291. Traffic counts completed in the summer of 2020 show that the west mile of the upgrade project from Dwight McLellan Trail to Range Road 292 supported close to 7500 vehicles per day and the east mile from Range Road 292 to Range Road 291 supported approximately 3500.

Council was initially presented with a project to widen and overlay the section of Crossiron Drive between Dwight McLellan and Range Road 291, however, after further investigation of the upgrade requirements it has been determined that twinning of the roadway brings a much greater benefit to the area and aligns with the County's Long Range Transportation Plan.

The twinning project is comprised of two distinct sections – the west mile from Dwight McLellan Trail to Range Road 292 and the east mile from Range Road 292 to Range Road 291. Once twinned, the west mile will be constructed to an urban cross section with curb and gutter that will utilize the existing storm sewer. The east mile will be constructed to a rural cross section with ditches. Land Acquisition is required to facilitate the twinning on both the east and west miles of the project.

Administration Resources

Eric Schuh, Capital Project Management



West Mile (Dwight McLellan to Range Road 292)

On the west mile, Road Acquisition Agreements were registered on title of two parcels bordering the south of the project at the time of a previous subdivision (see Attachments A and B). These agreements allow the County to purchase approximately 1.95 acres of land for road widening from the parcels for one dollar each. Therefore, acquiring these lands presents low risk to project schedule and can be done within the project budget.

East Mile (Range Road 292 to Range Road 291)

The east mile requires land acquisition from two parcels. The first parcel is at the southeast corner of the intersection of Range Road 292 where purchase of approximately 1.79 acres is required to facilitate road widening and intersection improvements. There is no Road Acquisition Agreement registered on title of these lands and initial conversations with the landowner have revealed that although the appraised value of these lands is low, the lands possess DC-99 zoning which must be accounted for in land negotiations. Ultimately, a land appraisal will be completed to assist price negotiations, but a timeline on reaching an agreement is uncertain. Purchase of these lands presents risks to project schedule and cannot be accommodated within the current budget.

The second parcel on the east mile that the County requires land from borders the south of Crossiron Drive. A Public Utility Lot Acquisition Agreement was registered on title of these lands at the time of a previous subdivision, which allows the County to purchase approximately 1.24 acres of land at fair market value for storm water pond construction. This pond will be required to be built at the same time as the road in order to accommodate the additional storm water runoff. An appraisal will be completed to assist with negotiations, but a timeline on reaching an agreement is uncertain.

BUDGET IMPLICATIONS:

The current project budget is \$2,250,000, with funding of \$734,300 from the Municipal Stimulus Program Grant and \$1,515,700 from the Transportation Offsite Levy Reserve. It is expected that the west mile of the project can be completed within the approved budget.

STRATEGIC OBJECTIVES:

Delivery of this project supports Council's Strategic Objective to "Guide the County's Growth Pattern" by ensuring County infrastructure supports growth.

OPTIONS:

Option #1: THAT Council direct Administration to proceed with construction of the west mile of Crossiron Drive in 2021, and continue negotiations with landowners for future construction of the east mile.

Option #2: THAT alternative direction be provided.

Respectfully submitted,

Concurrence,

"Byron Riemann"

"Al Hoggan"

Executive Director
Operations

Chief Administrative Officer



ES/bg

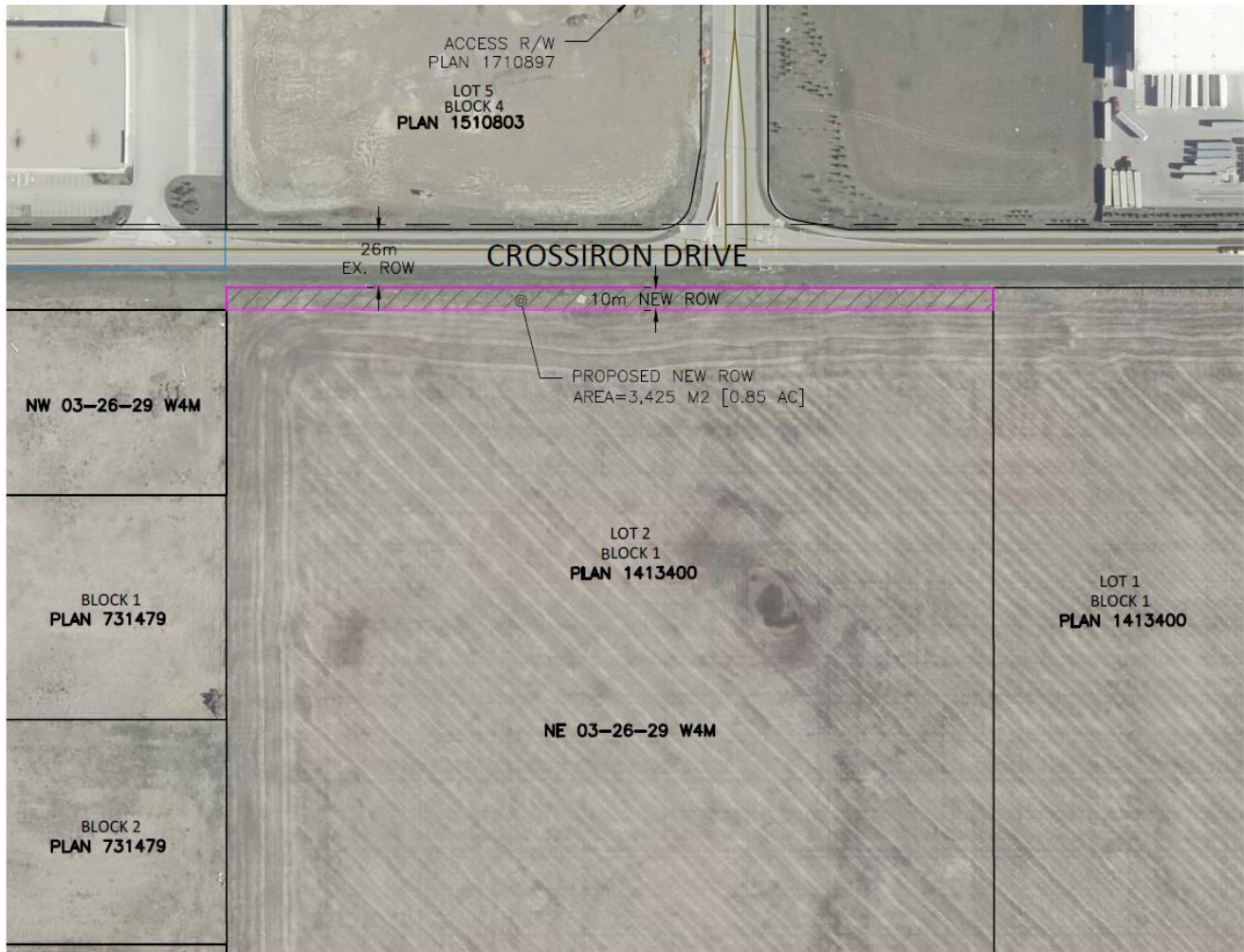
ATTACHMENTS:

ATTACHMENT 'A': West Mile – Land Acquisition Parcel 1

ATTACHMENT 'B': West Mile – Land Acquisition Parcel 2

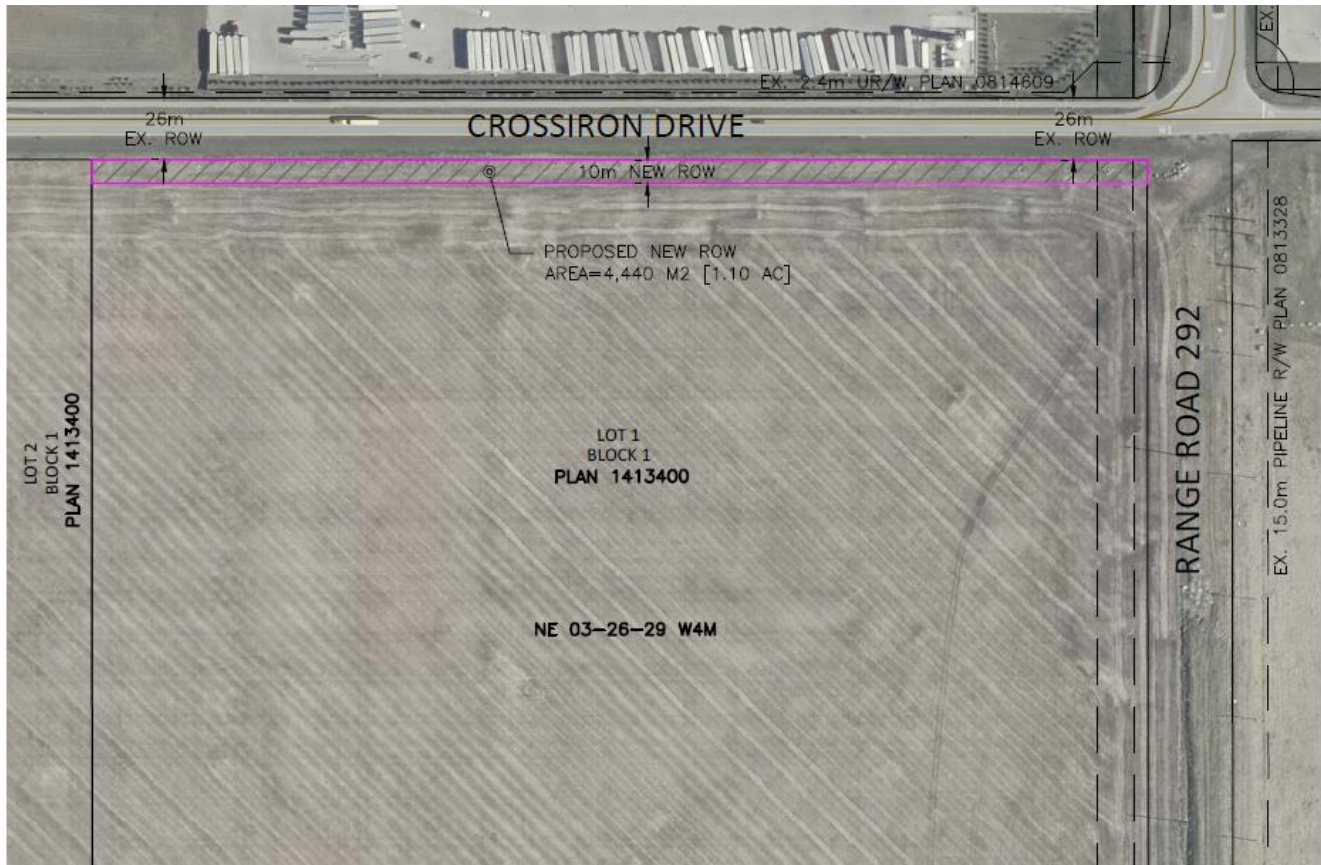


ATTACHMENT 'A': West Mile – Land Acquisition Parcel 1





ATTACHMENT 'B': West Mile – Land Acquisition Parcel 2





OPERATIONAL SERVICES

TO:	Council	
DATE:	March 9, 2021	DIVISION: All
FILE:	N/A	APPLICATION: N/A
SUBJECT:	Budget Adjustment for Investing in Canada Infrastructure Program (ICIP) – COVID-19 Resilience Stream Funding	

EXECUTIVE SUMMARY:

Administration has identified several projects that meet the criteria as outlined under the Investing in Canada Infrastructure Program (ICIP) public funding through the COVID-19 Resilience Stream. The funding available to the County is \$212,300.35, and will be used to fund several projects that will heighten our response to the COVID-19 pandemic. The grant will also put the County in a favourable position moving to deal with future pandemics, and annual illnesses. The projects listed support both the staff who work for Rocky View County, and the public that visit our County Hall.

ADMINISTRATION RECOMMENDATION:

Administration recommends in accordance with Option #1.

BACKGROUND:

On October 6, 2020, Council passed a resolution that the projects that were recommended by Administration under the ICIP program be submitted for approval. On February 8, 2021, we received notification that the Federal Government has approved the three projects that were put forward under Council's direction. The three projects included HVAC upgrades to the County Hall and council chambers, front reception upgrades, and LED upgrades and retrofits for County buildings. Administration is seeking a budget adjustment in the amount of \$212,300.35 being funded through the approved grant.

BUDGET IMPLICATIONS:

\$212,300.35 funded by ICIP Resilience Grant.

STRATEGIC OBJECTIVES:

The approval of funding aligns with the County embracing a partnership with both the Federal and Provincial governments.

OPTIONS:

- Option #1: THAT the budget adjustment be approved as presented in Attachment 'A'.
- Option #2: THAT alternative direction be provided.

Administration Resources
Sheldon Racz, Operational Services



Respectfully submitted,

“Byron Riemann”

Executive Director
Operations

SR/bg

ATTACHMENTS:

ATTACHMENT ‘A’: ICIP Budget Adjustment

Concurrence,

“Al Hoggan”

Chief Administrative Officer

ROCKY VIEW COUNTY
BUDGET ADJUSTMENT REQUEST FORM
BUDGET YEAR: 2021

Description	Budget Adjustment
EXPENDITURES:	
Security and Life Safety	117,600
Construction Materials	21,800
Maintenance Electrical	72,900
TOTAL EXPENSE:	212,300
REVENUES:	
Investing in Canada Infrastructure Program (ICIP) Federal Grant	(212,300)
TOTAL REVENUE:	(212,300)
NET BUDGET REVISION:	0
REASON FOR BUDGET REVISION: The budget adjustment for ICIP Grant County Projects: HVAC Upgrades to County Hall / Council Chambers LED Upgrades and Retrofits Front Reception Upgrades	
AUTHORIZATION: <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <p>Chief Administrative Officer: _____</p> <p style="margin-left: 40px;">AI Hoggan</p> <p>Executive Director _____</p> <p>Corporate Services: _____</p> <p style="margin-left: 40px;">Kent Robinson</p> <p>Manager: _____</p> <p style="margin-left: 40px;">Byron Riemann</p> </div> <div style="width: 45%;"> <p>Council Meeting Date: _____</p> <p>Council Motion Reference: _____</p> <p>Date: _____</p> </div> </div>	

Budget AJE No: _____

Posting Date: _____



TRANSPORTATION SERVICES

TO:	Council	
DATE:	March 9, 2021	DIVISION: All
FILE:	1007-100 / 4050-100	APPLICATION: N/A
SUBJECT:	Sidewalk Clearing Bylaw C-8125-2021	

EXECUTIVE SUMMARY:

At the November 30, 2020 Special Council Meeting, Council approved the 2021 Draft Operating Budget. The Transportation Services budget included a service level reduction that discontinues snow clearing of residential sidewalks. To this end, a Sidewalk Clearing Bylaw has been drafted and amendments to existing bylaw (Bylaw C-5775-2003), Policy C-405 – Snow and Ice Control and rescindment of Policy C-458 – Sidewalk Maintenance) are proposed.

The proposed Sidewalk Clearing Bylaw clearly defines responsibility regarding snow clearing on County controlled sidewalks. Currently, the County clears all sidewalks on County controlled lands adjacent to properties without a “Commercial” land use designation, including residential parcels. Administration examined the practices of other Alberta municipalities and determined the vast majority require owners of property to be responsible for the clearing of snow and ice from any sidewalk fronting or abutting their property. The proposed Sidewalk Clearing Bylaw will align the County in step with other municipalities.

ADMINISTRATION RECOMMENDATION:

Administration recommends approval in accordance with Option #1.

BACKGROUND:

Proposed Bylaw Adoption and Updates

The County currently clears sidewalks adjacent to all properties without a “Commercial” land use designation, including residential properties, as defined in Bylaw C-5775-2003 at an approximate cost of \$225,000.00 per year.

Under the proposed Sidewalk Clearing Bylaw, owners of property shall be responsible for the clearing of snow and ice from any sidewalk fronting or abutting their property, including private driveway crossings within 24 hours after snow has fallen, was deposited or formed on the sidewalk.

Adoption of the proposed Sidewalk Clearing Bylaw will require amendments to existing Bylaw C-5775-2003; specifically, the removal of sections 13.20 through 13.27, (excluding 13.22) as these clauses are no longer relevant or have been made redundant by the new Sidewalk Clearing Bylaw.

Proposed Policy Updates

Adoption of the proposed Sidewalk Clearing Bylaw will require changes be made to two existing Policies.

Administration Resources

Steven Hulsman, Transportation Services



Policy C-405: Snow and Ice Control:

Proposed Amendment	Reasoning
<ul style="list-style-type: none"> Remove Section 4 (4): Priority 4: hard-surfaced sidewalks within road allowances adjacent to County controlled land. 	<ul style="list-style-type: none"> Snow clearing responsibilities of hard-surfaced sidewalks are defined in the proposed Sidewalk Clearing Bylaw. Section 4(4) is therefore redundant and should be removed from Policy C-405.

Policy C-458: Sidewalk Maintenance:

Policy C-458 is in place to guide the requirements regarding inspection, maintenance, and repair of County sidewalks. During the review process it has been identified that Policy C-458 is better aligned as an Administrative Procedure, and therefore should be rescinded as a Council Policy.

Administration has created a new Administrative Policy that defines best practices for inspection, maintenance, and repair of County sidewalks. This Administrative Policy was approved by the Executive Leadership Team on January 21, 2021.

COMMUNICATIONS PLAN:

The Sidewalk Clearing Bylaw will be communicated at the conclusion of the 2020/2021 winter season and again in the fall of 2021 prior to the commencement of the 2021/2022 winter season. A combination of public notices, mail outs and website initiatives will be utilized.

STRATEGIC OBJECTIVES:

The development and implementation of the Sidewalk Clearing Bylaw supports Council's Objectives of "Enhancing Transparency and Communication" by clearly defining roles and responsibilities with regards to winter sidewalk clearing.

The Sidewalk Clearing Bylaw also supports Council's objective to "Strengthen our Financial Resiliency" by putting the County in line with other municipalities and reducing costs associated with winter sidewalk maintenance.

BUDGET IMPLICATIONS:

None.

OPTIONS:

- Option # 1: Motion #1 THAT Bylaw C-8125-2021 be given first reading.
 Motion #2 THAT Bylaw C-8125-2021 be given second reading.
 Motion #3 THAT Bylaw C-8125-2021 be considered for third reading.
 Motion #4 THAT Bylaw C-8125-2021 be given third and final reading.
 Motion #5 THAT Snow and Ice Control Policy C-405 be amended as per 'Attachment C'.
 Motion #6 THAT Sidewalk Maintenance Policy C-458 be rescinded.



Option # 2: THAT Council provide alternative direction.

Respectfully submitted,

Concurrence,

"Byron Riemann"

"Al Hoggan"

Executive Director
Operations

Chief Administrative Officer

SH/bg

ATTACHMENTS:

ATTACHMENT 'A' – Proposed Sidewalk Clearing Bylaw C-8125-2021

ATTACHMENT 'B' – Roads and Transportation Bylaw C-5775-2003

ATTACHMENT 'C' – Snow and Ice Control Policy C-405

ATTACHMENT 'D' – Sidewalk Maintenance Policy C-458



BYLAW C-8125-2021

A Bylaw of Rocky View County, in the Province of Alberta, to regulate the removal of snow and ice from sidewalks within Rocky View County.

WHEREAS pursuant to the *Municipal Government Act*, Rocky View County has the direction, control, and management of all sidewalks and public places within the County, and is responsible for ensuring that all sidewalks are kept in a reasonable state of repair;

AND WHEREAS pursuant to section 7 of the *Municipal Government Act*, Council may pass bylaws for municipal purposes respecting the safety, health, and welfare of people; the protection of people and property; and the enforcement of bylaws;

AND WHEREAS pursuant to sections 203 and 209 of the *Municipal Government Act*, Council may delegate by bylaw any of its powers, duties, or functions to the Chief Administrative Officer, who may then further delegate the matter;

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

Title

- 1 This bylaw may be cited as the *Sidewalk Clearing Bylaw*.

Definitions and Schedules

- 2 Schedule 'A', being the minimum and specified penalties for offenses under this bylaw, is attached to and forms part of this bylaw.
- 3 Words in this bylaw have the same meaning as in the *Municipal Government Act*, except for the definitions contained in Schedule 'B' of this bylaw which apply unless the context otherwise requires.

Snow and Ice Removal

- 4 Owners and occupants of property shall remove snow and ice from any sidewalk fronting or abutting their property, including private driveway crossings, within 24 hours after snow or ice has fallen, been deposited, or formed on the sidewalk.
- 5 When removing snow and ice from a sidewalk, owners and occupants must ensure that the sidewalk is cleaned for the entire width of the sidewalk and down to the surface of the sidewalk.
- 6 When an owner or occupant is absent, arrangements must be made to ensure the sidewalks are maintained in accordance with this bylaw.
- 7 An owner or occupant who has an awning, canopy, marquee or other encroachment extending from a portion of their property over a sidewalk or highway must keep the awning, canopy, marquee, or other encroachment free of snow or ice so that the snow or ice will not deposit or drip upon the sidewalk or highway below.



8 No person shall:

- (1) cause or allow to be caused damage to any sidewalk when removing snow and ice by pounding, hammering, picking, chiseling, or by usage of a power driven device;
- (2) deposit or in any way cause to be deposited snow or ice upon any public sidewalk, pathway, or highway, nor impede stormwater runoff or block access to any storm sewer grate, traffic control device, or fire hydrant;
- (3) deposit or in any way cause to be deposited any snow and ice upon any property other than their own property, unless permission is received from the owner of the receiving property; or
- (4) obstruct, hinder, or impede any authorized representative of the County in the exercise of their powers or duties pursuant to this bylaw.

Offences

9 When a violation of this bylaw is continuing in nature, a violation constitutes a separate offense for each 24 hour period in which it continues.

General Penalty Provisions

10 In accordance with the *Municipal Government Act*, any person that violates any provision of this bylaw is guilty of an offence and is liable, upon conviction, to a fine not less than \$100 and not greater than \$10,000.00, or in default of payment of the fine, to imprisonment for a period not exceeding one year, or to both fine and imprisonment in such amounts.

Minimum and Specified Penalties

11 The specified penalties for a violation of this bylaw are set out in Schedule 'A' of this bylaw.

Remedies

12 If an owner fails or neglects to remove, or fails or neglects to provide for the removal of, all snow and ice from sidewalks under their responsibility within the time period set out by this bylaw, Rocky View County may:

- (1) employ work forces to cause the snow or ice to be removed from the sidewalks; and
- (2) invoice the owner of the property any expenses or costs for the removal of the snow or ice.

13 If an owner fails or neglects to pay an invoice pursuant to section 13(2) of this bylaw, the amount owing will be added to and form part of the taxes payable on the property as taxes in arrears in accordance with section 553(1)(g.1) of the *Municipal Government Act*.

Enforcement

14 When an Enforcement Officer has reasonable grounds to believe that a person has violated any provision of this bylaw, the Enforcement Officer may commence court proceedings against the person by:



- (1) issuing the person a violation ticket pursuant to the provisions of the *Provincial Offences Procedure Act*; or
 - (2) swearing out an information or complaint against the person.
- 15 When an Enforcement Officer issues a person a violation ticket in accordance with this bylaw, the Enforcement Officer may either:
- (1) allow the person to pay the specified penalty for the offence as provided for in Schedule 'A' of this bylaw by including the specified penalty in the violation ticket; or
 - (2) require a court appearance of the person when the Enforcement Officer believes that such appearance is in the public interest pursuant to Part 2 of the *Provincial Procedures Act*.
- 16 No provision of this bylaw, nor any action taken pursuant to any provision of this bylaw, shall in any way restrict, limit, prevent, or preclude Rocky View County from pursuing any other remedy in relation to an offence as may be provided by the *Municipal Government Act* or any other legislation.

Strict Liability Offence

- 17 It is the intention of Council that all offences created by this Bylaw be interpreted to be strict liability offences.

Severability

- 18 Each provision of this bylaw is independent of all other provisions. If any provision of this bylaw is declared invalid for any reason by a court of competent jurisdiction, the remaining provisions of this bylaw will remain valid and enforceable.

Amendments and Effective Date

- 19 Bylaw C-5775-2003, being the *Roads and Transportation Bylaw*, is amended as follows upon this bylaw passing and coming into full force and effect:
- (1) sections 13.20 through and including section 13.27, excluding section 13.22, are deleted from the *Roads and Transportation Bylaw*; and
 - (2) the penalties and fines for offences under sections 13.20, 13.21, 13.26 and 13.27 are deleted from Schedule 'A' of the *Roads and Transportation Bylaw*.
- 20 Bylaw C-8125-2021, being the *Sidewalk Clearing Bylaw*, is passed and comes into full force and effect when it receives third reading and is signed in accordance with the *Municipal Government Act*.



ROCKY VIEW COUNTY

READ A FIRST TIME IN COUNCIL this _____ day of _____, 2020

READ A SECOND TIME IN COUNCIL this _____ day of _____, 2020

UNANIMOUS PERMISSION FOR THIRD READING this _____ day of _____, 2020

READ A THIRD TIME IN COUNCIL this _____ day of _____, 2020

Reeve

Chief Administrative Officer or Designate

Date Bylaw Signed



Bylaw C-8125-2021

Schedule 'A' –Specified Penalties

Section	Offences	Specified Penalty First Offence	Specified Penalty Second Offence	Specified Penalty Third Offence	Specified Penalty Fourth And Subsequent Offences
4	Fails or neglect to remove and clear away all snow and ice from the sidewalks within the time period set out by this bylaw	\$150	\$300	\$450	\$600
7	Fail to keep awning, canopy, marquee or other encroachment free from snow or ice	\$150	\$300	\$450	\$600
8(1)	To cause or allow to be caused damage to any sidewalk when removing snow and ice	\$250			
8(2)	Deposit or cause to be deposited upon any public sidewalk, pathway or highway, any snow and ice	\$150	\$300	\$450	\$600
8(3)	Deposit or in any way cause to be deposited any snow and ice upon any property other than their own	\$150	\$300	\$450	\$600
8(4)	Obstruct, hinder or impede any authorized in the exercise of their powers or duties	\$500			



Bylaw C-8125-2021

Schedule 'B' – Definitions

- 1 **"Chief Administrative Officer"** means that individual appointed by Council into the position of Chief Administrative Officer for the County pursuant to the *Municipal Government Act*.
- 2 **"Council"** means the duly elected Council of Rocky View County.
- 3 **"County"** means Rocky View County.
- 4 **"Court"** means a court of competent jurisdiction in the Province of Alberta.
- 5 **"Enforcement Officer"** means a member of the Royal Canadian Mounted Police (RCMP), a Community Peace Officer appointed by the Solicitor General of Alberta in accordance with the *Peace Officers Act*, or a Bylaw Enforcement Officer employed by Rocky View County in accordance with the *Municipal Government Act*.
- 6 **"Highway"** has the same meaning as in the *Traffic Safety Act*.
- 7 **"Land Titles Act"** means the *Land Titles Act*, RSA 2000, c L-4, as amended or replaced from time to time.
- 8 **"Municipal Government Act"** means the *Municipal Government Act*, RSA 2000, c M-26, as amended or replaced from time to time.
- 9 **"Occupant"** means any person who occupies, has possession of, use of, or control of any land or building.
- 10 **"Owner"** means any person registered as the owner of a property pursuant to the provision of the *Land Titles Act* and includes a person who is purchasing a property under an agreement for sale.
- 11 **"Peace Officer Act"** means the *Peace Officer Act*, SA 2006, c P-3.5, as amended or replaced from time to time.
- 12 **"Person"** means any individual or business entity including a firm, joint venture, proprietorship, association, corporation, organization, partnership, company, society, or any other legal entity.
- 13 **"Provincial Offences Procedure Act"** means the *Provincial Offences Procedure Act*, RSA 2000, c P-34, as amended or replaced from time to time.
- 14 **"Rocky View County"** means Rocky View County as a municipal corporation and the geographical area within its jurisdictional boundaries, as the context requires.
- 15 **"Sidewalk"** means the part of a highway especially adapted to the use of or ordinarily used by pedestrians, and includes that part of a highway between:
 - (1) the curb line, or where there is no curb line, the edge of the roadway; and
 - (2) the adjacent property line, whether or not it is paved or improved.



ROCKY VIEW COUNTY

- 16 **“Traffic Safety Act”** means the *Traffic Safety Act*, RSA 2000, c T-6, as amended or replaced from time to time.
- 17 **“Work Forces”** includes employees of Rocky View County and persons under contract to the County.
- 18 **“Violation Ticket”** means a ticket issued pursuant to Part II or Part III of the *Provincial Offences Procedure Act*.

**MUNICIPAL DISTRICT OF ROCKY VIEW NO. 44
BYLAW C-5775-2003**

1

BEING A BYLAW OF THE MUNICIPAL DISTRICT OF ROCKY VIEW NO. 44 TO CONTROL AND REGULATE THE USE OF HIGHWAYS AND PUBLIC PLACES WITHIN THE URBAN AND RURAL SERVICE AREAS OF THE REGIONAL MUNICIPAL DISTRICT OF ROCKY VIEW NO. 44, THE TRAFFIC AND PEDESTRIANS MOVING THEREON AND THE PARKING OF VEHICLES ON THE HIGHWAYS.

WHEREAS Sec. 7 of the *Municipal Government Act*, R.S.A. 2000, c.M-26 as amended, provides that a Council may pass bylaws with respect to the safety, health and welfare of people and the protection of people and property; and people; activities and things, in, on or near a Public Place or place that is open to the public;

AND WHEREAS Sec. 13 and 14 of the *Traffic Safety Act*, R.S.A. 2000, Chapter T-6, as amended authorizes a Council to make bylaws to regulate and control Vehicle, animal and pedestrian traffic;

AND WHEREAS Sec. 13 and 14 of the *Traffic Safety Act*, R.S.A. 2000, Chapter T-6, as amended, provides that a municipality may regulate the operation of Off-Highway Vehicles along Highways within the municipality's care and control;

AND WHEREAS Sec. 13 and 14 of the *Traffic Safety Act*, R.S.A. 2000, Chapter T-6, as amended, provides that the Minister may, by order in writing, authorize the council of a municipal district, or the Minister of Municipal Affairs in the case of a special area, improvement district, Municipality, town or village, to increase, limit or restrict the maximum gross weight that may be borne by a tire, an axle or an axle group, or any of them, or the maximum gross weight that may be borne by a Vehicle or combination of Vehicles on a secondary road, rural road or street, for a period or periods that the council determines;

AND WHEREAS Sec. 13 and 14 of the *Traffic Safety Act*, R.S.A. 2000, Chapter T-6, as amended, authorizes the Council of the Regional Municipal District of Rocky View No. 44 to limit and restrict such gross weights on a secondary road, rural road or street;

AND WHEREAS Sec. 13 and 14 of the *Traffic Safety Act*, R.S.A. 2000, Chapter T-6, as amended, authorizes the Council of a municipal district or county to limit and restrict such gross weights on a secondary road, rural road or street;

AND WHEREAS Sec. 13 and 14 of the *Traffic Safety Act*, R.S.A. 2000, Chapter T-6, as amended, provides that a local authority may make bylaws with respect to Highways under its direction, control and management, designating the route and time of travel of Vehicles transporting dangerous goods, prohibiting the carriage of dangerous goods, and specifying restrictions or conditions to ensure the safe transportation in or by a means of transport, safe storage and controls necessary for public safety;

AND WHEREAS the Minister of Transportation and Utilities (now referred to as the "Minister of Transportation"), pursuant to the *Chapter T-6 Section 3 of the Public Highways Development Act R.S.A. 2000 chapter P-38*, may by order, designate any existing Highway as a primary Highway, and has the direction, control and management of all primary Highways;

NOW THEREFORE, the Council of the Municipal District of Rocky View No. 44, in the Province of Alberta, duly assembled, enacts as follows:

**MUNICIPAL DISTRICT OF ROCKY VIEW NO. 44
BYLAW C-5775-2003**

2

TITLE

1. This Bylaw may be cited as the Municipal District of Rocky View No. 44 "Roads and Transportation Bylaw."

APPLICATION

2. This Bylaw shall not apply to:
 - (a). Primary Highways;
 - (b). Public roads within Indian Reserves pursuant to clause 9(c) of the Transportation Transitional Funding Agreement executed between Alberta Transportation (formerly Alberta Transportation and Utilities) and the Municipality;

DEFINITIONS

3. In this Bylaw all words shall have the same meaning as the *Traffic Safety Act, R.S.A. 2000, Chapter T-6*, as amended, except as otherwise defined;
 - (a). "Act" means the *Traffic Safety Act, R.S.A. 2000, Chapter T-6*, as amended;
 - (b). "Administration" means the general operations of the Municipality, including all personnel, financial and other related resources, as permitted by the *Municipal Government Act, RSA 2000, C. M-26*, as amended, and any successor legislation.
 - (c). "Chief Administrative Officer" means the Chief Administrative Officer or designate for the Municipality and whatever subsequent title may be conferred on that officer by Council resolution or statute.
 - (d). "Council" shall mean the Council of the Municipal District of Rocky View No. 44;
 - (e). "Crossing" means that areas used or constructed to provide access to private property from any highway and shall be all that area from the edge of roadway to the private property line;
 - (f). "Curb" means the actual curb if there is one and, if there is not an actual curb in existence, shall mean the division point of Highway between that part thereof intended for the use of vehicles and that part thereof intended for the use of pedestrians;
 - (g). "Dangerous Goods" means any product, substance or organism specified in or included by its nature in any of the classes listed in the Regulations under the *Dangerous Good Transportation and Handling Act, R.S.A. 2000, c. D-4*, as amended;
 - (h). "Delegate" means an employee of the Municipal District of rocky View #44 appointed as a Special Constable or a Bylaw Enforcement Officer.
 - (i). "Disabled Person Vehicle" means a vehicle identified as such by either an Alberta license plate

**MUNICIPAL DISTRICT OF ROCKY VIEW NO. 44
BYLAW C-5775-2003**

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starting with the letter "A" or an official placard, clearly displayed in the vehicle bearing the international symbol of the disabled;

- (j). "Heavy Vehicle" means a vehicle, with or without a load, exceeding any one of the following:
- (i). Two axles;
 - (ii). Eleven (11) metres in length;
 - (iii). A maximum allowable weight of 4,500 kilograms;
 - (iv). Notwithstanding the foregoing, a municipal service vehicle is excluded from this definition;
- (k). "Mobile Unit" means:
- (i). Any vacation trailer, house trailer or relocatable trailer;
 - (ii). Any structure, whether ordinarily equipped with wheels or not, that is constructed or manufactured to be moved from one (1) point to another by being towed or carried and to provide living accommodation for or other use by one (1) or more persons;
- (l). "Hazard" means a risk or danger or to expose to a risk, danger or peril;
- (m). "Highway" means the term *Highway* as defined in the Act and includes winter roads and ice bridges within the Municipality;
- (n). "Holiday" means:
- (i). New Year's Day;
 - (ii). Family Day (3rd Monday in February);
 - (iii). Good Friday;
 - (iv). Victoria Day (the First Monday immediately preceding the 25th day of May in each year);
 - (v). Canada Day;
 - (vi). Heritage Day (the first Monday of August);
 - (vii). Labour Day (first Monday in September);
 - (viii). Thanksgiving Day (second Monday in October) when proclaimed as a holiday by the Government of Canada or the Government of the Province of Alberta;
 - (ix). Remembrance Day;
 - (x). Christmas Day;
 - (xi). Boxing Day; and
 - (xii). Any civic holiday proclaimed by the Council or by the Reeve;
- (o). "Municipality" means the Municipal District of Rocky View No. 44;
- (p). "Operator" means the registered owner thereof or if not the registered owner, the person driving or in the position of control over the vehicle;
- (q). "Parade" or "Procession" means a group of vehicles, animals, pedestrians or combination thereof on a highway which is likely to block, obstruct, impede, hinder or otherwise interfere with pedestrian or vehicular traffic on a highway excluding a funeral procession;

MUNICIPAL DISTRICT OF ROCKY VIEW NO. 44
BYLAW C-5775-2003

4

- (r). "Parade Marshall" means the person designated as "parade marshall" for the purpose of traffic control under a parade permit;
- (s). "Park", "Parked", and "Parking" or any word or expression of similar connotation or import shall mean a vehicle remaining stationary in one place whether or not the vehicle is occupied, excluding vehicles stationary in one place:
 - (i). while actually engaged in loading or unloading passengers; or
 - (ii). in compliance with the traffic control device or the direction of a peace officer;
- (t). "Passenger Loading or Unloading Space" shall mean a space on the vehicle portion of a highway posted with a traffic control device permitting parking therein for a period necessary to load or unload passengers, provided such period is fifteen (15) minutes or less, except in front of a hotel when only ten (10) minutes parking may be allowed and the traffic control device shall indicate the time or times when the space is restricted to these purposes;
- (u). "Peace Officer" means a peace officer as defined in the Traffic Safety Act and includes a Bylaw Enforcement Officer as appointed by Council from time to time;
- (v). "Person" means any individual, corporation, society, association, partnership or firm;
- (w). "Post" means to erect, place or mark traffic control devices;
- (x). "Primary Highway" as defined in the *Public Highways Development Act, RSA 2000, Chapter P-38*;
- (y). "Public Places" means properties that are owned by the Municipality;
- (z). "Secondary Road (Highway)" as defined in the *Public Highways Development Act, RSA 2000, Chapter P-38*;
- (aa). "Street Furniture" means every curb, sidewalk, pole, traffic sign, waste receptacle, bus bench, bus enclosure, tree, plant, grass, hydrant, fence, utility, utility service or any other property belonging to the Municipality capable of being marked, defaced or damaged;
- (bb). "Taxi Zone" means a portion of a roadway adjacent to the curb authorized and posted for the exclusive use of taxicabs or taxicab companies;
- (cc). "Track" means to allow, cause or permit any dirt, soil, mud, gravel, sand, clay, lime, fertilizer, manure, substance or material of any nature or kind whatsoever to become loose or detached or blow, drop, spill or fall from any vehicle, appurtenances, or tires onto any highway or land in the vicinity of any highway;
- (dd). "Traffic Control Device" means any authorized sign, signal, marking or device placed, marked or erected for the purpose of regulating, warning or guiding traffic or pedestrian movement;
- (ee). "Transit Vehicle" means a vehicle used for public transportation including school buses;

**MUNICIPAL DISTRICT OF ROCKY VIEW NO. 44
BYLAW C-5775-2003**

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- (ff). "Transit Zone" means the area parallel to the curbside of the roadway and within fifteen (15) meters of either side of a transit zone sign;
- (gg). "Violation Tag" means a tag or similar documents issued by the Municipality pursuant to the *Municipal Government Act*, R.S.A. 2000, c.M-26, as amended;
- (hh). "Violation Ticket" means a ticket issued pursuant to Part II or Part III of the *Provincial Offences Procedure Act*, R.S.A. 2000, c.P-34, as amended and the regulations thereunder;
- (ii). "Work Zone" means an area designated by traffic control devices as a work zone for the purpose of maintenance, construction, or repairs on or near a Highway.

OPERATION OF VEHICLES

- 4. Every person shall obey the instructions of traffic control devices unless otherwise directed by a Peace Officer or Parade Marshall during a Parade or Procession.
- 4.1 No person shall stop a vehicle or permit a vehicle to be left upon any highway in such a manner to block, obstruct, impede or hinder traffic on the highway unless the person has been granted the authority in writing to do so by the Chief Administrative Officer or delegate, the Council or by Statute, and then only in strict compliance with the authority granted.
- 4.2 Notwithstanding Section 4.1, where the obstruction caused by a vehicle is unavoidable due to mechanical failure, the person will not be in breach of Section 4.1, provided the person promptly takes measures to remove such vehicles from the highway.
- 4.3 Notwithstanding any other provision of this Bylaw, where a transit vehicle is stopped at or has approached within ten (10) meters of an intersection and has indicated by signal that the driver intends to turn right at such intersection then the driver of a vehicle traveling in the same direction shall not overtake or pass to the right of such transit vehicles.
- 4.4 Every Transit vehicle shall carry a notice on the rear near the turning signal reading "DO NOT PASS ON RIGHT WHEN SIGNAL ON" or similar words to that effect.
- 4.5 No person shall pass or attempt to pass another vehicle traveling in the same direction while on a bridge.
- 4.6 No person shall drive on or over a hose, line or similar equipment of the municipal Fire Department which has been placed on a roadway, except where the express consent of an official of the municipal Fire Department has been obtained.
- 4.7 No person shall drive or walk on or over newly installed thermal inlay, painted line, epoxy, or other material, on any roadway where a work zone is posted.

SPEED

- 5. No person shall operate a vehicle greater than eighty (80) kilometers per hour on any Rural M.D. Area

**MUNICIPAL DISTRICT OF ROCKY VIEW NO. 44
BYLAW C-5775-2003**

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roadway unless otherwise authorized in this Bylaw.

- 5.1 On any day in which school is held, no person shall operate a vehicle within a school zone or at any rate of speed greater than thirty (30) kilometers per hour between the hours of 08:00 and 16:00.
- 5.2 No person shall operate a vehicle within a playground zone at any rate of speed greater than thirty (30) kilometers per hour between the hours of 08:30 to one hour after sunset.
- 5.3 No person shall operate a vehicle in excess of the posted maximum speed within the Municipality.

PEDESTRIANS

- 6. No pedestrian shall cross:
 - (a). a roadway on a bridge;
 - (b). a roadway within one hundred (100) metres in any direction on the approach to a bridge; other than at an intersection or a posted crosswalk.
- 6.1 No person shall stand in a group of three (3) or more persons or so near to each other on any highway as to obstruct the entrance to buildings or to obstruct or prevent other persons using such highways and forthwith after request has been made by a Peace Officer, shall disperse and move away.
- 6.2 Nothing in this Bylaw shall be construed as prohibiting the assembling of persons for the purpose of watching a duly authorized parade or procession.

PARKING

- 7. No person shall park or permit a vehicle to be parked on a highway contrary to a traffic control device or in a manner that impedes the flow of traffic.
- 7.1 Unless permitted by a traffic control device, a person shall not park or permit a vehicle to be parked on any winter road or portion thereof.
- 7.2 Unless required or permitted by the Act, this Bylaw or by a traffic control device, or in compliance with the directions of a peace officer, or to avoid conflict with other traffic, a driver shall not stop or park a vehicle:
 - (a). at an intersection nearer than five (5) metres to the projection of the curb line immediately ahead or immediately to the rear;
 - (b). within five (5) metres on the approach to a stop sign or yield signs;
 - (c). within five (5) metres of any fire hydrant, or when the hydrant is not located at the curb, within five (5) metres of the point on the edge of the roadway nearest the hydrant;
 - (d). within five (5) metres of the approach to a crosswalk;

**MUNICIPAL DISTRICT OF ROCKY VIEW NO. 44
BYLAW C-5775-2003**

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- 7.3 Notwithstanding any other provision in this Bylaw, the Chief Administrative Officer or delegate is hereby authorized to cause moveable signs to be posted on or near a highway to indicate "No Parking", or "Street Maintenance" and when so posted, such signs shall take precedence over all other traffic control devices.
- 7.4 No person shall park or permit to be parked a vehicle on a highway from the time signs referred to in Section 7.3 have been posted, until such signs have been removed.
- 7.5 No person shall park or permit to be parked, a vehicle on the posted portion of such highway during the ninety-six (96) hour period following the time the traffic control devices were posted where the vehicle was parked prior to the posting of the traffic control devices as described in Section 7.3.
- 7.6 No person shall park or operate a vehicle in contravention of any sign or traffic control device posted in accordance with Sections 7.3 and 7.4.
- 7.7 No person shall park or permit to be parked, a vehicle on the roadway side of a vehicle already parked at the curb or edge of a roadway.
- 7.8 Any vehicle parked contrary to this Bylaw may be towed away at the owner's sole expense.
- 7.9 Except when actually taking or discharging passengers, no person shall park a vehicle at the following locations:
- (a). In a passenger loading or unloading space posted as such by a traffic control device;
 - (b). On any portion of highway posted as "No Parking";
- 7.10 No person shall park a vehicle on any alley unless a traffic control device otherwise permits, except for the following purposes:
- (a). The loading or unloading of goods from a commercial vehicle for a period not exceeding thirty (30) minutes;
 - (b). The loading or unloading of goods or passengers from a vehicle other than a commercial vehicle for a period not exceeding five (5) minutes.
 - (c). The loading or unloading of a handicap person.
- 7.11 Notwithstanding Subsections 7.10 (a) and (b) above, no person, while loading or unloading passengers or goods, shall park in such a manner as may obstruct the passage of other vehicles along the alley.
- 7.12 Where a traffic control device restricts the parking of vehicles to a specific time limit, it shall be an offence to park a vehicle in excess of the time or dates posted, except for the following class of vehicle(s):
- (a). vehicles being used by Government employees and identified as such (Municipal, Provincial or Federal);

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- (b). marked public utility vehicles, while the operators are actually engaged in the course of their employment (utility companies are ATCO Electric, ATCO Power and Telus or representatives of utility companies);
 - (c). vehicles used by elected Government officials and identified as such;
- 7.13 Section 7.12 above shall only apply between the hours of 09:00 and 18:00, and shall not apply on a Saturday, Sunday or Holiday unless otherwise indicated by a traffic control device.
- 7.14 No person shall park a vehicle or permit a vehicle to be parked on private property without the permission or authorization of the owner of the private property or a person having lawful possession or control of the private property.
- 7.15 Where a parking area is provided on private land, used for commercial or industrial purposes, for the parking of the vehicles of persons who are customers or patrons of or who is clearly designed as being set aside for parking only of vehicles of customers or patrons of or persons doing business with the owner, tenant, occupant or other person in charge of the land, a person who is not immediately after being parked or leaving the vehicles either a customer or patron or person doing business with the owner, tenant, occupant or person in charge of the said land as indicated in the designation unless he has verbal or written permission from the said owner, tenant, occupant or other person in charge, shall not park or leave a vehicle on the parking area so designated.
- 7.16 No person shall park a vehicle or permit a vehicle to be parked on any land owned by the Municipality which the Municipality uses or permits to be used as a playground, recreation area, utility lot, or public park, except in such areas designated or posted for parking.
- 7.17 No person shall park a vehicle or permit a vehicle to be parked in any parking space upon land owned or controlled by the Municipality where such space has been reserved, as indicated by a traffic control device, for a vehicle operated by a municipal employee, officer, or Council Member.
- 7.18 No person shall park a vehicle or permit a vehicle to be parked in any parking lot owned by the Municipality in contravention of a traffic control device posted in the said parking lot.
- 7.19 No person shall park or permit to be parked, any trailer upon any highway unless the said trailer is attached to a vehicle by which it may be propelled or drawn and when so attached, the trailer shall be deemed part of the vehicle and subject to the provisions pertaining to vehicles.
- 7.20 No person shall occupy or permit any other person to occupy a mobile unit upon a Highway or upon municipal property unless such property has been designated for use as a mobile unit park.
- 7.21 No person shall park or permit to be parked a vehicle on any highway for more than seventy-two (72) consecutive hours unless otherwise permitted by the Chief Administrative Officer or delegate in writing.
- 7.22 Except for emergency vehicles, no person shall park or stop or permit to be parked or stopped, a vehicle on any highway, public place or private property in space posted as a fire lane.

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- 7.23 Nothing in this part shall be construed as to allow parking contrary to any other provision of this Bylaw.
- 7.24 A person being in charge or control of a garage, service station, radio shop or other premises where repairs or installations are made to vehicles for compensation, shall not park or permit to be parked a vehicle which is left in their possession for the carrying out of repairs or installations or for any such related purpose, on a highway unless specifically required or permitted by:
- (a). Another provision of this or another Bylaw;
 - (b). A traffic control device; or
 - (c). The Traffic Safety Act
- 7.25 No person shall park or permit to be parked, a vehicle on any highway or on private land, in space posted for disabled persons parking unless such vehicle is designated as a disabled persons vehicle.
- 7.26 Where a traffic control device upon a highway restricts parking thereon to residents, no person not a resident of the said area, shall park or permit to be parked a vehicle:
- (a). At anytime; or
 - (b). In excess of the time so designated and posted on a traffic control device, unless such vehicle displays a permit issued by the Chief Administrative Officer or delegate.
- 7.27 No person shall park or permit to be parked, a vehicle in such a manner so as to obstruct an emergency exit.
- 7.28 No person shall park or permit to be parked, a vehicle in such a manner so as to obstruct the entrance or exit of a fire hall or ambulance station.
- 7.29 A person shall not park or stand a vehicle or permit such vehicle to remain parked in such a manner as to interfere with the proper operation of any vehicle used by the Fire Department or any other emergency vehicle.
- 7.30 Any vehicle parked contrary to Section 7.29 may be towed away at the owner's expense.

SPECIAL CLASSES OF VEHICLES

8. No person shall:
- (a). Park, or permit to be parked, a vehicle on a highway, where that vehicle contains dangerous goods;
 - (b). Park or permit to be parked, a vehicle within 15 metres of any building, where that vehicle contains dangerous goods.
- 8.1 Section 8 above does not apply where the vehicle is parked while loading or unloading the dangerous goods in the ordinary course of business.

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- 8.2 No person shall operate a vehicle or trailer or combination thereof on a highway under the direction, control and management of the Municipality other than in accordance with the weight and load limitations as specified in the *Traffic Safety Act* and the Regulations thereunder, as amended.
- 8.3 Notwithstanding Section 8.2 above, Chief Administrative Officer or delegate may:
- (a). Issue a single trip or an open permit to an applicant for any number of trips and for such a period of time as he deems advisable, with permit conditions applied describing routing, time of day or other restrictions as deemed necessary for the safe movement of the load or loads;
 - (b). Issue a permit to an applicant who telephones, or provides by telegram or facsimile transmission, the information required for a permit.
- 8.4 No person shall operate a vehicle in respect of which an overload or over-dimensional permit is issued pursuant to the *Traffic Safety Act* on a highway under the direction, control and management of the Municipality unless:
- (a). the Chief Administrative Officer or delegate has given approval;
 - (b). the owner, operator, driver or mover of the vehicle shall agree to be responsible for all damages which may be caused to the highway by reason of driving, operating or moving of any such vehicle upon the highway; and
 - (c). if requested by the Chief Administrative Officer or delegate, the owner, operator, driver, or mover of the vehicle posts a bond sufficient to cover the cost of repairing possible damages to the highway, landscaping and street furniture in an amount satisfactory to the Municipality.
- 8.5 In case of any dispute arising as to the weight of any vehicle, the same shall be weighed upon a certified scale and the weighing of the vehicle shall be deemed to be conclusive.
- 8.6 Unless a permit to do so has been issued by the Chief Administrative Officer or delegate, no person shall operate on a highway:
- (a). A vehicle or trailer having metal spikes, lugs, cleats, or bands projecting from the surface of the wheel or tire on such vehicle;
 - (b). Any vehicle or trailer having skids or tracks.
- 8.7 No person shall engage a vehicle's engine retarder brakes where posted in the Municipality.

TRUCK ROUTES

9. A person who holds a permit shall be responsible for all costs and expenses incurred by the Municipality for the repair of any curb stops, valves, hydrants, sidewalks, curbs, pavement, landscaping and any other such appurtenances to highways resulting from hauls made pursuant to any permits issued under this Bylaw.

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- 9.1 The Chief Administrative Officer or delegate may, at their discretion, cancel or suspend a permit without notice, and may consider factors including, but not limited to weather, environmental hazards, and vehicular traffic.
- 9.2 The Chief Administrative Officer or delegate has authority to:
- (a) Prohibit the use on a highway by a heavy vehicle, or by a class or classes thereof, for a period or periods that the Chief Administrative Officer or delegate determines;
 - (b) Limit or restrict the speed of a heavy vehicle, or of a class or classes thereof, using a highway for a period or periods that the Chief Administrative Officer or delegate determines; and
 - (c) Increase, limit or restrict the maximum gross weight that may be borne by a heavy vehicle or combination of vehicles on a highway for a period or periods that the Chief Administrative Officer or delegate determines.

PARADES AND PROCESSIONS

10. No person shall hold, join, march or participate in any parade or procession unless a permit has been obtained from the Reeve or Council.
- 10.1 The Reeve or Council may issue a parade permit to a person under this part where the person has complied with the requirements of Section 10.2 below.
- 10.2 Any person desiring to hold a parade or procession within the Municipality shall, at least two (2) weeks prior to the time he desires to hold the parade or procession, make an application in writing to the Reeve or Council containing the following information:
- (a) The name and address of the person wishing to sponsor a parade or procession and, if the person is an organization, then the name and address of the contact person;
 - (b) The day, date, and times during which the parade or procession will be held;
 - (c) The route of the parade or procession and written certification from the Protective Services Department that such route is satisfactory to the Police Department;
 - (d) The approximate number of persons and vehicles participating in the parade or procession;
 - (e) The nature and object of the parade or procession;
 - (f) The approximate size, number and nature of flags, banners, placards, and such other similar items to be carried or displayed;
 - (g) The wording and symbols to be exhibited on the items listed in Subsection F f above; and
 - (h) Proof of liability insurance.

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- 10.3 The Reeve or Council may unconditionally approve, approve with conditions or refuse an application for a Parade Permit.
- 10.4 Where a Parade Permit is granted allowing floats, vehicles, or animals to be placed in or on the route of a parade or procession, the person or persons sponsoring the parade or procession shall indemnify and save harmless the Municipality from and against any and all claims for injury to any person or persons and damage to any real or personal property arising by reasons of or in any way connected with the entry, placing, or operation of the vehicles, floats, or animals in the parade or procession, and whether arising out of, directly or indirectly caused by any act or omission, of the Municipality its authorities or agents.
- 10.5 Where a Parade Permit has been granted:
- (a). The Chief Administrative Officer or delegate may temporarily close for all or some types of traffic all or portions of the highway along or near the route set out in the permit for the anticipated time of the parade or procession and for such additional time as necessary to clear the highway or highways of normal traffic; and
 - (b). The Chief Administrative Officer or delegate may temporarily suspend parking and loading privileges on all or a portion of the highways on the proposed route of the parade or procession.
- 10.6 No parade or procession shall obstruct any highway for a longer period than is required.
- 10.7 Any vehicle in a funeral procession, except the lead vehicle, may, during the daylight hours, enter an intersection without stopping if:
- (a). The headlamps of the vehicle are alight,
 - (b). The vehicle is traveling immediately behind the vehicle in front of it so as to form a continuous line of traffic, and
 - (c). The passage into the intersection can be made in safety.
- 10.8 A peace officer or parade marshall may regulate and direct traffic in the vicinity of any parade or procession and all persons shall obey the orders and directions of the peace officer or parade marshall.
- 10.9 No pedestrian or person operating any vehicle (excluding emergency vehicles) or riding a horse shall break through the ranks of any authorized parade or procession.

AUTHORITY OF THE CHIEF ADMINISTRATIVE OFFICER

11. The Chief Administrative Officer or delegate is hereby delegated the authority to prescribe where traffic control devices are to be posted, including, but not limited to traffic control devices restricting the speed of vehicles.
- 11.1 The Chief Administrative Officer or delegate is hereby authorized to designate any highway for through

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traffic purposes. Such highway shall be properly posted if stop signs or yield signs are erected at all intersections of such highways.

- 11.2 The posting of traffic control devices by the Chief Administrative Officer or delegate is hereby deemed to be made pursuant to this Bylaw.
- 11.3 The Chief Administrative Officer or delegate shall maintain a record of all the locations of traffic control devices which shall be open to public inspection during normal business hours.
- 11.4 The Chief Administrative Officer or delegate is hereby authorized to designate crosswalks upon any highway and to cause the same to be posted.
- 11.5 The Chief Administrative Officer or delegate is hereby authorized to designate any highway intersection or other place on a highway as a place at which no left hand turn or no right hand turn or both shall be made and shall cause the same to be posted.
- 11.6 The Chief Administrative Officer or delegate is hereby authorized to designate any intersection or other place on a highway, including, but not limited to where a railway right-of-way crosses a highway, as a place where U-turns are prohibited and shall cause the same to be posted.
- 11.7 The Council may designate a highway or any portion thereof, for one-way traffic only and instruct the Chief Administrative Officer or delegate to cause the same to be posted.
- 11.8 The Chief Administrative Officer or delegate is hereby authorized to designate school zones and playground zones and shall cause the same to be posted.
- 11.9 The Chief Administrative Officer or delegate is hereby authorized to designate transit zones and shall cause the same to be posted.
- 11.10 The Chief Administrative Officer or delegate is hereby authorized to designate any highway upon which no parking is permitted and to cause the same to be posted.
- 11.11 The Chief Administrative Officer or delegate is hereby authorized to designate a portion of a highway or public place where parking is limited or prohibited to a period of time or wholly prohibited, or prohibited to a class or classes of vehicles, or both, and to cause the same to be posted.
- 11.12 The Chief Administrative Officer or delegate is hereby authorized to designate Municipality employee parking areas and to cause the same to be posted.
- 11.13 The Chief Administrative Officer or delegate is hereby authorized to designate angle or parallel parking on any highway and to cause the same to be posted.
- 11.14 The Chief Administrative Officer or delegate is hereby authorized to designate the non-standard distance a vehicle may be parked from an intersection and cause the same to be posted.
- 11.15 The Chief Administrative Officer or delegate is hereby authorized to designate truck routes or dangerous goods routes as approved by the Council and cause the same to be posted.

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- 11.16 The Chief Administrative Officer or delegate is hereby authorized to impose limitations or restrictions on loads traveling on highways and cause the same to be posted.
- 11.17 The Chief Administrative Officer or delegate is hereby authorized to designate the maximum loading permitted on any highway or bridge and to cause the same to be posted.
- (a). The Chief Administrative Officer or delegate shall post, as the Chief Administrative Officer or delegate considers necessary to notify persons using the highway(s) of the prohibition, increase or restriction of load limitations.
- 11.18 The Chief Administrative Officer or delegate is hereby authorized to close or open any existing median or divider on any highway.
- 11.19 The Chief Administrative Officer or delegate is hereby authorized to issue or revoke permits on behalf of the Municipality where such permits are required under provisions of this Bylaw.
- 11.20 The Chief Administrative Officer or delegate is hereby authorized to designate temporarily closure of any street, road, lane or public highway or any part thereof at any time where a construction or maintenance project on or adjacent to the highway or public place may create a hazard and shall cause the same to be posted.
- 11.21 The Chief Administrative Officer or delegate is hereby authorized to designate mobile unit parks and shall cause the same to be posted.
- 11.22 The Chief Administrative Officer or delegate is hereby authorized to designate public parking lots and shall cause the same to be posted.
- 11.23 The Chief Administrative Officer or delegate is hereby authorized to designate temporary road closures and shall cause the same to be posted.
- 11.24 The Chief Administrative Officer or delegate is hereby authorized to divide any highway into lanes and to designate those lanes for through traffic, or for left turning or right turning traffic only or for any combination of through, left turning or right turning traffic and shall cause the same to be posted.

PUBLIC PLACES

13. No person shall place or permit to be placed an electrical cord, above the surface of any sidewalk.
- 13.1 Notwithstanding Section 13. of this Part, an electrical cord may be suspended from private property to a highway if said cord is suspended not less than 2.4 metres above the surface of a sidewalk and supported by sturdy poles or stanchions firmly and suitably anchored in the owner's property. The said poles or stanchions may only be erected and remain in place from November 1 to March 30 of any year.
- 13.2 No person shall in any way damage or otherwise vandalize any street furniture on any highway, park reserve, or public place.
- 13.3 No person shall place, abandon, throw, deposit or allow to be placed, abandoned, thrown or deposited

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any litter, which shall include but not be limited to nails, tacks, glass, crockery, barbed or other wire, scrap metal, bottle, paper, paper carton or other paper or any other container, substance or thing on any highway or public place or from any bridge or overpass structure onto any highway, public place, river or stream.

- 13.4 In the event that any load or any portion thereof becomes loose or detached or blows, drops, spills or falls from any vehicle onto any highway, it shall be the duty of the driver of the vehicle forthwith to take all reasonable precautions to safeguard traffic and also to remove such material from such highway.
- 13.5 The Chief Administrative Officer or delegate may order the person who left, or allowed to be left or placed litter or load, to remove same within a period of twenty-four (24) hours and, in default, the Chief Administrative Officer or delegate shall cause the litter to be removed. In cases where an immediate public hazard is created, in the opinion of the Municipality or its duly authorized representative, notice as provided for above is not required.
- 13.6 No person shall drive, operate or permit to be driven or operated, any vehicle or equipment of any nature or kind in such a manner as to track upon a highway.
- 13.7 Any person who tracks upon a highway shall be liable to clean up or remove the substance or material tracked upon the highway.
- 13.8 No person shall drive, operate or permit to be driven or operated any vehicle or equipment of any nature or kind which is involved in the transport of any dirt, soil, mud, gravel, sand, clay, lime, fertilizer, manure, substance or material of any nature or kind whatsoever where there is less than seventy-five (75) millimetres from the top edge of the side containment structure of the vehicle or equipment to the highest point of the surface of the transported material.
- 13.9 No person shall drive, operate or permit to be driven or operated any vehicle or equipment of any nature or kind which is involved in the transport of any dirt, soil, mud, gravel, sand, clay, lime, fertilizer, manure, substance or material of any nature or kind whatsoever excluding snow, unless the transported material is completely covered and secured by a tarpaulin or similar covering.
- 13.10 Except as authorized by the Chief Administrative Officer or delegate,
- (a). No person shall deface, paint, chalk, stencil or mark any highway or street furniture.
 - (b). No person shall place any advertising, legend or sign of any kind upon any highway or street furniture.
 - (c). No person shall post or exhibit or cause to be posted or exhibited any notice, placard, bill or printing or other type of notice whatsoever upon any highway or street furniture.
 - (d). No person shall remove any traffic control device or other street furniture.
 - (e). No person shall climb or interfere with any bridge, telephone, signal service, fire alarm, electric wire, lamp, post, tower or pole connected with the lighting, gas, telephone, transit, fire protection system or any other utility system or work of the Municipality.

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- 13.11 Except as authorized by Council, no person shall encroach, place or construct any permanent object so that it encroaches or obstructs any highway, or other public place.
- (a). The Chief Administrative Officer or designate may approve temporary encroachments for up to thirty (30) days, which impose only minor controlled impact on traffic or parking, with conditions including suspension of existing or imposing temporary parking restrictions.
- 13.12 Any person placing or causing any obstruction to be placed in or upon any highway, curb or public place shall remove or cause the removal of such obstruction within twenty-four (24) hours of being notified to do so by the Chief Administrative Officer or delegate. After the expiration of the said twenty-four (24) hours, the Chief Administrative Officer or delegate shall remove or cause the removal of such obstruction.
- 13.13 Except as authorized by the Chief Administrative Officer or delegate, no person shall break, tear or remove any planking, pavement, sidewalk, curbing, concrete, cement or other road surface nor make any excavations in or under any street, lane, park or public place in the Municipality without first obtaining a Utility Installation/Street Occupancy Permit issued by the Chief Administrative Officer or delegate.
- 13.14 Every person who obtains a Utility Installation/Street Occupancy Permit shall comply with all terms and conditions of the Utility Installation/Street Occupancy Permit.
- 13.15 The Chief Administrative Officer or delegate may establish and levy service charges for any work done by the Municipality or its agents as a requirement under the Utility Installation/Street Occupancy Permit, except to recover costs for permit administration and inspection.
- 13.16 No owner, tenant or occupier of any property shall erect, obstruct, use, or permit to remain upon or along the boundary of their lane or premises near any highway in the Urban Service Area in the Municipality, any fence wholly constructed of barbed wire.
- 13.17 Where a fence, in the Urban Service Area, is partly constructed of barbed wire, the barbed wire part shall be no closer to the ground than 2.0 metres.
- 13.18 The owner, assessed owner, tenant or occupant of any land adjoining any highway or public place in the Municipality shall cause all trees, shrubs and bushes which overhang the highway or public place to be properly trimmed, and cut back, so as to prevent the obstruction of pedestrians or vehicles and/or the interference with good visibility for safe traffic flow.
- 13.19 Any person who fails to comply with Section 13.16 shall be given notice in writing by the Chief Administrative Officer or delegate. If the barbed wire is not removed as directed within twenty-four (24) hours after being served notice, the Municipality may have out said work carried out.
- 13.20 All owners, occupants or tenants of land or premises with a commercial designation under the Land Use Bylaw, shall remove or cause to be removed and cleared away snow, ice, dirt, debris or other obstruction from any sidewalk adjoining their commercial property owned or occupied by them, such removal to be completed within forty-eight (48) hours of the time when the snow, ice, dirt, or other obstruction was formed or deposited thereon.

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- 13.21 No person being the owner, occupant or tenant of any lands or premises with any land use designation other than commercial under the Land Use Bylaw, shall fail to remove snow or ice from a Municipality sidewalk abutting on the front or flank of their property within forty-eight (48) hours of being notified, in writing, to do so by the Chief Administrative Officer or delegate.
- 13.22 Where a person being the owner, occupant or tenant of any lands or premises fails or neglects to comply with direction given by the Municipality under this Part, in addition to any other remedy available for non-compliance with this Part, the Municipality may cause the identified repairs or removal to be completed. The cost thereof shall be paid to the Municipality upon demand. Failing payment such cost shall be added to the tax roll of the property.
- 13.23 No person shall remove dirt, debris or any other material from any sidewalk by causing such material to be placed upon any other portion of the highway or other public place.
- 13.24 No person shall place, or permit to be placed, any snow, ice, dirt, debris or other material removed from private property onto the highways or other public places of the Municipality except as authorized in writing by the Chief Administrative Officer or delegate.
- 13.25 Every occupant, and in case there is no occupant, the owner of every house, shop, building, church or chapel, abutting on or erected within three (3) metres of any highway or public place shall, whenever snow or ice shall accumulate on the roof or eaves of such building, to an extent that a potential danger is created to persons passing, cause the hazard to be removed at once, and every person, while removing the same shall take due and proper care and precaution for the warning and safety of persons passing.
- 13.26 A person who has an awning extending from a portion of the premises over a highway or portion thereof shall keep the awning free from snow or ice to prevent water dripping to the sidewalk or roadway below.
- 13.27 If water drips from an awning upon a highway the owner or occupier of the premises shall clean the sidewalk or roadway portion thereof to prevent ice from forming thereon.
- 13.28 No person shall play on any street or lane within the Municipality.
- 13.29 No person shall cast, project or throw any stones or other projectiles dangerous to the public or use bow and arrow, catapult or other such contrivance on, onto or across any highway or other public place.
- 13.30 No person shall drive or operate a motor vehicle on or across any boulevard, park, utility lot, utility right-of-way, Municipal Reserve, or other publicly owned lands, not designated for vehicular use, without the permission of the Chief Administrative Officer or delegate.
- 13.31 No person responsible for the delivery of construction materials or who is responsible for a construction site shall permit materials delivered to the site to remain on a roadway or sidewalk beyond the end of the workday.

OFFENCES AND POWERS OF PEACE OFFICERS

14. Any person who contravenes any provision of this Bylaw is guilty of an offence and is liable upon

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conviction to a minimum and specified fine as set out in Schedule 5 A attached hereto and forming part of this Bylaw. If there is no specific fine listed in Schedule 5 A for a particular offence, the minimum specified fine shall be \$100.00.

- 14.1 A peace officer is hereby authorized to remove or cause to be removed, any vehicle or trailer:
- (a). parked in contravention of a provision of this Bylaw; or
 - (b). where emergency conditions require that the vehicle or trailer be removed.
- 14.2 Any vehicle or trailer removed pursuant to Section 14.1 above may be moved to:
- (a). a nearby highway; or
 - (b). a place designated by the Municipality where it will remain impounded until claimed by the owner.
- 14.3 No impounded vehicle or trailer shall be released to its owner or their agent until the removal and impounding charges have been paid.
- 14.4 All charges for removal and impounding shall be in addition to any fine or penalty imposed in respect of any such violation or to any payment made in lieu of prosecution as provided for in this Bylaw.
- 14.5 In order to determine the time which a vehicle has been parked in a location where parking is restricted to a specific time, a peace officer may place a chalk mark on the tread face of the tire of a parked or stopped vehicle without the peace officer or the Municipality incurring any liability relating thereto.
- 14.6 A peace officer is hereby authorized and empowered to issue a violation tag to any person, who the peace officer has reasonable and probable grounds to believe has contravened any provision of this Bylaw.
- 14.7 A peace officer is hereby authorized to deploy speed measurement devices, including Doppler radar, laser speed measurement device, photo radar and vehicle clocking methods, for the purpose of determining the speed of moving motor vehicles.
- 14.8 A violation tag may be issued to such person:
- (a). personally;
 - (b). by mailing a copy to such person at their last known post office address;
 - (c). by leaving it for the defendant at their residence with a person on the premises who appears to be at least 18 years of age; and
 - (d). attached or left upon the vehicle in respect to which the offence is alleged to have been committed.

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- 14.9 Where a contravention of this Bylaw is of a continuing nature, further violation tags may be issued by a peace officer.
- 14.10 Where a violation tag is issued pursuant to this Bylaw, the person to whom the violation tag is issued may, in lieu of being prosecuted for the offence, pay to the Municipality the penalty specified on the violation tag.
- 14.11 Where the payment referred to in Section 14.9 is received within seven (7) days of date of issuance of the violation tag, the minimum specified penalty set out in Schedule A attached hereto and forming part of their Bylaw shall be reduced by \$20.00 and such reduced payment shall be accepted in lieu of prosecution of the offence.
- 14.12 Nothing in this Bylaw shall prevent a peace officer from immediately issuing a violation ticket.
- 14.13 In those cases where a violation tag has been issued and if the minimum specified penalty on the violation tag has not been paid within the prescribed time, then a peace officer is hereby authorized to issue a violation ticket pursuant to Part II or Part III of the *Provincial Offences Procedure Act*, to any person who the peace officer has reasonable grounds to believe has contravened any provision of the Bylaw.
- 14.14 Notwithstanding any provision of this Bylaw, a peace officer is hereby authorized and empowered to immediately issue a violation ticket pursuant to Part II of the *Provincial Offences Procedure Act*, to any person who the peace officer has reasonable grounds to believe has contravened any provision of this Bylaw.
- 14.15 After the issuance of a violation ticket concerning a vehicle for a first violation of this Bylaw, should the vehicle remain parked in excess of the time permitted on the traffic control device for a further period, then a second violation ticket may be issued.
- 14.16 Any person to whom a violation ticket has been issued may make a voluntary payment in respect of the violation ticket by delivering the violation ticket along with an amount equal to that specified for the offence as set out in this Bylaw, to the Provincial Court office specified on the violation ticket.
- 14.17 The violation tag shall be in form approved by the Chief Administrative Officer.

MISCELLANEOUS

15. No person shall be upon the roadway on roller skates, in-line skates, skateboard, riding on a coaster, sled, skis, toy vehicle, tricycle, or a similar device except while crossing such roadway at a crosswalk or intersection.
- 15.1 Section 15. does not apply to a person riding a bicycle.
- 15.2 A person riding a bicycle on any sidewalk, footpath or walkway where pedestrians are also allowed, shall ride the bicycle only in such a way that it will not interfere with a pedestrian lawfully on or using the said sidewalk, footpath or walkway and shall at all times obey all Traffic Control Devices.

**MUNICIPAL DISTRICT OF ROCKY VIEW NO. 44
BYLAW C-5775-2003**

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- 15.3 No person traveling on a bicycle shall cling to or attach their self or their to a vehicle on a roadway.
- 15.4 No person shall drive or operate a vehicle on a roadway having in tow any of the vehicles or devices referred to in Sections 15.
- 15.5 No person shall not park or permit to be parked any vehicle on any highway for the purposes of effecting repairs to the vehicle, excepting only to effect emergency repairs in the case of a breakdown not allowing a vehicle to be moved.
- 15.6 No person shall park or permit to be parked on any highway, any non-operative motor vehicle.
- 15.7 Section 15.5 does not apply to a vehicle which has been parked because of a breakdown or other emergency if the person in charge or control of the vehicle can establish that he has taken immediate action to arrange for the removal of the vehicle forthwith.

MINIMUM AND SPECIFIED PENALTIES

16. The minimum and specified penalties for a violation of any provision of this Bylaw are shown in Schedule A of this Bylaw.

SEVERABILITY

17. Each provision of this Bylaw is independent of all other provisions. If any such provision is declared invalid by a Court of competent jurisdiction, all other provisions of this Bylaw will remain valid and enforceable.

STRICT LIABILITY OFFENCE

18. It is the intention of Council that all offences created by this Bylaw be interpreted to be strict liability.

EFFECTIVE DATE

19. This Bylaw comes into effect upon the date of its third and final reading.

MUNICIPAL DISTRICT OF ROCKY VIEW NO. 44
BYLAW C-5775-2003

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READING BY COUNCIL

First reading passed in open Council, assembled in the City of Calgary, in the Province of Alberta, this 29th day of, July 2003, on a motion by Councillor Goode.

Second reading passed in open Council, assembled in the City of Calgary, in the Province of Alberta, this day 29th of, July, 2003, on a motion by Councillor Kent

Permission to give third and final reading was carried unanimously in open Council, assembled in the City of Calgary, in the Province of Alberta, this 29th day of July, 2003, on a motion by Councillor McLean.

Third and final reading passed in open Council, assembled in the City of Calgary, in the Province of Alberta this 29th day of July, 2003, on a motion by Councillor Konschuk.


REEVE OR DEPUTY REEVE
MUNICIPAL SECRETARY

**MUNICIPAL DISTRICT OF ROCKY VIEW NO. 44
BYLAW C-5775-2003**

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SCHEDULE A

PENALTIES AND FINES

<u>SECTION NO.</u>	<u>PAGE #</u>	<u>OFFENSE</u>	<u>FINE (\$)</u>
4.1	5	Obstructing traffic without authority	\$100.00
4.3	5	Passing transit buses on right contrary to buses turn signal	\$100.00
4.5	5	Passing vehicles going the same direction on bridge	\$100.00
4.7	6	Driving or walking over thermal inlay or painted line in posted "Work Zone"	\$150.00
5.	6	speed violations as per Traffic Safety Act schedule less 15% surcharge	
7.4, 7.5, 7.6	7	Parking a vehicle in a posted area indicating "No Parking" or "Street Maintenance"	\$100.00
7.9(a)	8	Parking a vehicle in a posted "Passenger Loading Zone"	\$50.00
7.9(b)	8	Parking a vehicle in a posted "No Parking Zone"	\$50.00
7.10	8	Parking a vehicle on any Alley	\$50.00
7.12	8	Parking a vehicle in excess of posted Time Limits	\$50.00
7.14	8	Parking a vehicle on Private Property	\$50.00
7.15	8	Parking a vehicle on Municipal Property	\$50.00
7.16	9	Parking a vehicle in a Municipal Reserved Stall	\$50.00
7.17	9	Parking vehicle contrary to prohibitions posted at a Municipal Parking Lot	\$50.00
7.18	9	Parking an Unattached Trailer on Highway	\$50.00
7.20	9	Occupancy of Mobile Unit on Highway or Municipal Property	\$100.00
7.22	9	Parking in a posted "Fire Lane"	\$100.00
7.24	9	Service stations parking vehicles on street	\$500.00
7.25	9	Parking vehicle in stall posted for a Disabled Person(s) Vehicle	\$500.00
7.26	10	Parking vehicle in a Restricted Residential area	\$50.00
7.27	10	Parking vehicle in an "Emergency Exit"	\$100.00
7.28	10	Parking in the entrance to Fire Hall and/or Ambulance.	\$100.00
7.29	10	Parking in a "Fire Lane"	\$100.00

**MUNICIPAL DISTRICT OF ROCKY VIEW NO. 44
BYLAW C-5775-2003**

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SCHEDULE 5 (cont.)

<u>SECTION NO.</u>	<u>PAGE #</u>	<u>OFFENSE</u>	<u>FINE (\$)</u>
8.5	11	Overweight vehicles.	\$500.00/1000kg
8.7	11	Use of engine retarder brakes near residential property.	\$150.00
9.	11	Violation of provisions of route permit.	\$150.00
10.	12	No valid parade permit.	\$100.00
10.9	13	Breaking through ranks of a funeral procession.	\$100.00
13.	16	Placement of cable or electrical cord on Highway (includes a sidewalk).	\$50.00
13.1	16	Improper suspension of electrical cable.	\$50.00
13.2	16	Damage to any street furniture.	\$200.00 + Replacement cost
13.3	16	Littering	Min. \$500.00 + clean up cost
13.6	16	Tracking onto Municipality streets or land.	Min. \$500.00 + clean up cost
13.8	16	Transport of material where there is less than 75 millimeters from the top edge of the containment structure.	\$150.00
13.9	17	Transport of unsecured load.	\$150.00
13.10(a)	17	Defacing highway or street furniture	Min. \$500.00 + Repair cost
13.10(d)	17	Remove any traffic control device or other street furniture	\$500.00
13.11	17	Place or construct encroachments or obstruction to highway or public place.	Min. \$500.00 + Repair cost
13.13	17	Operating without excavation permit.	Min. \$500.00 + Rehab. cost
13.17	18	Fence partly constructed of barb wire in urban area be no closer to ground than 2.0 Metres.	\$100.00
13.18	18	Plants Overhanging Highway	\$100.00
13.20, 13.21	18	Failure to clean sidewalk.	\$100.00
13.26	19	Failure to clean snow from eaves/awnings.	\$100.00

**MUNICIPAL DISTRICT OF ROCKY VIEW NO. 44
BYLAW C-5775-2003**

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SCHEDULE 5 (cont.)

<u>SECTION NO.</u>	<u>PAGE #</u>	<u>OFFENSE</u>	<u>FINE (\$)</u>
13.27	19	Failure to clear snow and ice of awning extending over a highway	\$100.00
13.27	19	Failure to prevent ice from forming from water drips	\$100.00
15.5	22	Repairing vehicles on roadway.	\$100.00
15.6	22	Non operative motor vehicle parked on highway.	\$100.00



SNOW AND ICE CONTROL

Council Policy

C-405

Policy Number:	C-405
Policy Owner:	Transportation Services
Adopted By:	Council
Adoption Date:	2009 October 27
Effective Date:	2009 October 27
Date Last Amended:	2019 October 08
Date Last Reviewed:	2019 September 18

Purpose

- 1 This policy establishes the snow and ice control process and priority management system for Rocky View County's (the County) roads.



Policy Statement

- 2 The County recognizes its responsibility for snow and ice control on roads under its direction, control, and management in a reasonable state of repair, as provided in the *Municipal Government Act*.
- 3 The County's road network consists of a diverse inventory of rural and urban road classifications that requires a priority system of maintenance strategies to meet the needs of all users.



Policy

- 4 Snow and ice control is carried out based on the following order of priorities:
 - (1) Priority 1: arterial roads;
 - (2) Priority 2: collector roads;
 - (3) Priority 3: local roads, including accesses identified as medical access routes;
 - (4) Priority 4: hard-surfaced sidewalks within road allowances adjacent to County controlled land; and
 - (5) Priority 5: unmaintained road allowances used for agricultural purposes, which receive snow management on a per-request basis as equipment and resources are available.



SNOW AND ICE CONTROL

Council Policy

C-405

- 5 The County does not provide snow and ice control on closed, leased, or semi-private roads or private driveways, other than for medical access as permitted in this policy.
- 6 The County utilizes preventive measures wherever possible to mitigate snow accumulations on roadways, such as, but not limited to, clearing of roadside brush and trees, installation of snow fencing, and use of anti-icing materials.
- 7 Snow removal is undertaken where:
 - (1) snow accumulations, particularly at intersections, are negatively impacting drivers' sightlines;
 - (2) large snow accumulations in rural ditches are
 - (a) negatively impacting a plow operator's ability to clear the entire width of a road; and
 - (b) contributing to further drifting conditions; and
 - (3) windrows and snow accumulations in urban areas are negatively impacting the width of a road's driving lanes.
- 8 Snow plowing may result in windrows on one or both sides of the road. The clearing of windrows in front of driveways left by snow ploughing equipment is the responsibility of the abutting property owner.
- 9 The County is not responsible for damage to ditches or areas within County road allowances that a homeowner landscaped or improved without the express written permission of the County.

Snow Fencing

- 10 Under the provisions of the *Public Highways Development Act*, the County has the authority to enter private lands and to erect snow fencing for the purpose of preventing or mitigating snow drifting on public roads.
- 11 Regardless of section 10 of this policy, the County endeavours to contact affected landowners in order to mitigate any potential disruption in farming operations associated with the installation of snow fencing on private land.



SNOW AND ICE CONTROL

Council Policy

C-405

Snow Plowing Private Driveways for Emergency Medical Access

- 12 To ensure emergency vehicles have reasonable emergency access to a private property, the County may plow private access for County residents who:
 - (1) reside outside of urban development areas; and
 - (2) have a medical condition that prevents them clearing snow from their own driveway.
- 13 County residents seeking snow plowing services for medical access purpose must apply for and be deemed eligible before receiving such service.
- 14 County residents who receive snow plowing services under section 12 of this policy are responsible for the cost of the snow plowing and are billed at cost recovery rates set out in the *Master Rates Bylaw*.

Winter Maintenance of County Roads under Development Agreements

- 15 If a developer is required as a condition of a development agreement to upgrade a portion of an existing road, then the developer must enter into a maintenance agreement with the County for snow and ice control activities for each winter season until a final acceptance certificate is issued for the road.
- 16 This policy does not apply to local roads. Developers are responsible for all maintenance on local roads.



References

Legal Authorities

- *Municipal Government Act*, RSA 2000, c M-26
- *Public Highways Development Act*, RSA 2000, C P-38

Related Plans, Bylaws, Policies, etc.

- Rock View County bylaw, *Master Rates Bylaw*
- Rocky View County *County Servicing Standards*, adopted by resolution no. 188-13

Related Procedures

- N/A

Other

- N/A





SNOW AND ICE CONTROL

Council Policy
C-405

Policy History

Amendment Date(s) – Amendment Description

- 2010 May 11
- 2011 March 15
- 2013 September 10
- 2019 October 08 – Council amended to current policy standards and to include snow fencing, snow plowing private driveways for medical access, and maintenance of roads under developer agreements

Review Date(s) – Review Outcome Description

- 2019 September 18 – Application of new formatting required, recommended to combine all snow and ice control related policies into this policy



Definitions

17 In this policy:

- (1) “arterial roads” means roads which feed directly into the provincial highway system and which regularly have traffic volumes of 500 vehicles per day or higher;
- (2) “collector roads” means roads which connect to arterial roads and which typically have traffic volumes between 200 and 500 vehicles per day;
- (3) “County” means Rocky View County;
- (4) “developer” means the registered and equitable owner of the development lands including, but not restricted to, the professional engineer, the engineering consultant, contractors, and subcontractors acting for the land’s owner;
- (5) “development agreement” is an agreement under Part 17 of the *Municipal Government Act* required by the County as a condition of development or subdivision approval prepared by the County specifying legal, administrative, and technical requirements of the developer;
- (6) “final acceptance certificate” means a document signed and sealed by an Engineering consultant that certifies the improvements are built in accordance with the examined design drawings and signed by the County;
- (7) “hard-surfaced” means an asphalt pavement, concrete, or chip-sealed surface;
- (8) “local roads” means roads which service subdivisions, local residential areas, and rural roads which have average traffic volumes of less than 200 vehicles per day;



SNOW AND ICE CONTROL

Council Policy

C-405

- (9) *"Master Rates Bylaw"* means the Rocky View County bylaw known as the *Master Rates Bylaw*, as amended or replaced from time to time;
- (10) *"Municipal Government Act"* means the Province of Alberta's *Municipal Government Act*, RSA 2000, c M-26, as amended or replaced from time to time;
- (11) *"Public Highways Development Act"* means the Province of Alberta's *Public Highways Development Act*, RSA 2000, C P-38, as amended or replaced from time to time;
- (12) *"Rocky View County"* means Rocky View County as a municipal corporation and the geographical area within its jurisdictional boundaries, as the context requires;
- (13) *"snow and ice control"* means plowing of snow from the driving lanes of County roads and the application of sand, sand and salt mix, anti-icing chemicals or a combination thereof as required;
- (14) *"snow fencing"* refers to a temporary structure erected for the winter months which is designed to control or mitigate drifting of snow; and
- (15) *"snow removal"* means the removal of snow accumulations from the road or road allowance through the use of front end loaders, track dozers, snow blowers, trucks, or a combination thereof.

POLICY

#458



	Title: Sidewalk Maintenance
Legal References: Municipal Government Act, RSV 2000, M-26, Part 6, Section 201(1)(a), Sections 5, 18, 532	Policy Category: Infrastructure and Operations
Cross References: Procedure PRO-458 – Sidewalk Maintenance Bylaw C-5775-2003	Effective Date: November 5, 2013 Revision Date: November 5, 2013
<p>Purpose: Together with the accompanying procedure, this policy shall be used: to define the County's roles and responsibilities pertaining to the inventory management and maintenance of sidewalks; to ensure that the approach to this maintenance is consistent and cost-effective across the County and to define equitable service levels for the maintenance of sidewalks throughout the County.</p> <p>Definitions:</p> <ul style="list-style-type: none"> • "Administration" means the General Manager of the Infrastructure and Operations Department or his designate. • "Council" means the Council of Rocky View County. • "County" means Rocky View County. • "Roads" means roads as defined in the Municipal Government Act, which includes both carriageways and rights-of-way. For the purposes of this policy, closed, leased, licensed, unbuilt and undeveloped road allowances are excluded. • "Rural" means all areas not included in urban areas. • "Sidewalk" means a hard-surfaced area for public pedestrian traffic usually adjacent to a public road and contained within the road allowance. • "Urban" means areas including but not limited to the Hamlets of Langdon and Bragg Creek, and the East Balzac commercial area. <p>Policy Statement Sidewalks are typically of concrete construction and are designated for the exclusive use of pedestrian and other non-motorized traffic in urban areas; motorized vehicles shall not be allowed except where designated for regular sidewalk maintenance or repairs.</p> <ol style="list-style-type: none"> 1. Sidewalks shall be inspected annually in order to maintain them to a safe and reasonable standard. 2. County crews and contractors shall attempt to notify all adjacent landowners prior to commencement of any repair work in order to fully explain the extent of the planned repairs and any potential property encroachment issues, especially with respect to adjacent grassed areas and nearby trees and shrubs. 3. County crews and contractors shall attempt to minimise damage to areas immediately adjacent to the sidewalk being repaired. In most cases, 15-20 cms is required for installation of concrete forms. Once repairs are completed and the forms are removed, grassed areas shall be backfilled and reseeded and any repairs required to the roadway will be effected as soon as practicable, weather and available resources permitting. 	

4. Where roots from nearby trees and shrubs encroach within the work zone required for sidewalk repairs, said roots shall be removed to the extent required to effect the necessary sidewalk repairs. Damage to said roots shall be mitigated as much as possible.
5. Trees within the road allowance which have caused, or have the potential to cause, damage to sidewalks or other County infrastructure shall be removed and may be replaced at the discretion of the Maintenance Manager.
6. Snow clearing and control of any ice build-up on a sidewalk adjacent to a commercial or industrial property, howsoever caused, shall be the responsibility of the adjacent property owner.
7. Snow clearing and control of ice build-up on sidewalks adjacent to residential properties will be undertaken by the County.



PLANNING AND DEVELOPMENT SERVICES

TO: Council
DATE: March 9, 2021
FILE: 05724053
SUBJECT: General Item – Rescind Second Reading of Bylaw C-8037-2020

DIVISION: 8
APPLICATION: PL20200010

APPLICATION: To redesignate the subject lands from Agricultural, Small Parcel District (A-SMLp8.1) to Residential, Rural Residential District (R-RUR) and Special, Public Services District (S-PUB) in order to facilitate the future subdivision of a ± 5.95 acre parcel (Lot 1); ± 4.72 acre parcel (Lot 2); ± 4.34 acre parcel (Lot 3); ± 4.02 acre parcel (Lot 4); and ± 0.618 acre public utility lot (PUL) (Lot 5).

GENERAL LOCATION: Located 1.6 km (1 mile) west of the City of Calgary; located on the west side of Bears paw Road, approximately 1.0 km (2/3 mile) south of Highway 1A.

LAND USE DESIGNATION: Agricultural, Small Parcel District (A-SMLp8.1)

EXECUTIVE SUMMARY: Council gave first reading to Bylaw C-8037-2020 on April 28, 2020, and gave second reading on July 28, 2020, tabling the application with the resolution below.

TABLING MOTION: MOVED by Councillor Wright that the application be tabled pending completion of the following in accordance with the County Servicing Standards:

- *Environmental site assessment to consider the size of the riparian setback; and*
- *Geotechnical assessment to evaluate slope stability and building areas.*

The Applicant provided technical studies after the public hearing, and a new public hearing is required in order to accept the information from the studies. However, Section 230(1) of the *Municipal Government Act* requires that public hearings be held prior to second reading of a bylaw. Therefore, the previous second reading needs to be rescinded, in order to allow a new public hearing to occur. The new public hearing is scheduled on April 13, 2021.

ADMINISTRATION RECOMMENDATION: Administration recommends Option #1.

OPTIONS:

Option #1: THAT second reading of Bylaw C-8037-2020 be rescinded.

Option #2: THAT application PL20200010 be refused.

Respectfully submitted,

Concurrence,

“Theresa Cochran”

“Al Hoggan”

Executive Director
Community Development Services

Chief Administrative Officer

ON/lt



ATTACHMENTS

ATTACHMENT 'A': Bylaw C-8037-2020 and Schedule A

ATTACHMENT 'B': Map Set



ROCKY VIEW COUNTY

BYLAW C-8037-2020

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

The Council of Rocky View County enacts as follows:

Title

- 4 This Bylaw may be cited as *Bylaw C-8037-2020*.

Definitions

- 2 Words in this Bylaw have the same meaning as those set out in the *Municipal Government Act* except for the definitions provided below:
- (1) **“Council”** means the duly elected Council of Rocky View County;
 - (2) **“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 Part 5, Land Use Maps No. 56 and 56-North of Bylaw C-8000-2020~~ C-4841-97 be amended by redesignating a portion of NE-24-25-03-W5M from ~~Agricultural, Small Parcel District~~ ~~Agricultural Holdings District~~ to ~~Residential Two~~ ~~Residential, Rural Residential District and Public Services~~ **Special, Public Services** District as shown on the attached Schedule 'A' forming part of this Bylaw.
- 4 THAT A portion of NE-24-25-03-W5M is hereby redesignated to ~~Residential Two~~ **Residential, Rural Residential** District ~~and Special, Public Services District~~ as shown on the attached Schedule 'A' forming part of this Bylaw.

Severability

- 5 ~~If any provision of this bylaw is declared invalid for any reason by a court of competent jurisdiction, all other provisions of this bylaw will remain valid and enforceable.~~

Effective Date

- 6 **5** Bylaw C-8037-2020 is passed and comes into full force and effect when it receives third reading and is signed in accordance with the *Municipal Government Act*.



ROCKY VIEW COUNTY

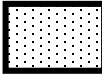
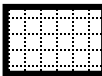
READ A FIRST TIME IN COUNCIL this 28th day of April, 2020*PUBLIC HEARING HELD ON this* _____ *day of* _____, 2020

READ A SECOND TIME IN COUNCIL this _____ day of _____, 2020

READ A THIRD TIME IN COUNCIL this _____ day of _____, 2020

Reeve_____
Chief Administrative Officer or Designate_____
Date Bylaw Signed

Schedule 'A'

 Bylaw
 C-8037-2020
AmendmentFROM
 Agricultural, Holdings District
 Agricultural, Small Parcel
 District
TO
 Residential Two-District
 Residential, Rural Residential
 District
FROM
 Agricultural, Holdings District
 Agricultural, Small Parcel
 District
TO
 Public Services District
 Special – Public Services
 District

Division: 8
 Roll: 05724053
 File: PL20200010
 Printed: February 3, 2021
 Legal: Lot: 24 Block: 7
 Page 1292 of 527
 Page 1292 of 527
 25-03-W05M

BEARSPAW RD



±8.80 ha
 (±21.742 ac)
 AH → R-2

A-SMLp8.1 → R-RUR

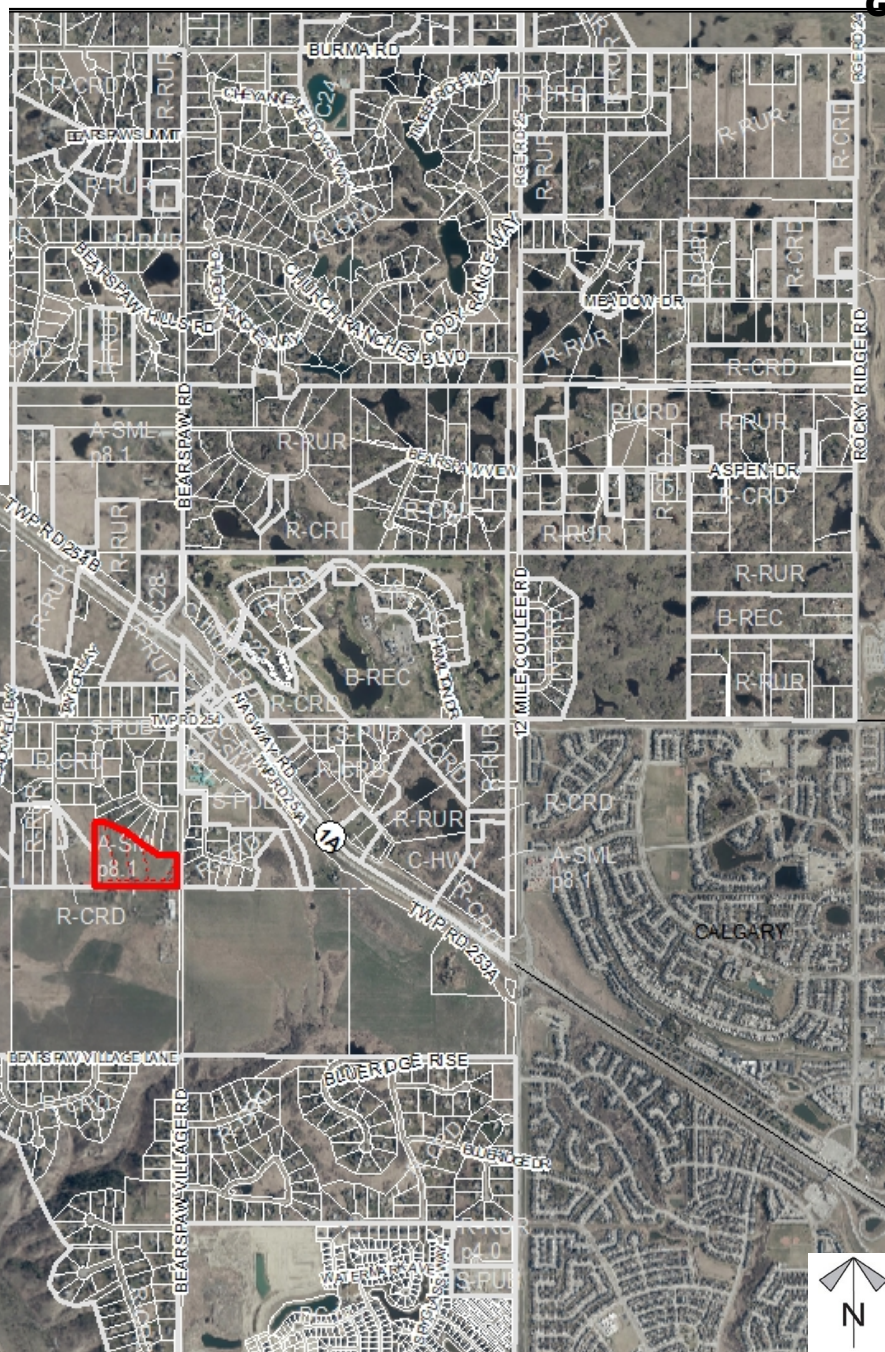
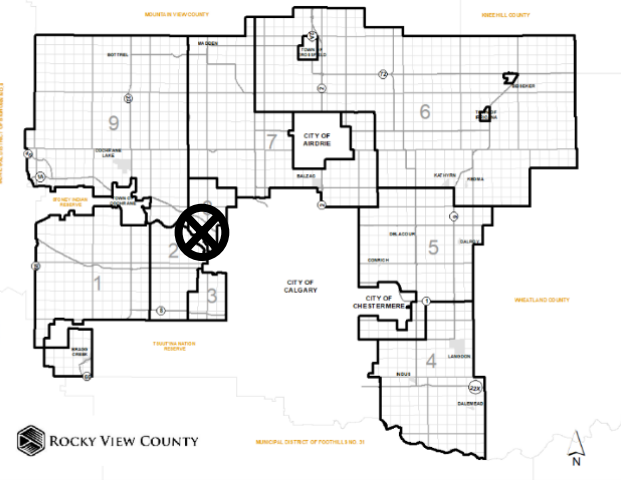
±0.25 ha
 (±0.618 ac)
 AH → PS

A-SMLp8.1 → S-PUB

Location & Context

Redes/Subd Proposal

Description of
development here



Division: 8
 Roll: 05724053
 File: PL20200010
 Printed: February 3, 2021
 Legal: Lot:24 Block:7
 Page 12933 of 5275
 25-03-W05M

Development Proposal

Redes/Subd Proposal

Description of
development here

**A-SMLp8.1→
R-RUR**
Lot 2
± 1.91 ha
(± 4.72 ac)

A-SMLp8.1→R-RUR
Lot 1
± 2.81 ha
(± 5.95 ac)

**A-
SMLp8.1→
R-RUR**
Lot 3
± 1.75 ha
(± 4.34 ac)

**A-SMLp8.1→
R-RUR**
Lot 4
± 1.63 ha
(± 4.02 ac)

**A-SMLp8.1→
S-PUB**
Lot 5
PUL
± 0.25 ha
(± 0.618 ac)

B/E 24, R6, R4W, RD



Division: 8
 Roll: 05724053
 File: PL20200010
 Printed: February 3, 2021
 Legal: Lot:24 Block:7
 Page 12934 of 527
 25-03-W05M

Environmental

Redes/Subd Proposal

Description of
development here



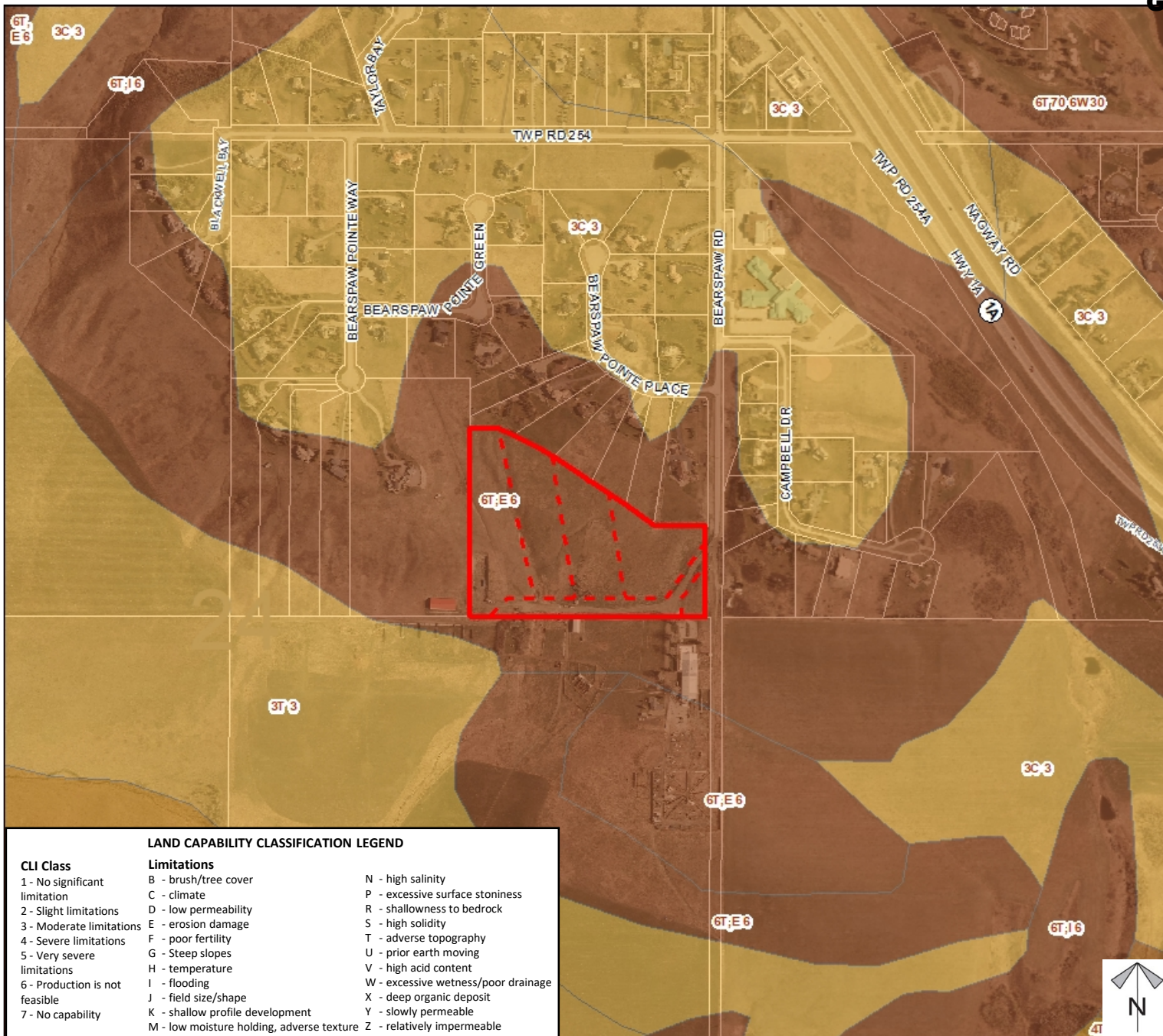
-  Subject Lands
-  Contour - 2 meters
-  Riparian Setbacks
-  Alberta Wetland Inventory
-  Surface Water

Division: 8
 Roll: 05724053
 File: PL20200010
 Printed: February 3, 2021
 Legal: Lot:24 Block:7
 Page 1293 of 1527
 25-03-W05M

Soil Classifications

Redes/Subd Proposal

Description of
development here



Division: 8
 Roll: 05724053
 File: PL20200010
 Printed: February 3, 2021
 Legal: Lot:24 Block:7
 Page 1293 of 1527
 25-03-W05M

Landowner Circulation Area

Redes/Subd Proposal

Description of
development here

Legend

Support



Opposition



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

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

Division: 8
 Roll: 05724053
 File: PL20200010
 Printed: February 3, 2021
 Legal: Lot:24 Block:7
 Page 12932 of 527
 25-03-W05M



PLANNING AND DEVELOPMENT SERVICES

TO:	Council	
DATE:	March 9, 2021	DIVISION: 4
FILE:	03314006	APPLICATION: PL20200146
SUBJECT:	First Reading Bylaw – Residential Redesignation	

APPLICATION: To redesignate the subject lands from Agricultural, General District (A-GEN) to Residential, Country Residential District (R-CRD) and Residential, Rural District (R-RUR) to facilitate future subdivision.

GENERAL LOCATION: Located on the west side of Range Road 281, approximately 1.61 km (1 mile) north of Township Road 232.

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

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

OPTIONS:

Option #1: THAT Bylaw C-8127-2021 be given first reading.

Option #2: THAT application PL20200146 be denied.

AIR PHOTO & DEVELOPMENT CONTEXT:



Administration Resources

Oksana Newmen, Planning and Development Services



Respectfully submitted,

“Theresa Cochran”

Executive Director
Community and Development Services

Concurrence,

“Al Hoggan”

Chief Administrative Officer

ON/lt

ATTACHMENTS:

ATTACHMENT ‘A’: Bylaw C-8127-2021 & Schedule A
ATTACHMENT ‘B’: Map Set



ROCKY VIEW COUNTY

BYLAW C-8127-2021

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-8127-2021*.

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 1, Block 3, Plan 1811379 within NE-14-23-28-W04M from Agricultural, General District (A-GEN) to Residential, Country Residential District (R-CRD) and Residential, Rural District (R-RUR) as shown on the attached Schedule 'A' forming part of this Bylaw.
- 4 THAT Lot 1, Block 3, Plan 1811379 within NE-14-23-28-W04M is hereby redesignated to Residential, Country Residential District (R-CRD) and Residential, Rural District (R-RUR) as shown on the attached Schedule "A" forming part of this Bylaw.

Effective Date

- 5 Bylaw C-8127-2021 is passed and comes into full force and effect when it receives third reading and is signed in accordance with the *Municipal Government Act*.



ROCKY VIEW COUNTY

READ A FIRST TIME this _____ day of _____, 2021

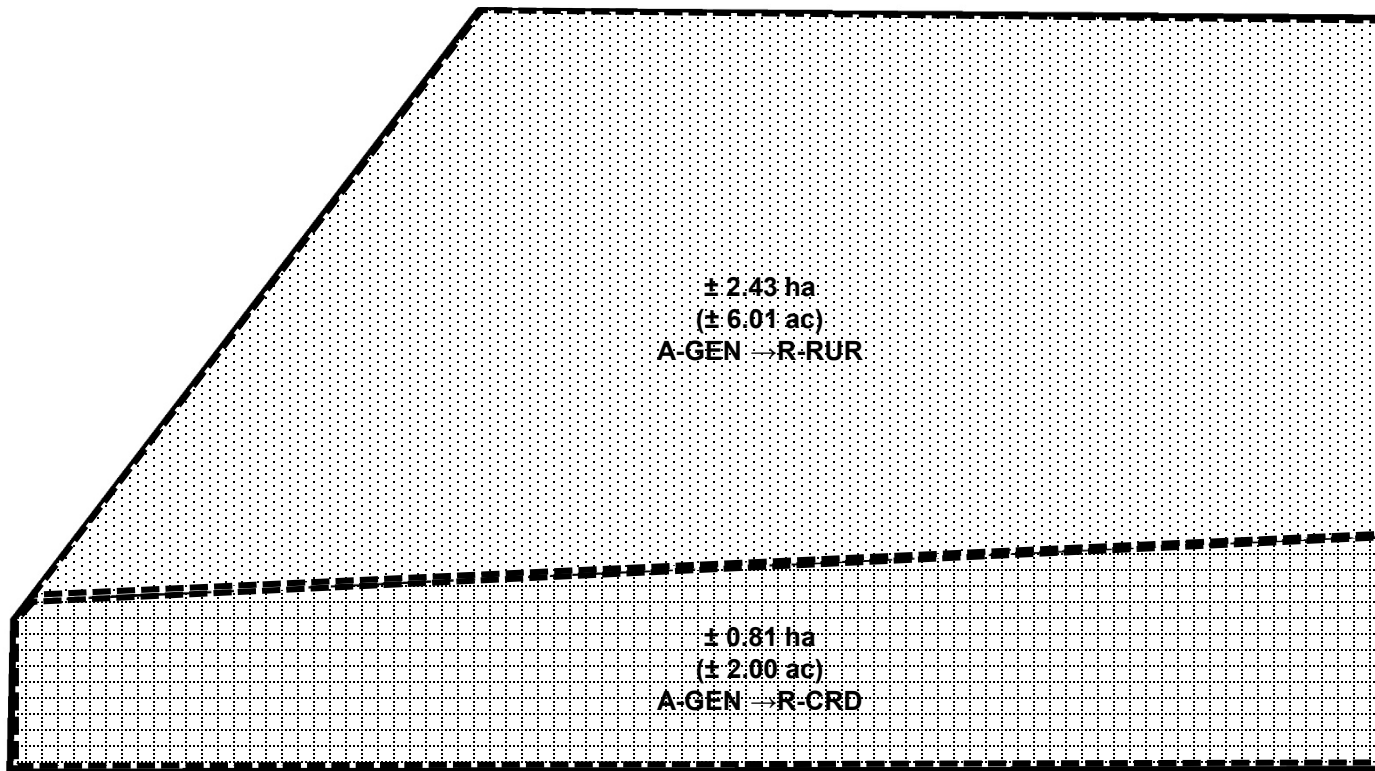
PUBLIC HEARING HELD this _____ day of _____, 2021

READ A SECOND TIME this _____ day of _____, 2021

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

Reeve_____
Chief Administrative Officer or Designate_____
Date Bylaw Signed

Schedule 'A'

 Bylaw
 C-8127-2021
AmendmentFROM
 Agricultural General
 District
TO
 Residential, Rural Residential
 District
FROM
 Agricultural General
 District
TO
 Residential, Country
 Residential District


RGE RD 281

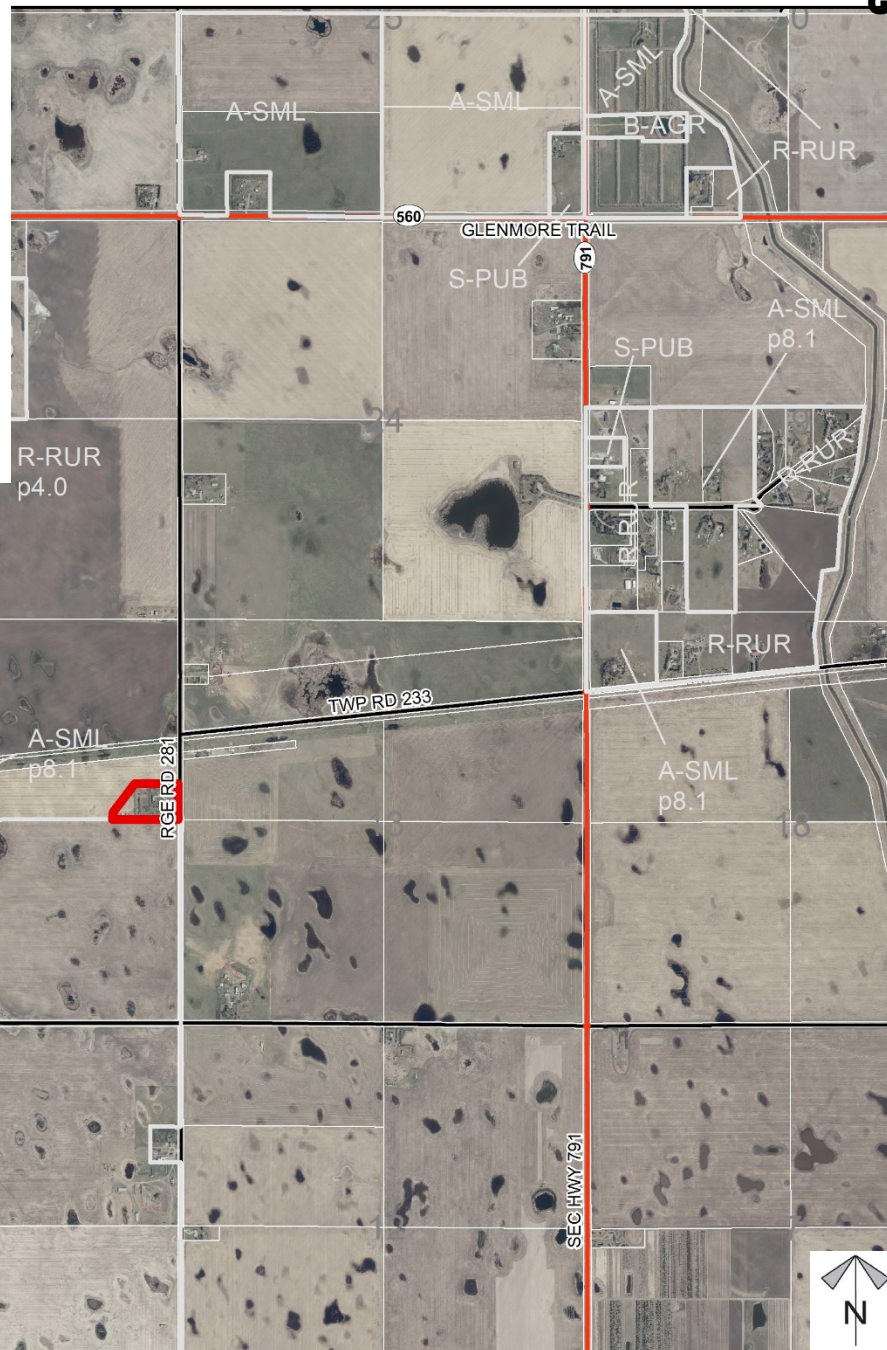
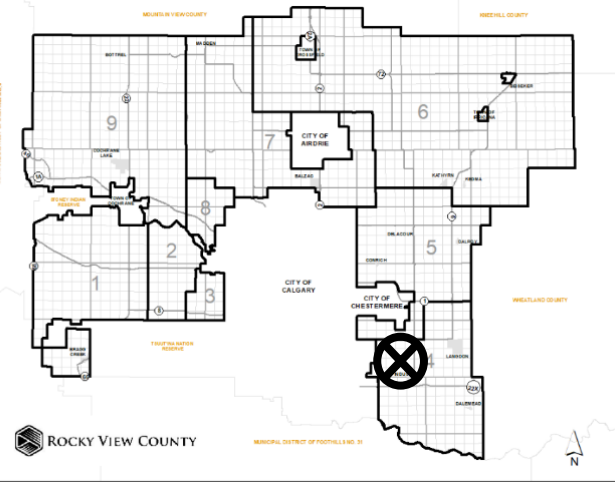


Location & Context

Redesignation Proposal

To redesignate the subject lands from Agricultural, General District (A-GEN) to Residential, Country Residential District (R-CRD) and Residential, Rural District (R-RUR) to facilitate future subdivision.

Division: 4
 Roll: 03314006
 File: PL20200146
 Printed: October 22, 2020
 Legal: NE-14-23-28-W04M
 Page 283 of 379





Development Proposal

Redesignation Proposal

To redesignate the subject lands from Agricultural, General District (A-GEN) to Residential, Country Residential District (R-CRD) and Residential, Rural District (R-RUR) to facilitate future subdivision.





Environmental

Redesignation Proposal

To redesignate the subject lands from Agricultural, General District (A-GEN) to Residential, Country Residential District (R-CRD) and Residential, Rural District (R-RUR) to facilitate future subdivision.

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

Division: 4
 Roll: 03314006
 File: PL20200146
 Printed: October 22, 2020
 Legal: NE-14-23-28-W04M
 Page 285 of 379

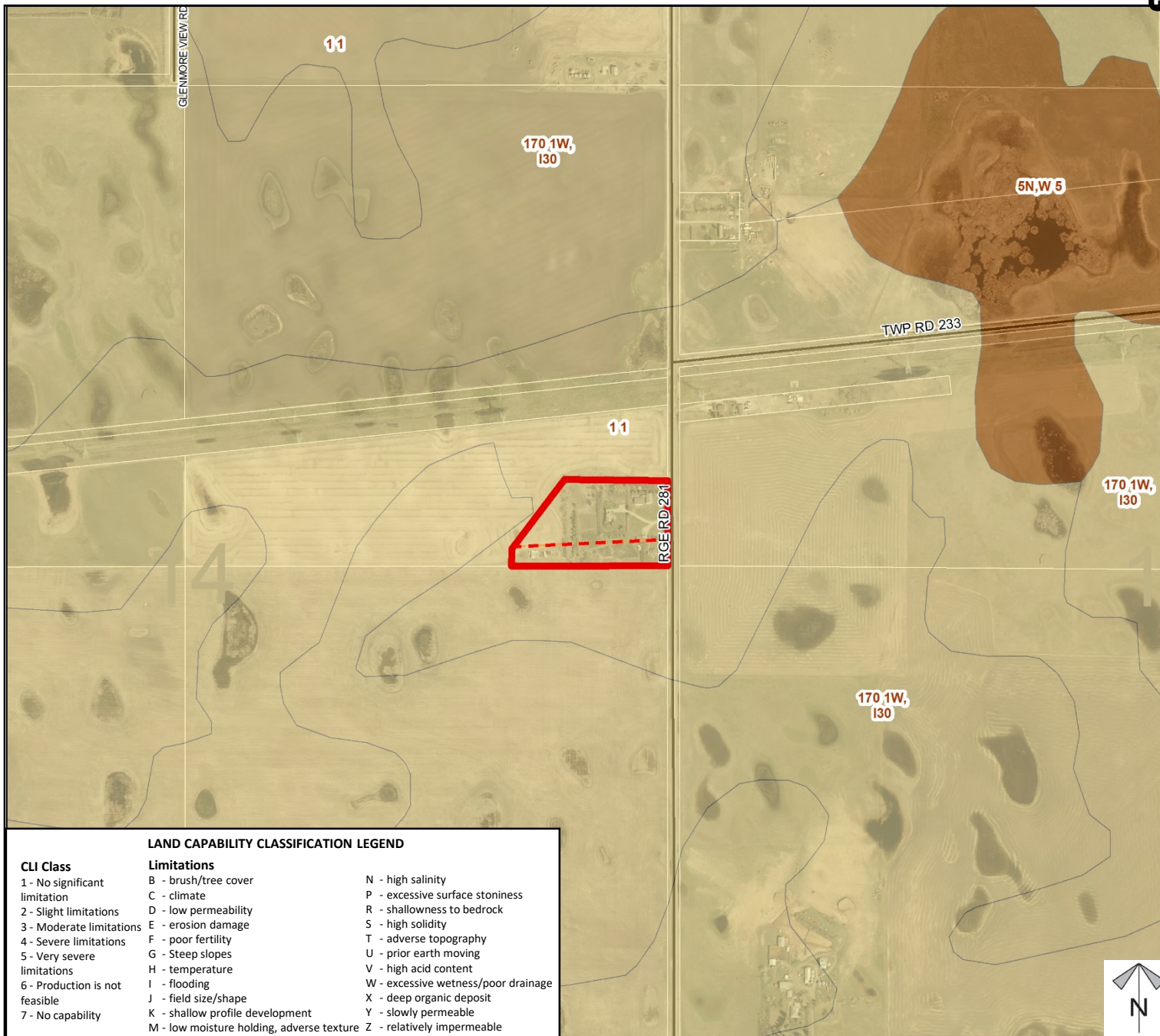




Soil Classifications

Redesignation Proposal

To redesignate the subject lands from Agricultural, General District (A-GEN) to Residential, Country Residential District (R-CRD) and Residential, Rural District (R-RUR) to facilitate future subdivision.



LAND CAPABILITY CLASSIFICATION LEGEND

CLI Class

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

Limitations

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

Division: 4

Roll: 03314006

File: PL20200146

Printed: October 22, 2020

Legal: NE-14-23-28-W04M

Page 285 of 379

Landowner Circulation Area

Redesignation Proposal

To redesignate the subject lands from Agricultural, General District (A-GEN) to Residential, Country Residential District (R-CRD) and Residential, Rural District (R-RUR) to facilitate future subdivision.

Legend

Support



Opposition



Division: 4

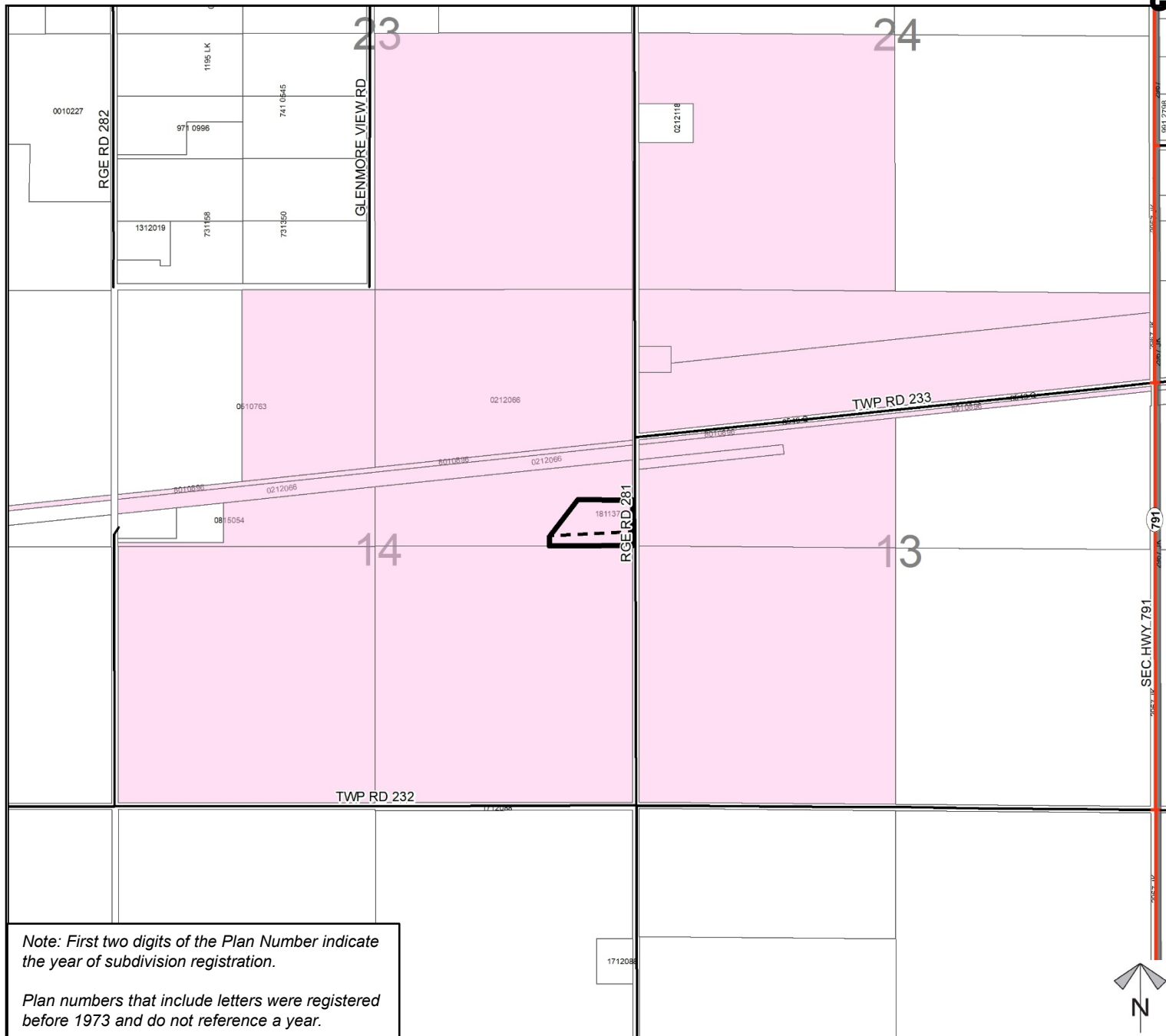
Roll: 03314006

File: PL20200146

Printed: October 22, 2020

Legal: NE-14-23-28-W04M

Legal: NE-14-25-26-W04M
Page 283 of 327
Case No. 237 Conf: 527379





PLANNING AND DEVELOPMENT SERVICES

TO: Council
DATE: March 9, 2021
FILE: 03909034
SUBJECT: First Reading Bylaw – Redesignation

DIVISION: 1
APPLICATION: PL20200161

APPLICATION: To redesignate the subject lands from Agricultural Small (A-SML p8.1) District to Residential, Rural (R-RUR) District to accommodate a future subdivision.

GENERAL LOCATION: Located approximately 0.8 km (1/2 mile) east of the Kananaskis Improvement District, 0.6 km (4/10 mile) south of twp rd 232 on the west of Breezewood Bay.

LAND USE DESIGNATION: Agricultural, Small District (A-SML p. 8.1)

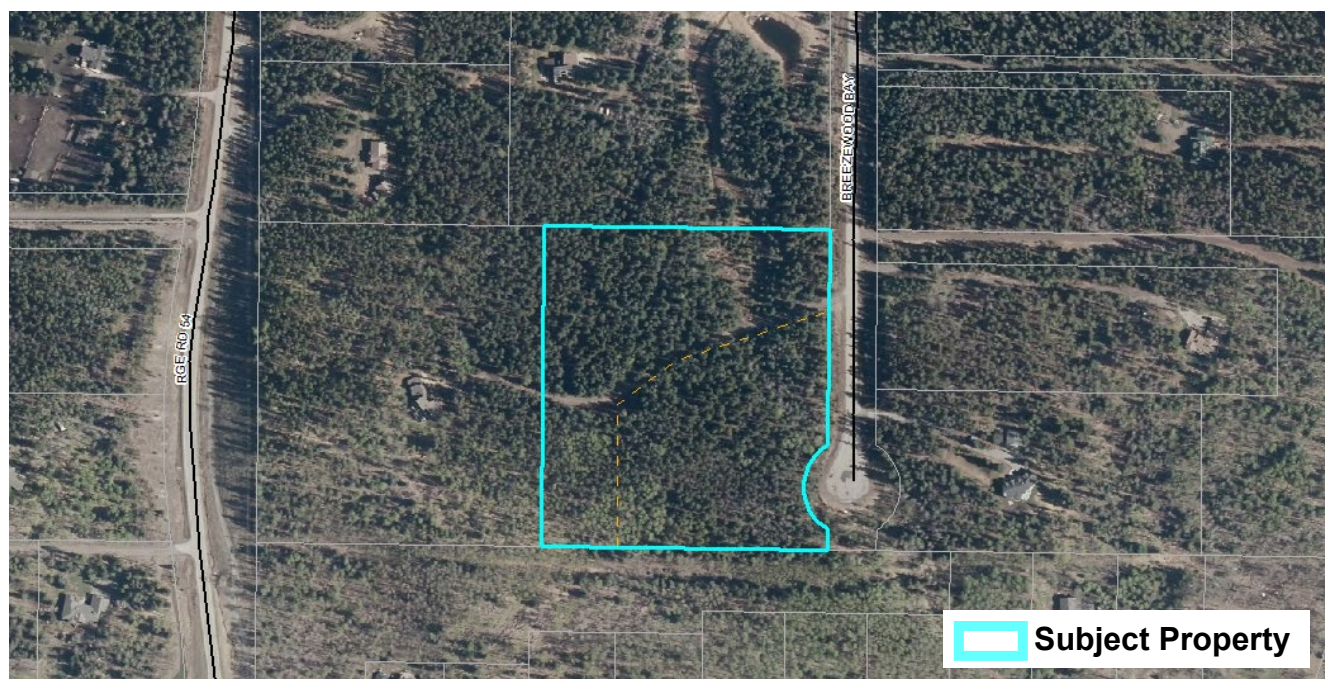
EXECUTIVE SUMMARY: The application will be reviewed against relevant County policies.

OPTIONS:

Option #1: THAT Bylaw C-8144-2021 be given first reading.

Option #2: THAT application PL20200161 be denied.

AIR PHOTO & DEVELOPMENT CONTEXT:



Administration Resources

Scott Thompson, Planning and Development Services



Respectfully submitted,

Concurrence,

"Theresa Cochran"

"Al Hoggan"

Executive Director
Community Development Services

Chief Administrative Officer

ST/lt

ATTACHMENTS:

ATTACHMENT 'A': Bylaw C-8144-2021 & Schedule A

ATTACHMENT 'B': Map Set

BYLAW C-8144-2021

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-8144-2021*.

Definitions

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

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

Effect

- 3 THAT Schedule B, Land Use Maps, of Bylaw C-8000-2020 be amended by redesignating Lot 4 (E, portion), Plan 8010572 within NW-09-23-05-W05M from Agricultural, Small District (A-SML p8.1) to Residential, Rural District (R-RUR) as shown on the attached Schedule 'A' forming part of this Bylaw.
- 4 THAT Lot 4 (E, portion), Plan 8010572 within NW-09-23-05-W05M is hereby redesignated to Residential, Rural District (R-RUR) as shown on the attached Schedule "A" forming part of this Bylaw.

Effective Date

- 5 Bylaw C-8144-2021 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 _____, 2021

PUBLIC HEARING HELD this _____ day of _____, 2021

READ A SECOND TIME this _____ day of _____, 2021

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

Reeve

Chief Administrative Officer or Designate

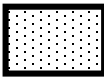
Date Bylaw Signed

Schedule 'A'

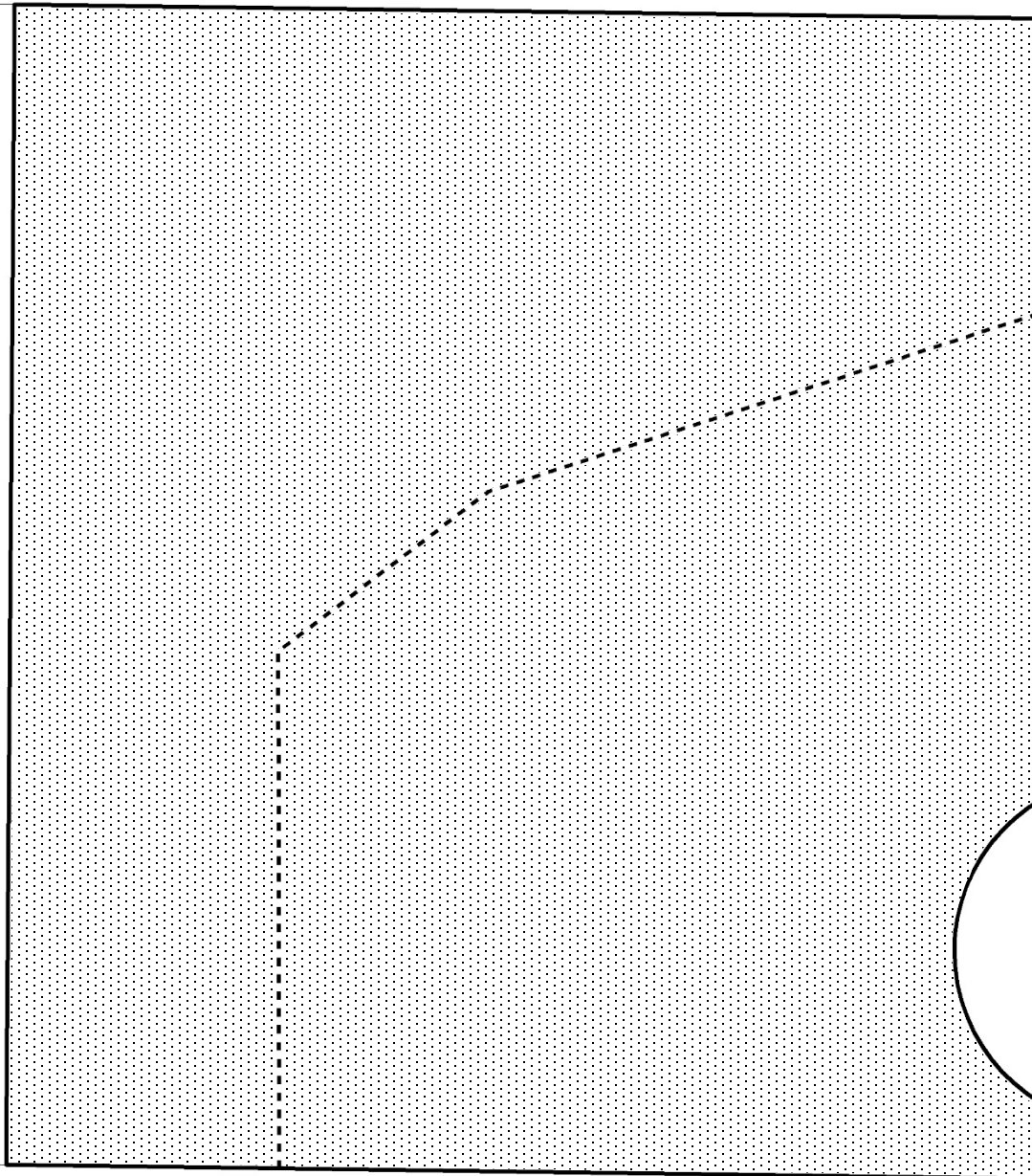
Bylaw
C-8144-2021

Amendment**FROM**

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

**TO**

Residential, Rural
 District
 (R-RUR)



BREEZEWOOD BAY



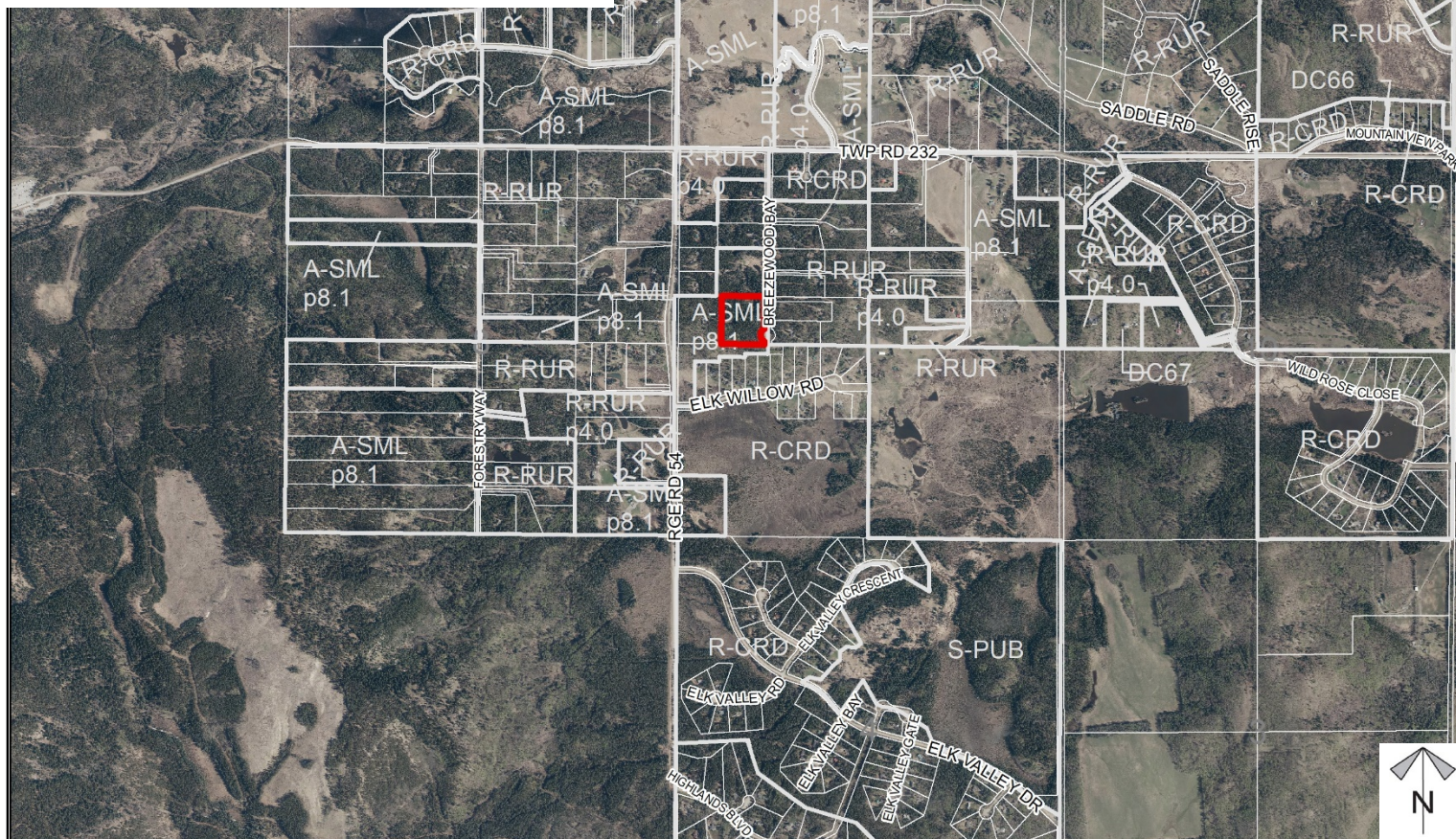
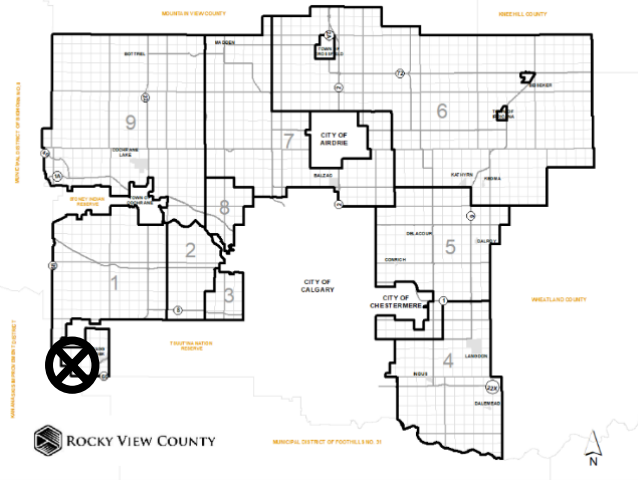


Location & Context

Redesignation Proposal

To redesignate the subject lands from Agricultural Small (A-SML p8.1) District to Residential, Rural (R-RUR) District to accommodate a future subdivision.

Division: 1
Roll: 03909034
File: PL20200161
Printed: November 20, 2020
Legal: NW-09-23-05-W05M
Lot: 4 (E. portion)
Page 1 of 2 of 527



Development Proposal

Redesignation Proposal

To redesignate the subject lands from Agricultural Small (A-SML p8.1) District to Residential, Rural (R-RUR) District to accommodate a future subdivision.



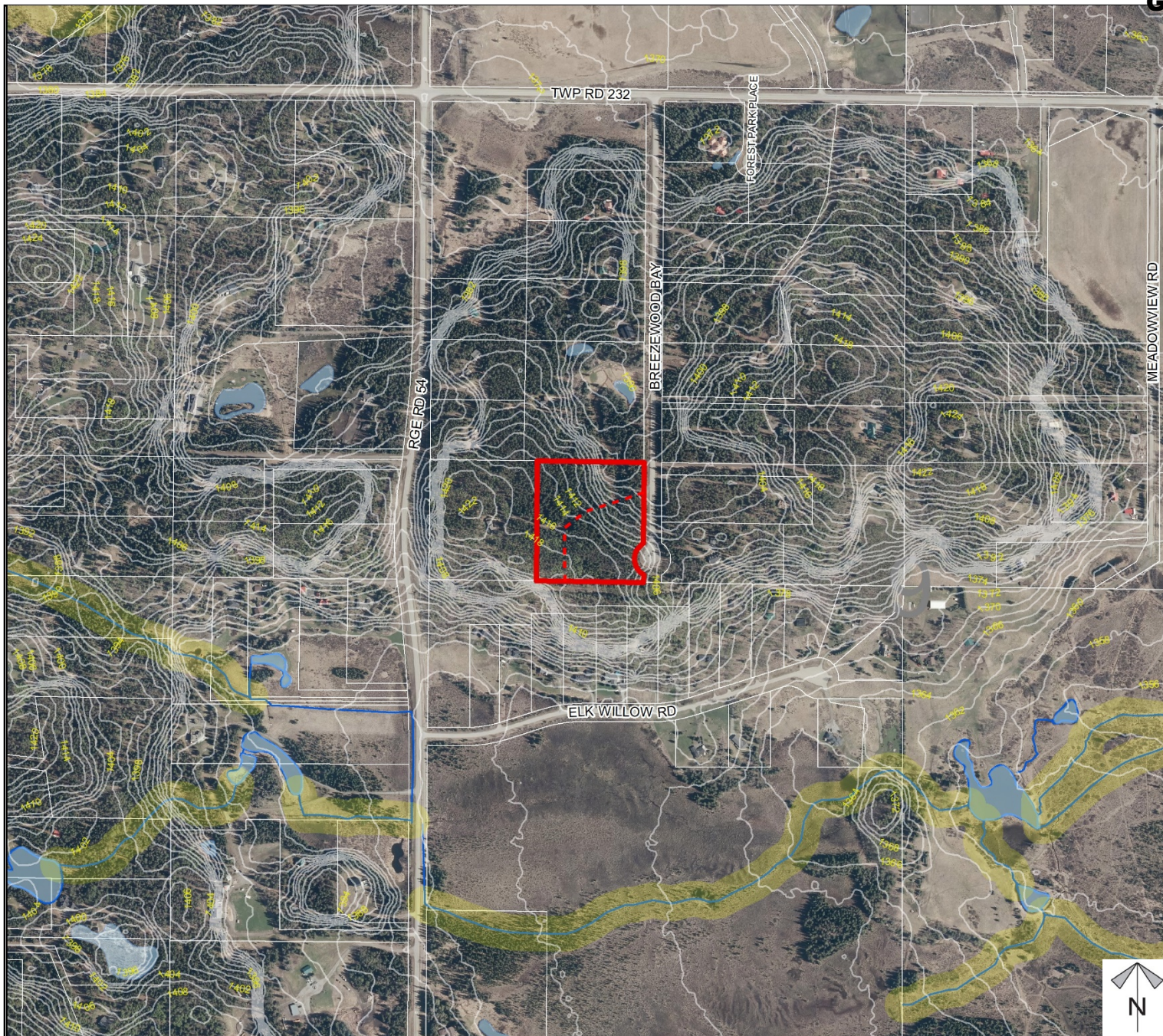
Division: 1
 Roll: 03909034
 File: PL20200161
 Printed: November 20, 2020
 Legal: NW-09-23-05-W05M
 Lot: 4 (E. portion)
 Page 2 of 527



Environmental

Redesignation Proposal

To redesignate the subject lands from Agricultural Small (A-SML p8.1) District to Residential, Rural (R-RUR) District to accommodate a future subdivision.



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

Division: 1
 Roll: 03909034
 File: PL20200161
 Printed: November 20, 2020
 Legal: NW-09-23-05-W05M
 Lot: 4 (E. portion)
 Page 232 of 527

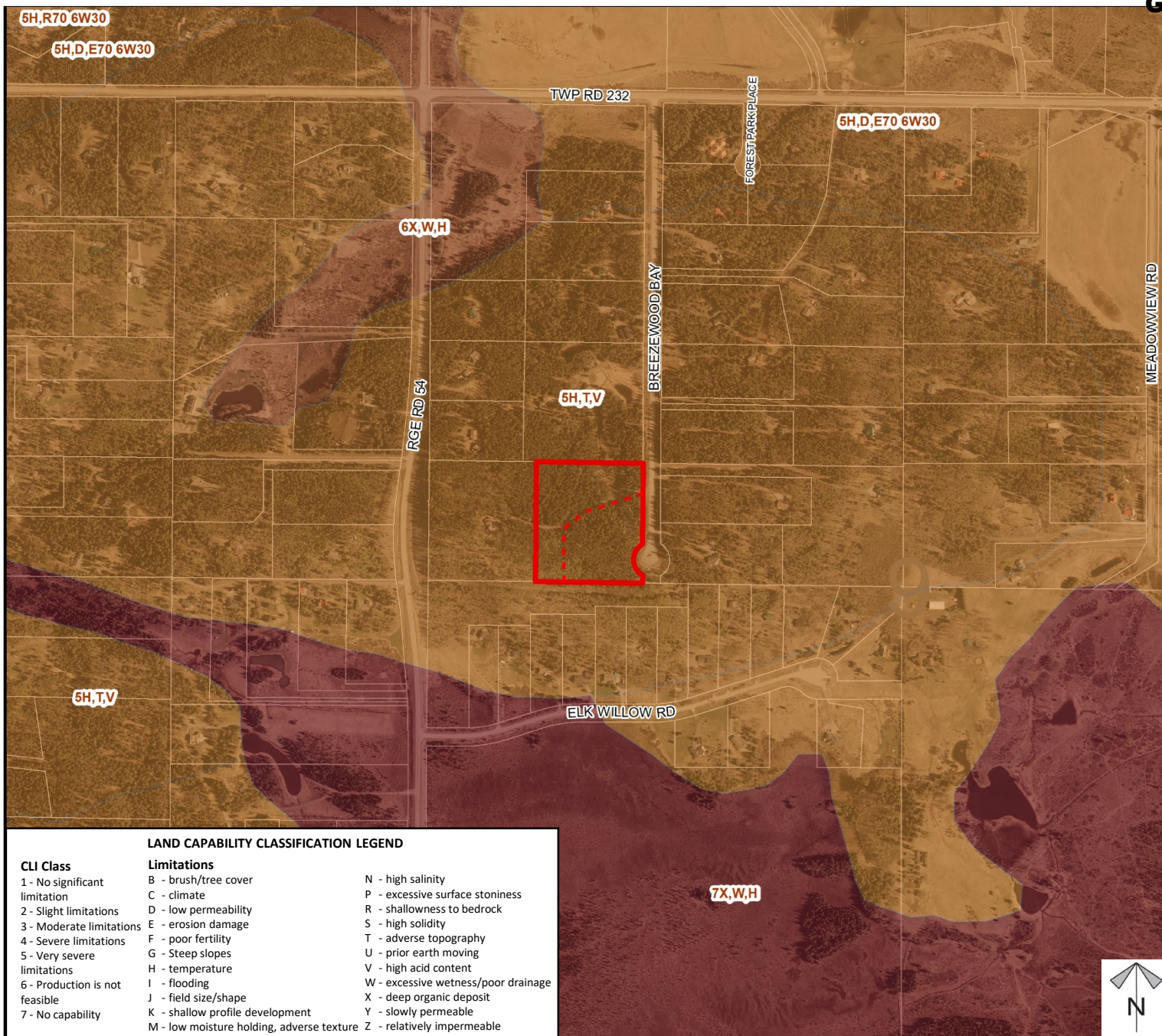




Soil Classifications

Redesignation Proposal

To redesignate the subject lands from Agricultural Small (A-SML p8.1) District to Residential, Rural (R-RUR) District to accommodate a future subdivision.



Division: 1
 Roll: 03909034
 File: PL20200161
 Printed: November 20, 2020
 Legal: NW-09-23-05-W05M
 Lot: 4 (E. portion)
 Page 236 of 527



Landowner Circulation Area

Redesignation Proposal

To redesignate the subject lands from Agricultural Small (A-SML p8.1) District to Residential, Rural (R-RUR) District to accommodate a future subdivision.

Legend

Support

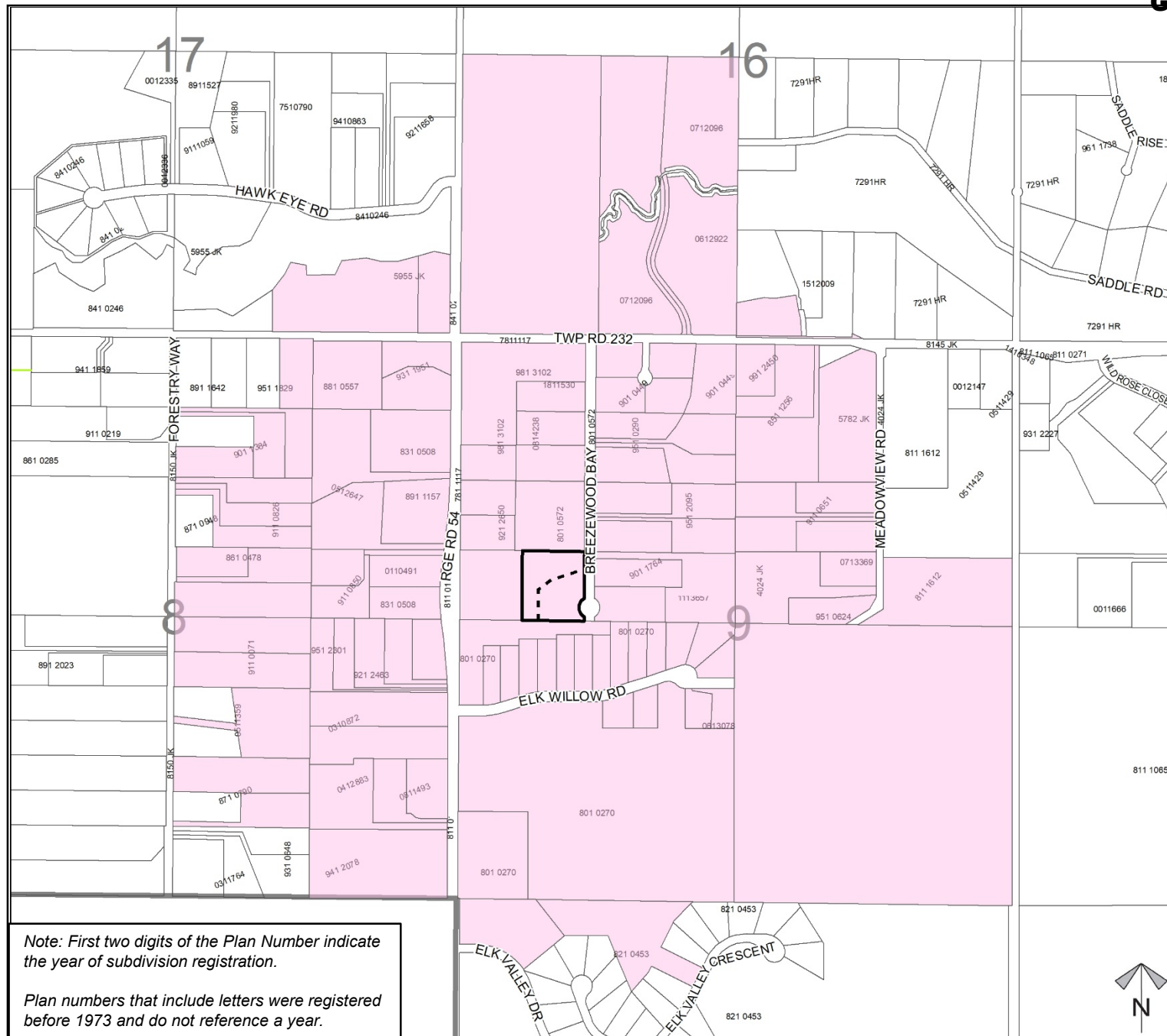


Opposition



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

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



Division: 1
Roll: 03909034
File: PL20200161
Printed: November 20, 2020
Legal: NW-09-23-05-W05M
Lot: 4 (E. portion)
Page 207 of 527



PLANNING AND DEVELOPMENT SERVICES

TO: Council
DATE: March 9, 2021
FILE: 03912130
SUBJECT: First Reading Bylaw – Redesignation

DIVISION: 1
APPLICATION: PL20200178

APPLICATION: To redesignate the subject lands from Residential, Urban District (R-URB) to Commercial, Local Urban District (C-LUD) to accommodate a local eating establishment on the main floor and residential uses on the top floor.

GENERAL LOCATION: Located in the hamlet of Bragg Creek

LAND USE DESIGNATION: Residential, Urban District (R-URB)

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

OPTIONS:

Option #1: THAT Bylaw C-8146-2021 be given first reading.

Option #2: THAT application PL20200178 be denied.

AIR PHOTO & DEVELOPMENT CONTEXT:



Administration Resources

Scott Thompson, Planning and Development Services



Respectfully submitted,

“Theresa Cochran”

Executive Director
Community Development Services

Concurrence,

“Al Hoggan”

Chief Administrative Officer

ST/lt

ATTACHMENTS:

ATTACHMENT ‘A’: Bylaw C-8146-2021 & Schedule A

ATTACHMENT ‘B’: Map Set



ROCKY VIEW COUNTY

BYLAW C-8146-2021

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-8146-2021*.

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 5, Block 1 Plan 7721JK within NE-12-23-05-W05M from Residential, Urban District (R-URB) to Commercial, Local Urban District (C-LUB) as shown on the attached Schedule 'A' forming part of this Bylaw.
- 4 THAT Lot 5, Block 1 Plan 7721JK within NE-12-23-05-W05M is hereby redesignated to Commercial, Local Urban District (C-LUD) as shown on the attached Schedule "A" forming part of this Bylaw.

Effective Date

- 5 Bylaw C-8146-2021 is passed and comes into full force and effect when it receives third reading and is signed in accordance with the *Municipal Government Act*.



ROCKY VIEW COUNTY

READ A FIRST TIME this _____ day of _____, 2021

PUBLIC HEARING HELD this _____ day of _____, 2021

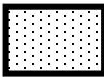
READ A SECOND TIME this _____ day of _____, 2021

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

Reeve_____
Chief Administrative Officer or Designate_____
Date Bylaw Signed



Schedule 'A'

Bylaw
C-8146-2021AmendmentFROMResidential,
Urban District
(R-URB)TOCommercial, Local
Urban District
(C-LUD)

WHITEAVE

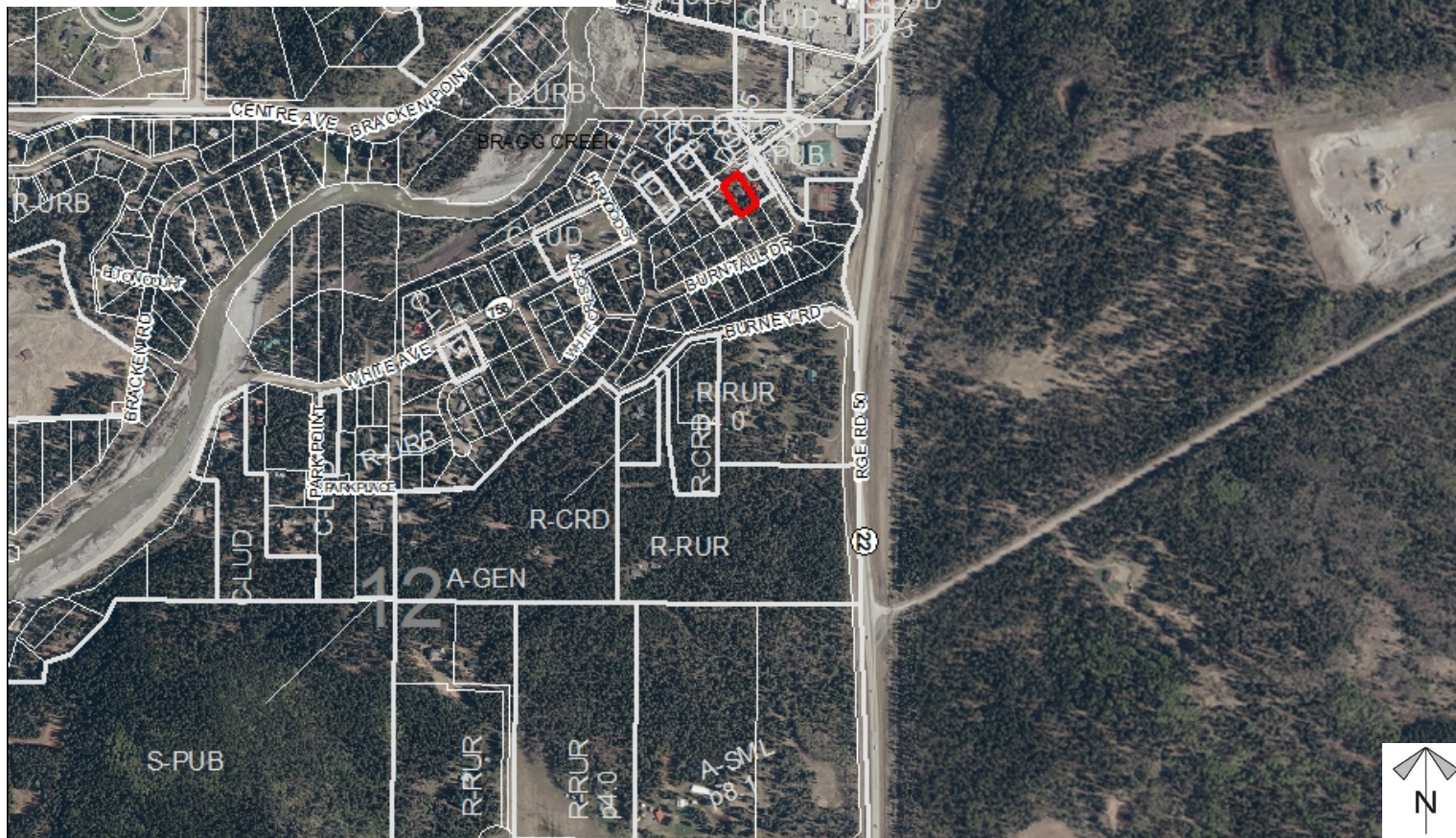
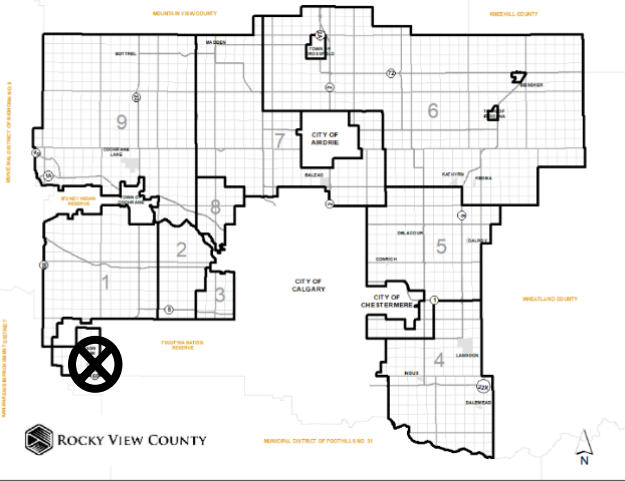
BURNTALL DR



Location & Context

Redes/Subd Proposal

Description of development here



Division: 1
Roll: 03912130
File: PL20200178
Printed: December 21, 2020
Legal: Lot:5 Block:1
Page 2303 of 527
23-05-W05M



Development Proposal

Redes/Subd Proposal

Description of
development here



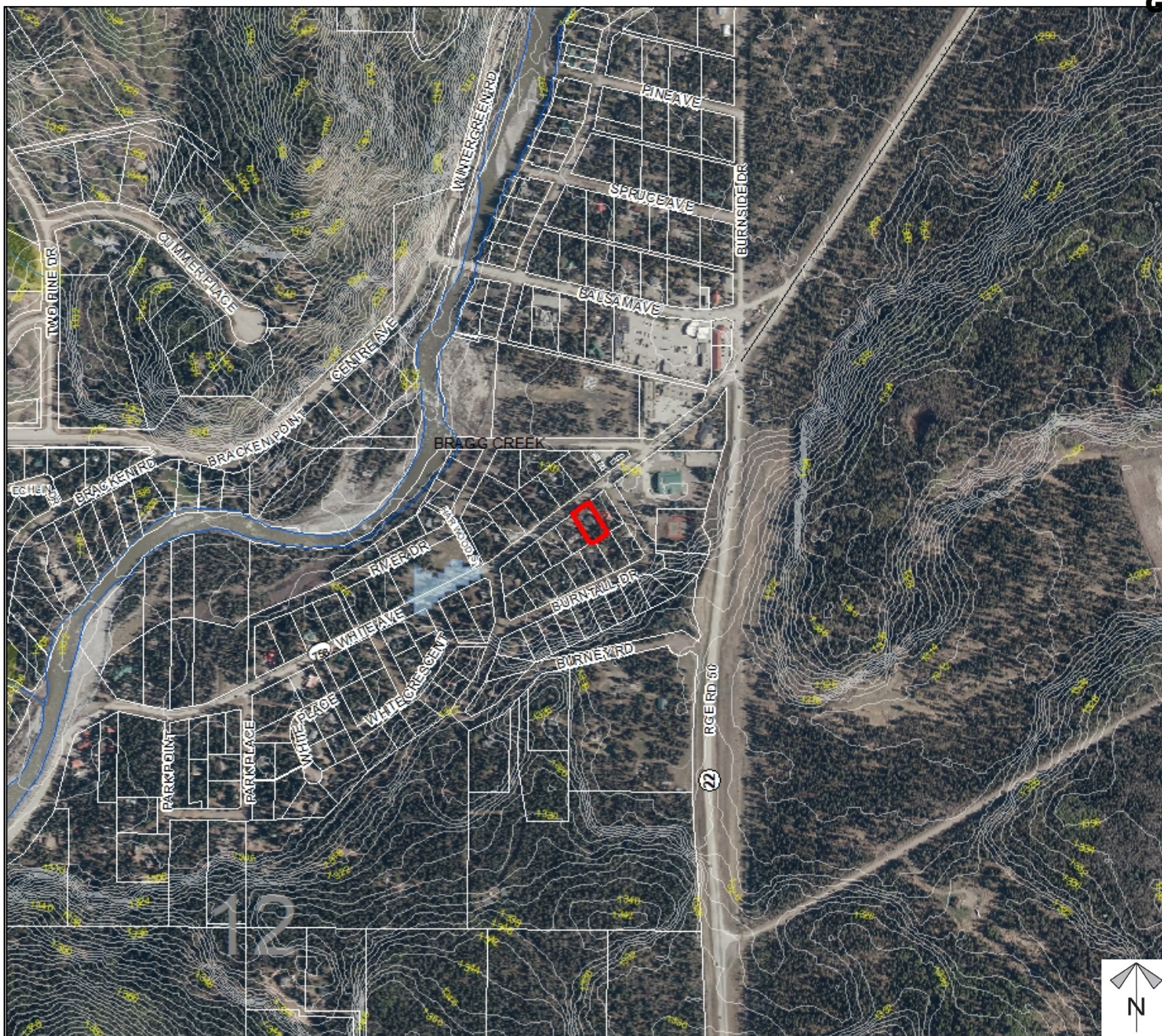
Division: 1
Roll: 03912130
File: PL20200178
Printed: December 21, 2020
Legal: Lot:5 Block:1
Page 2304 of 527
Rocky View County
23-05-W05M



Environmental

Redes/Subd Proposal

Description of
development here



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

Division: 1
 Roll: 03912130
 File: PL20200178
 Printed: December 21, 2020
 Legal: Lot:5 Block:1
 Page 3 of 5
 23-05-W05M

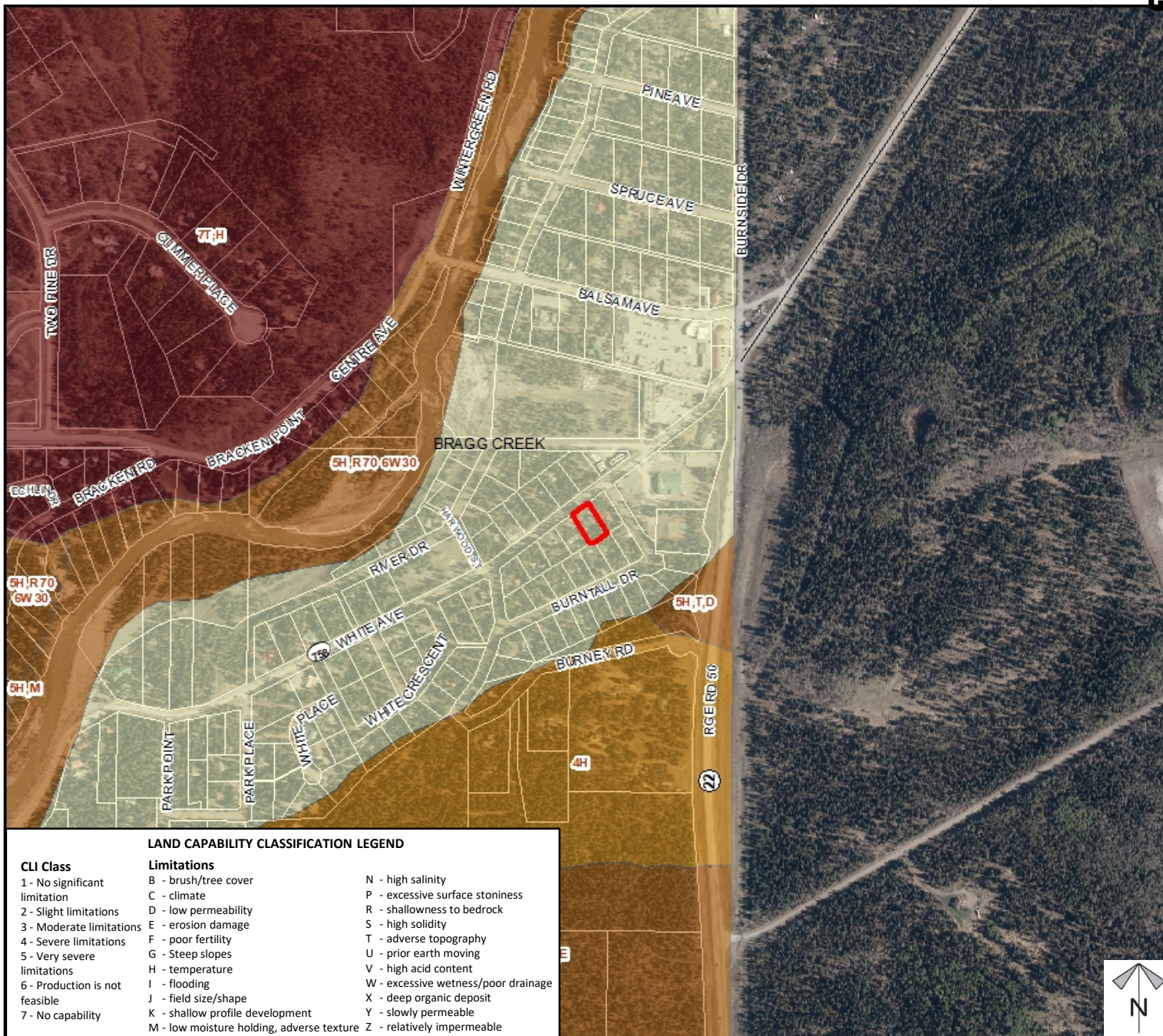




Soil Classifications

Redes/Subd Proposal

Description of
development here



Division: 1
 Roll: 03912130
 File: PL20200178
 Printed: December 21, 2020
 Legal: Lot:5 Block:1
 Page 2306 of 527
 23-05-W05M



Landowner Circulation Area

Redes/Subd Proposal

Description of
development here

Legend

Support



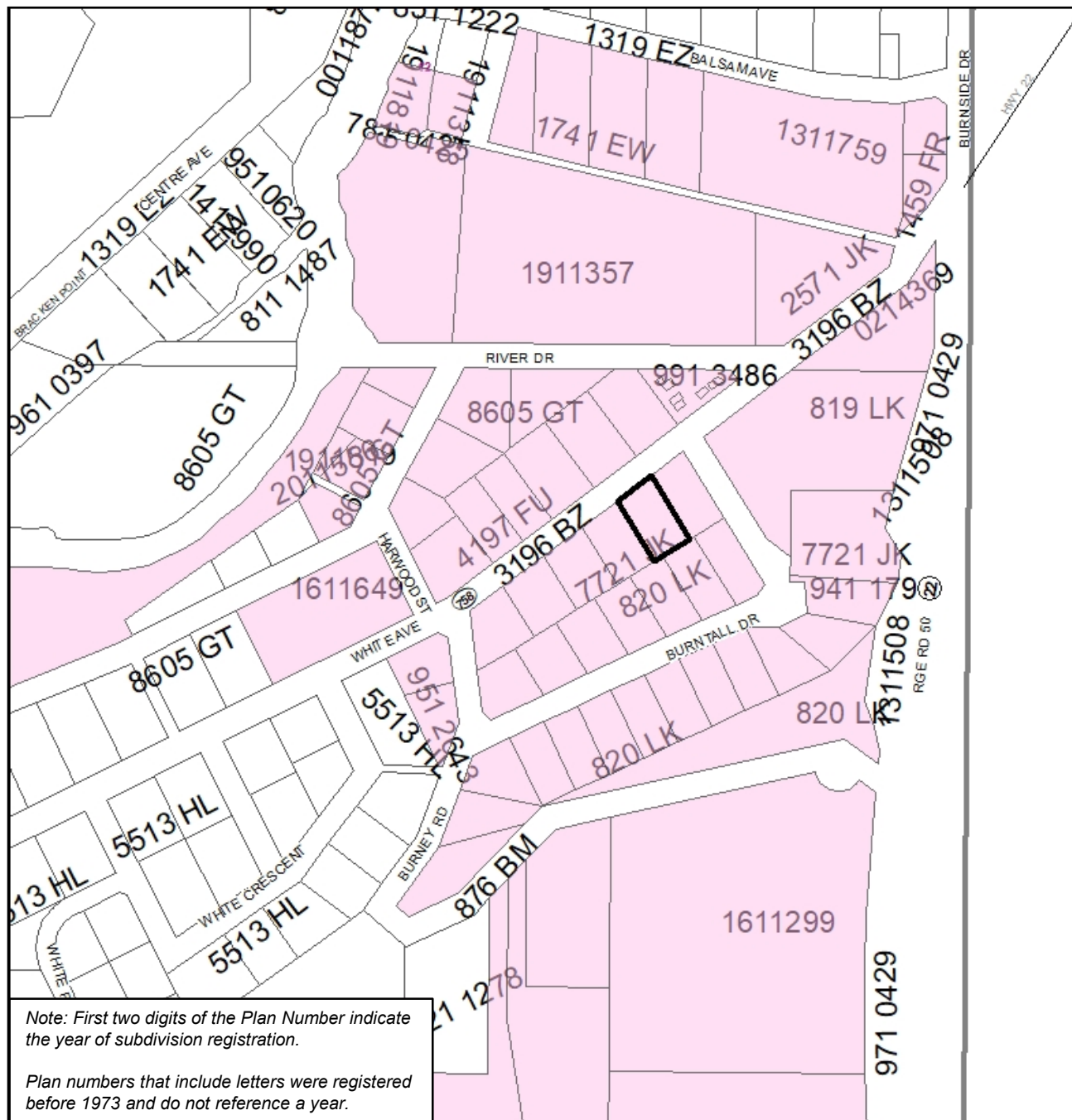
Opposition



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

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

Division: 1
Roll: 03912130
File: PL20200178
Printed: December 21, 2020
Legal: Lot:5 Block:1
Page 2307 of 527
23-05-W05M





ROCKY VIEW COUNTY

PLANNING AND DEVELOPMENT SERVICES

TO: Council
DATE: March 9, 2021
FILE: 06404005
SUBJECT: First Reading Bylaw – Redesignation

DIVISION: 7
APPLICATION: PL20200179

APPLICATION: To redesignate the subject lands from Agricultural General (A-GEN) District to Direct Control District 131 (DC-131) to accommodate industrial activities.

GENERAL LOCATION: Located on the north border of the city of Calgary approximately 0.41 km (1/2 mile) east of Hwy 2 and 1.6 km (1 mile) south of Twp Rd 261.

LAND USE DESIGNATION: Residential, Urban District (R-URB)

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

OPTIONS:

Option #1: THAT Bylaw C-8147-2021 be given first reading.

Option #2: THAT application PL20200179 be denied.

AIR PHOTO & DEVELOPMENT CONTEXT:



Administration Resources

Scott Thompson, Planning and Development Services



Respectfully submitted,

Concurrence,

“Theresa Cochran”

“Al Hoggan”

Executive Director
Community Development Services

Chief Administrative Officer

ST/lt

ATTACHMENTS:

ATTACHMENT ‘A’: Bylaw C-8147-2021 & Schedule A
ATTACHMENT ‘B’: Map Set



ROCKY VIEW COUNTY

BYLAW C-8147-2021

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-8147-2021*.

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 portion within SE-04-26-29-W04M is hereby redesignated to Agricultural, General District (A-GEN) to Direct Control District 131 (DC-131) as shown on the attached Schedule ‘A’ forming part of this Bylaw.
- 4 THAT a portion within SE-04-26-29-W04M is hereby redesignated to Agricultural, General District (A-GEN) to Direct Control District 131 (DC-131) as shown on the attached Schedule “A” forming part of this Bylaw.

Effective Date

- 5 Bylaw C-8147-2021 is passed and comes into full force and effect when it receives third reading and is signed in accordance with the *Municipal Government Act*.



ROCKY VIEW COUNTY

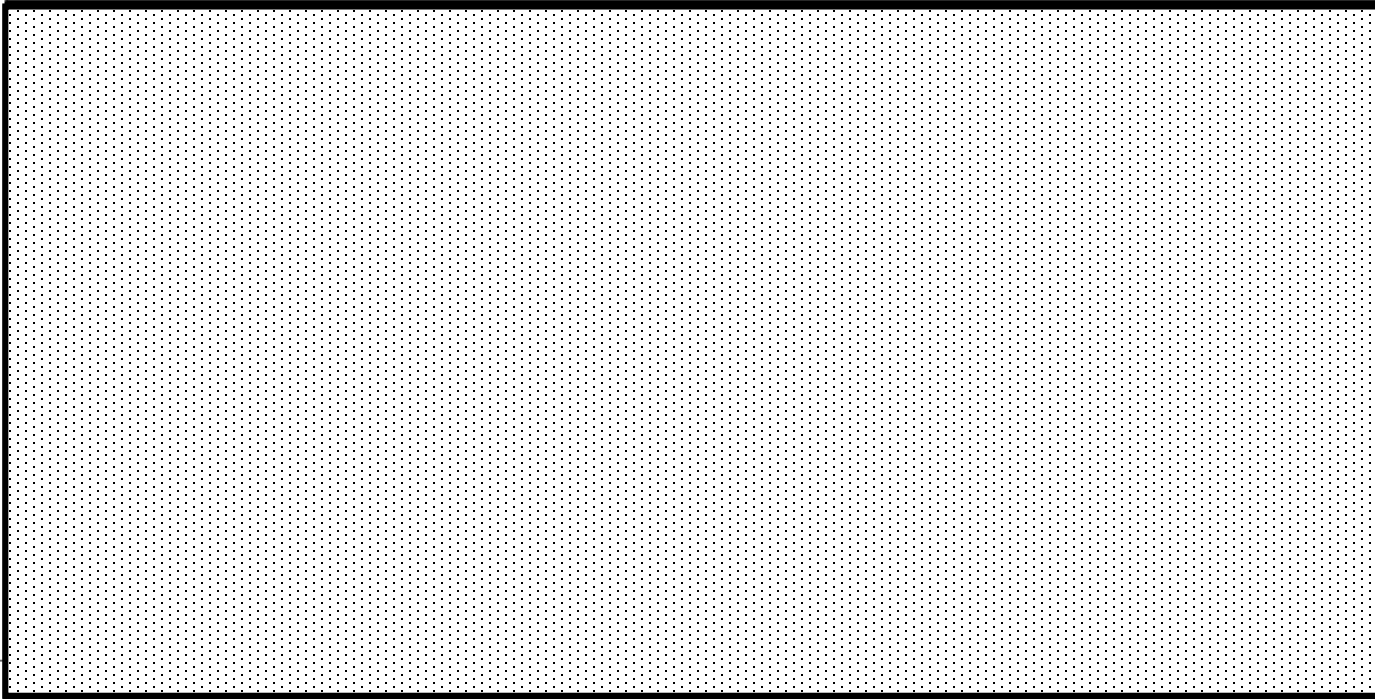
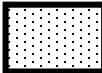
READ A FIRST TIME this _____ day of _____, 2021

PUBLIC HEARING HELD this _____ day of _____, 2021

READ A SECOND TIME this _____ day of _____, 2021

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

Reeve_____
Chief Administrative Officer or Designate_____
Date Bylaw Signed

Schedule 'A'
Bylaw
C-8147-2020
Amendment**FROM**
 Agricultural,
 General District
 (A-GEN)
TO
 Direct Control
 District 131
 (DC-131)


CALGARY



ATTACHMENT 'B': MAP SET

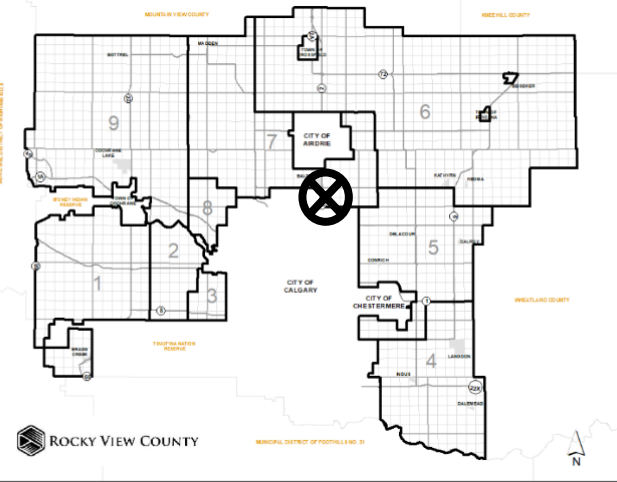
G-6 - Attachment B

Page 1 of 5
ROCKY VIEW COUNTY

Location & Context

Redesignation Proposal

To redesignate the subject lands from Agricultural General (A-GEN) to Direct Control District 131



Division: 7
Roll: 06404005
File: PL20200179
Printed: December 22, 2020
Legal: SE-04-26-29-W04M
Page 313 of 527



Development Proposal

Redesignation Proposal

To redesignate the subject lands from Agricultural General (A-GEN) to Direct Control District 131



CALGARY



Division: 7
Roll: 06404005
File: PL20200179
Printed: December 22, 2020
Legal: SE-04-26-29-W04M
Page 314 of 527



Environmental

Redesignation Proposal

To redesignate the subject lands from Agricultural General (A-GEN) to Direct Control District 131



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

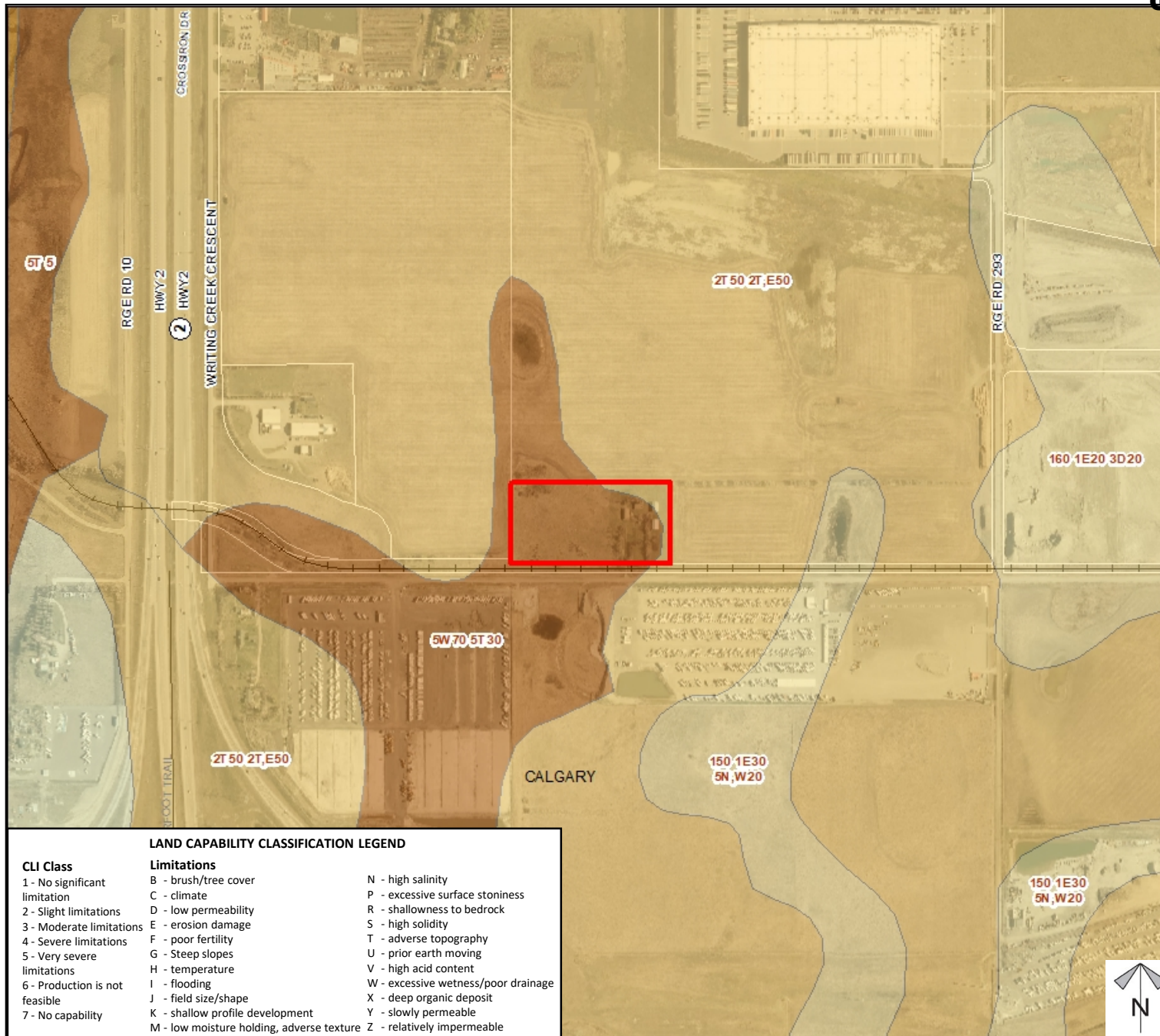
Division: 7
 Roll: 06404005
 File: PL20200179
 Printed: December 22, 2020
 Legal: SE-04-26-29-W04M
 Page 315 of 527



Soil Classifications

Redesignation Proposal

To redesignate the subject lands from Agricultural General (A-GEN) to Direct Control District 131



Division: 7
 Roll: 06404005
 File: PL20200179
 Printed: December 22, 2020
 Legal: SE-04-26-29-W04M
 Page 316 of 527

Redesignation Proposal

To redesignate the subject lands from Agricultural General (A-GEN) to Direct Control District 131

Legend

Support



Opposition



Division: 7

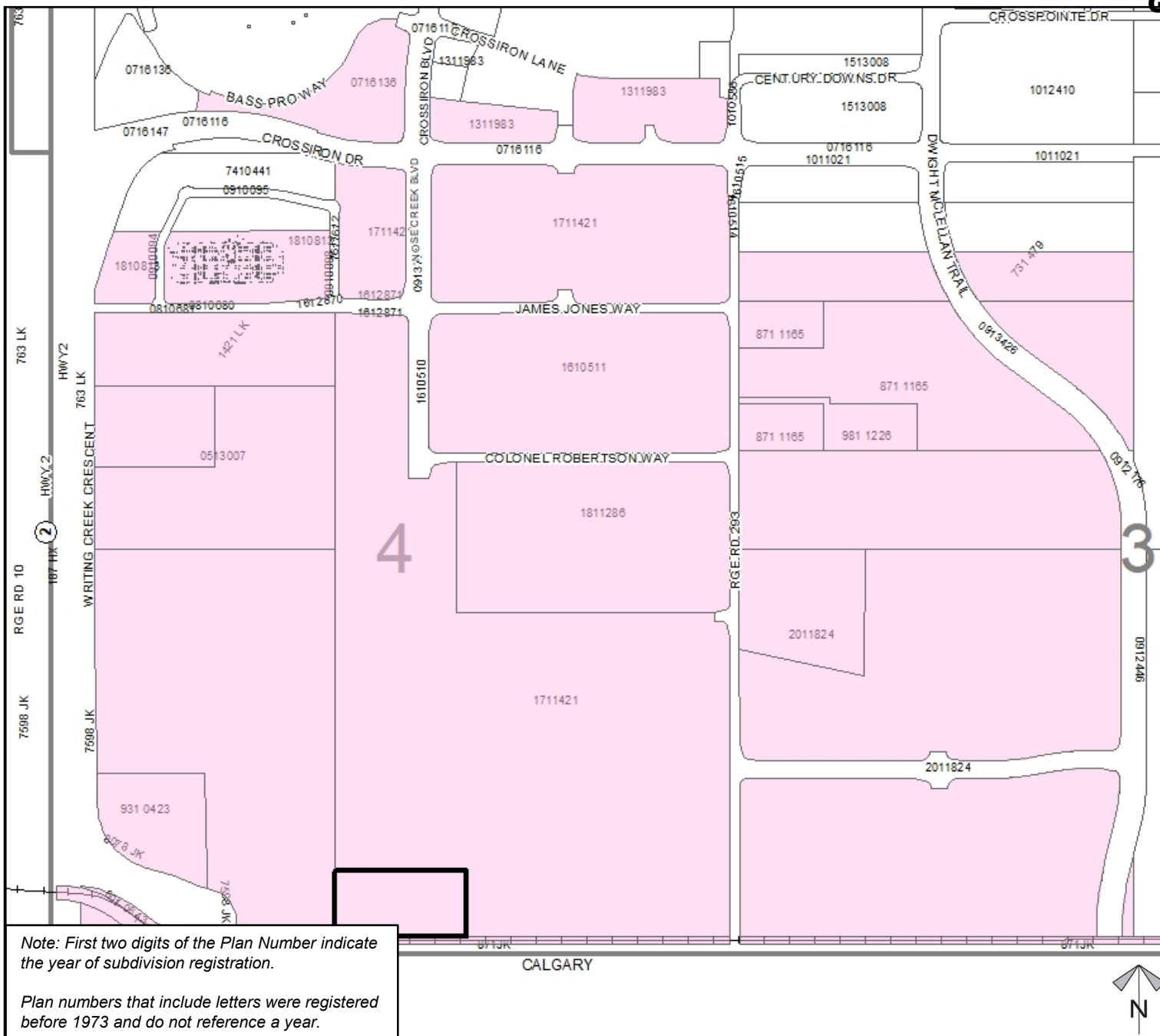
Roll: 06404005

File: PL20200179

Printed: December 22, 2020

Legal: SE-04-26-29-W04M

Page 317 of 527





PLANNING AND DEVELOPMENT SERVICES

TO: Council
DATE: March 9, 2021
FILE: 05735040
SUBJECT: First Reading Bylaw – Residential Redesignation

DIVISION: 8
APPLICATION: PL20200186

APPLICATION: To redesignate the subject lands from Residential, Rural Residential District (R-RUR) to Residential, Country Residential District (R-CRD) to accommodate future subdivision.

GENERAL LOCATION: Located approximately 0.20 km (1/8 mi) west of Woodland Road and approximately 1.61 km north of Highway 1A.

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

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

OPTIONS:

Option #1: THAT Bylaw C-8129-2021 be given first reading.

Option #2: THAT application PL20200186 be denied.

AIR PHOTO & DEVELOPMENT CONTEXT:



Administration Resources

Oksana Newmen, Planning Development Services



Respectfully submitted,

“Theresa Cochran”

Executive Director
Community Development Services

Concurrence,

“Al Hoggan”

Chief Administrative Officer

ON/llt

ATTACHMENTS:

ATTACHMENT ‘A’: Bylaw C-8129-2021 & Schedule A
ATTACHMENT ‘B’: Map Set



ROCKY VIEW COUNTY

BYLAW C-8129-2021

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-8129-2021*.

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 1, Plan 9110294 within NE-35-25-03-W05M from Residential, Rural Residential District to Residential, Country Residential District as shown on the attached Schedule ‘A’ forming part of this Bylaw.
- 4 THAT Lot 1, Plan 9110294 within NE-35-25-03-W05M is hereby redesignated to Residential, Country Residential District as shown on the attached Schedule “A” forming part of this Bylaw.

Effective Date

- 5 Bylaw C-8129-2021 is passed and comes into full force and effect when it receives third reading and is signed in accordance with the *Municipal Government Act*.



ROCKY VIEW COUNTY

READ A FIRST TIME this _____ day of _____, 2021

PUBLIC HEARING HELD this _____ day of _____, 2021

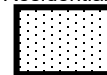
READ A SECOND TIME this _____ day of _____, 2021

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

Reeve_____
Chief Administrative Officer or Designate_____
Date Bylaw Signed



Schedule 'A'

Bylaw
C-8129-2021AmendmentFROMResidential, Rural Residential
DistrictTOResidential, Country
Residential District

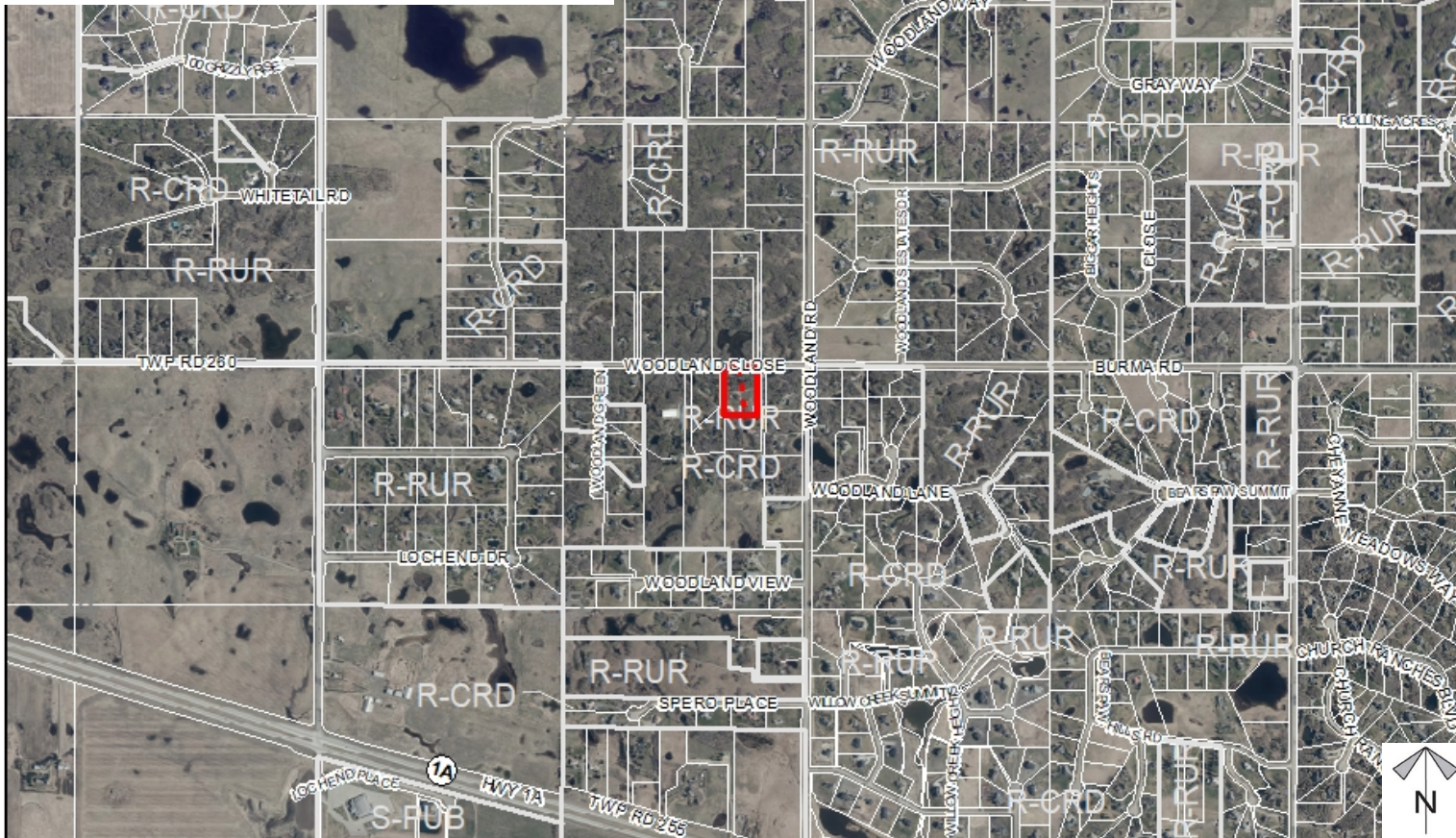
WOODLAND CLOSE

±1.74 ha (±4.30 ac)
R-RUR → R-CRD



Redesignation Proposal

Division: 8
Roll: 05735040
File: PL20200186
Printed: January 5, 2021
Legal: Lot:1 Plan:9110294;
Page 135 of 527





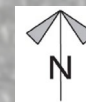
Development Proposal

Redesignation Proposal

To redesignate the subject lands from Residential, Rural Residential District (R-RUR) to Residential, Country Residential District (R-CRD) to accommodate future subdivision.

WOODLAND CLOSE

±1.74 ha (±4.30 ac)
R-RUR → R-CRD



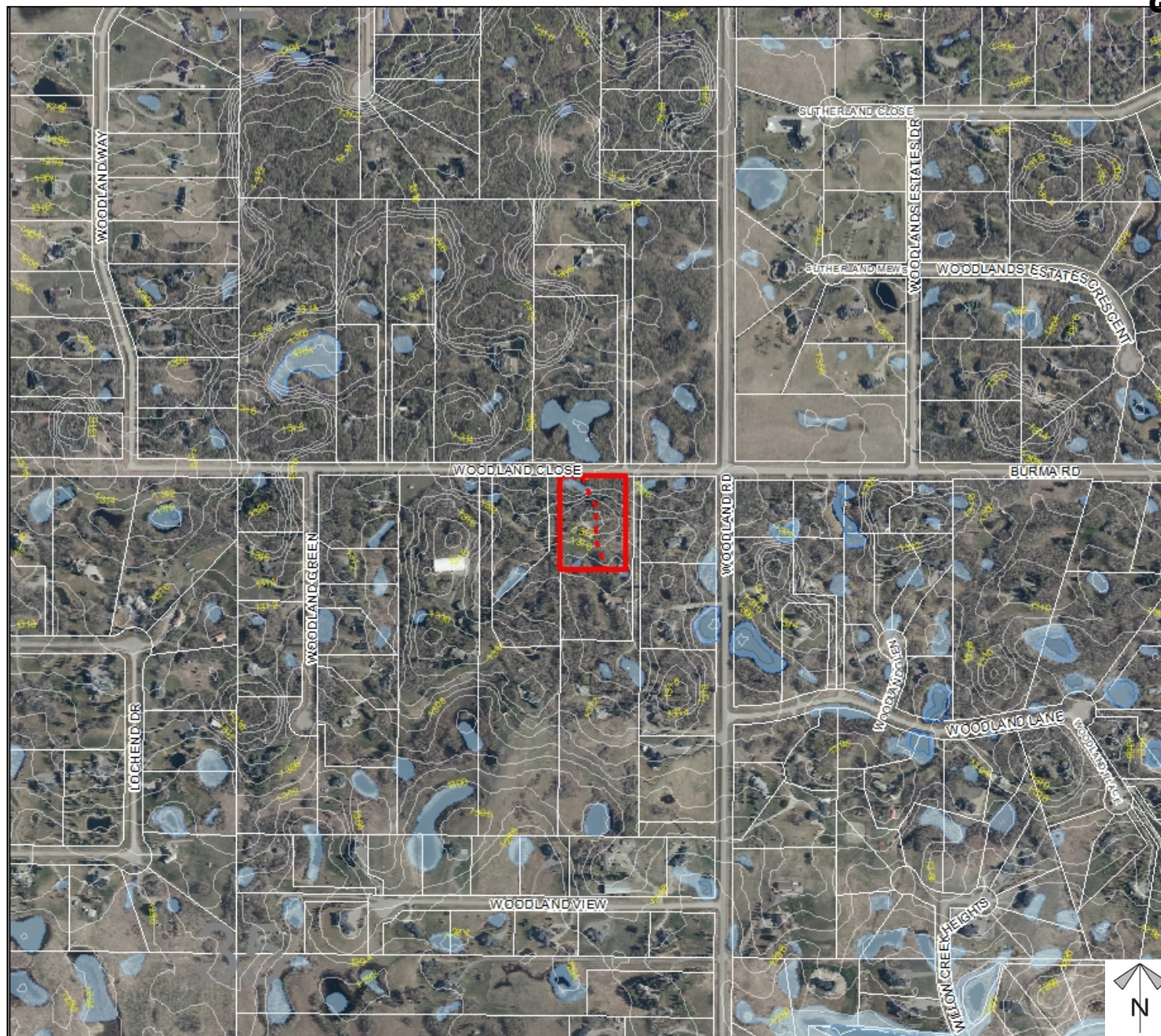
Division: 8
Roll: 05735040
File: PL20200186
Printed: January 5, 2021
Legal: Lot: 1 Plan: 9110294;
Page 4 of 5
Page 3242505275M



Environmental

Redesignation Proposal

To redesignate the subject lands from Residential, Rural Residential District (R-RUR) to Residential, Country Residential District (R-CRD) to accommodate future subdivision.



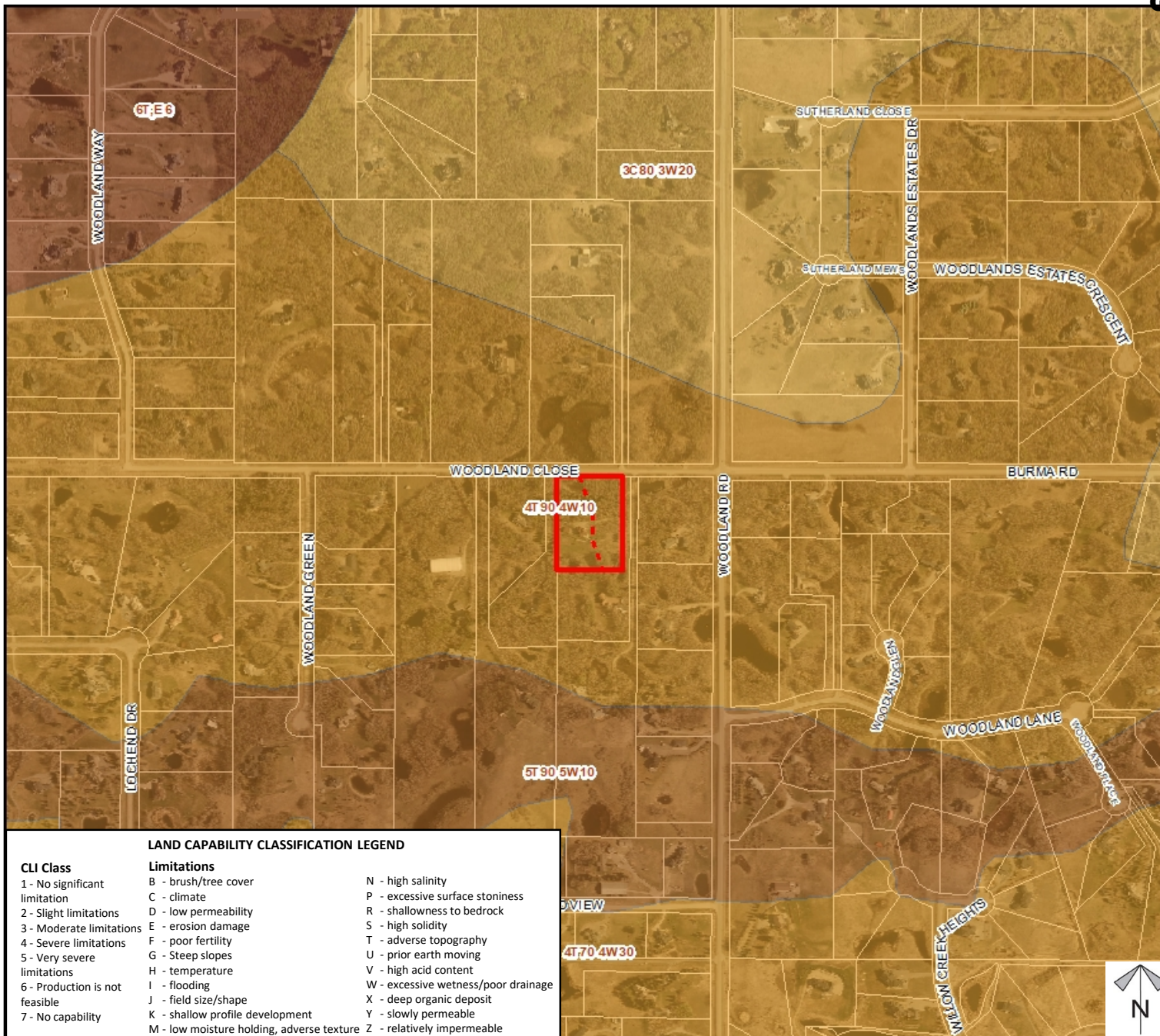
Division: 8
 Roll: 05735040
 File: PL20200186
 Printed: January 5, 2021
 Legal: Lot:1 Plan:9110294;
 Page 3 of 5
 2505205M



Soil Classifications

Redesignation Proposal

To redesignate the subject lands from Residential, Rural Residential District (R-RUR) to Residential, Country Residential District (R-CRD) to accommodate future subdivision.



Division: 8
Roll: 05735040
File: PL20200186
Printed: January 5, 2021
Legal: Lot: 1 Plan: 9110294;
Page: 3 of 5

Redesignation Proposal

To redesignate the subject lands from Residential, Rural Residential District (R-RUR) to Residential, Country Residential District (R-CRD) to accommodate future subdivision.

Legend

Support



Opposition



Division: 8
Roll: 05735040
File: PL20200186
Printed: January 5, 2021
Legal: Lot:1 Plan:9110294;
Page 33 of 527

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

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



PLANNING AND DEVELOPMENT SERVICES

TO: Council
DATE: March 9, 2021
FILE: 03219003
SUBJECT: First Reading Bylaw – Commercial/Industrial Redesignation

DIVISION: 4
APPLICATION: PL20200191

APPLICATION: Redesignation of a ± 20 acre portion of the parcel from Agricultural General District to Special, Future Urban Development District to accommodate the future development of a parking area for large earth moving equipment

GENERAL LOCATION: Located approximately 2.4 kilometers southeast of the city of Chestermere, and located on the SE corner of HWY 560 and HWY 791.

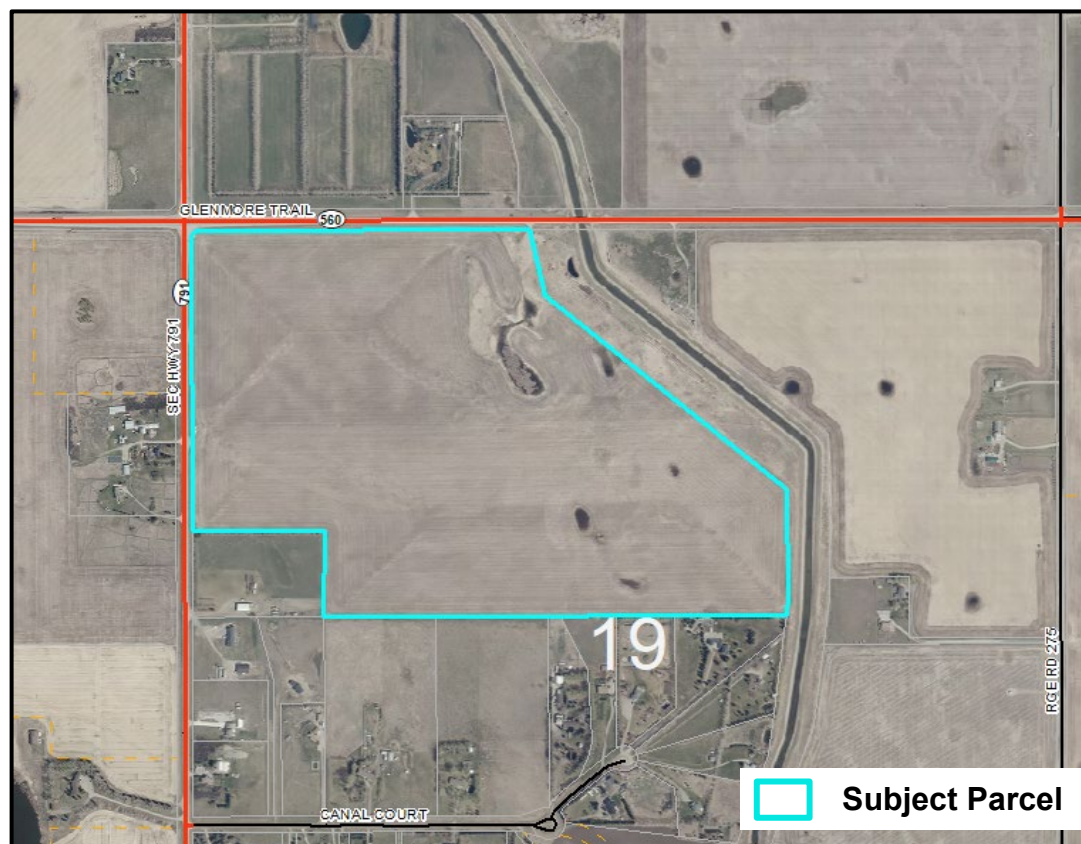
LAND USE DESIGNATION: A-GEN

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

OPTIONS:

- Option #1: THAT Bylaw C-8149-2021 be given first reading.
 Option #2: THAT application PL20200191 be denied.

AIR PHOTO & DEVELOPMENT CONTEXT:



Administration Resources

Logan Cox, Planning & Development Services



Respectfully submitted,

Concurrence,

“Theresa Cochran”

“Al Hoggan”

Executive Director
Community Development Services

Chief Administrative Officer

LC/ltt

ATTACHMENTS:

ATTACHMENT ‘A’: Bylaw C-8149-2021 & Schedule A
ATTACHMENT ‘B’: Map Set



BYLAW C-8149-2021

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-8149-2021*.

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 ±20 acre portion within N-19-23-27-W4M from Agricultural General District to Special, Future Urban Development District as shown on the attached Schedule 'A' forming part of this Bylaw.

4 THAT a ±20 acre portion within N-19-23-27-W4M is hereby redesignated to Special, Future Urban Development District as shown on the attached Schedule “A” forming part of this Bylaw.

Effective Date

5 Bylaw C-8149-2021 is passed and comes into full force and effect when it receives third reading and is signed in accordance with the *Municipal Government Act*.



ROCKY VIEW COUNTY

READ A FIRST TIME this _____ day of _____, 2021

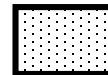
PUBLIC HEARING HELD this _____ day of _____, 2021

READ A SECOND TIME this _____ day of _____, 2021

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

Reeve_____
Chief Administrative Officer or Designate_____
Date Bylaw Signed

Schedule 'A'

 Bylaw
 C-8149-2021
RedesignationFROM
 Agricultural,
 General (A-GEN)
TO
 Special, Future
 Urban District (S-FUD)


±8.9ha (±20 acres)
 A-GEN → S-FUD

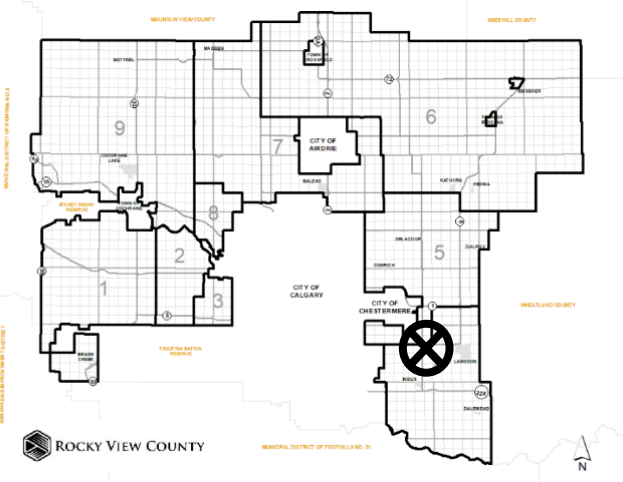
19



Location & Context

Redesignation Proposal

Redesignation of a ± 20 acre portion of the parcel from A-GEN to S-FUD to accommodate the future development of a parking area for large earth moving equipment.



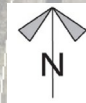
Development Proposal

Redesignation Proposal

Redesignation of a ± 20 acre portion of the parcel from A-GEN to S-FUD to accommodate the future development of a parking area for large earth moving equipment.



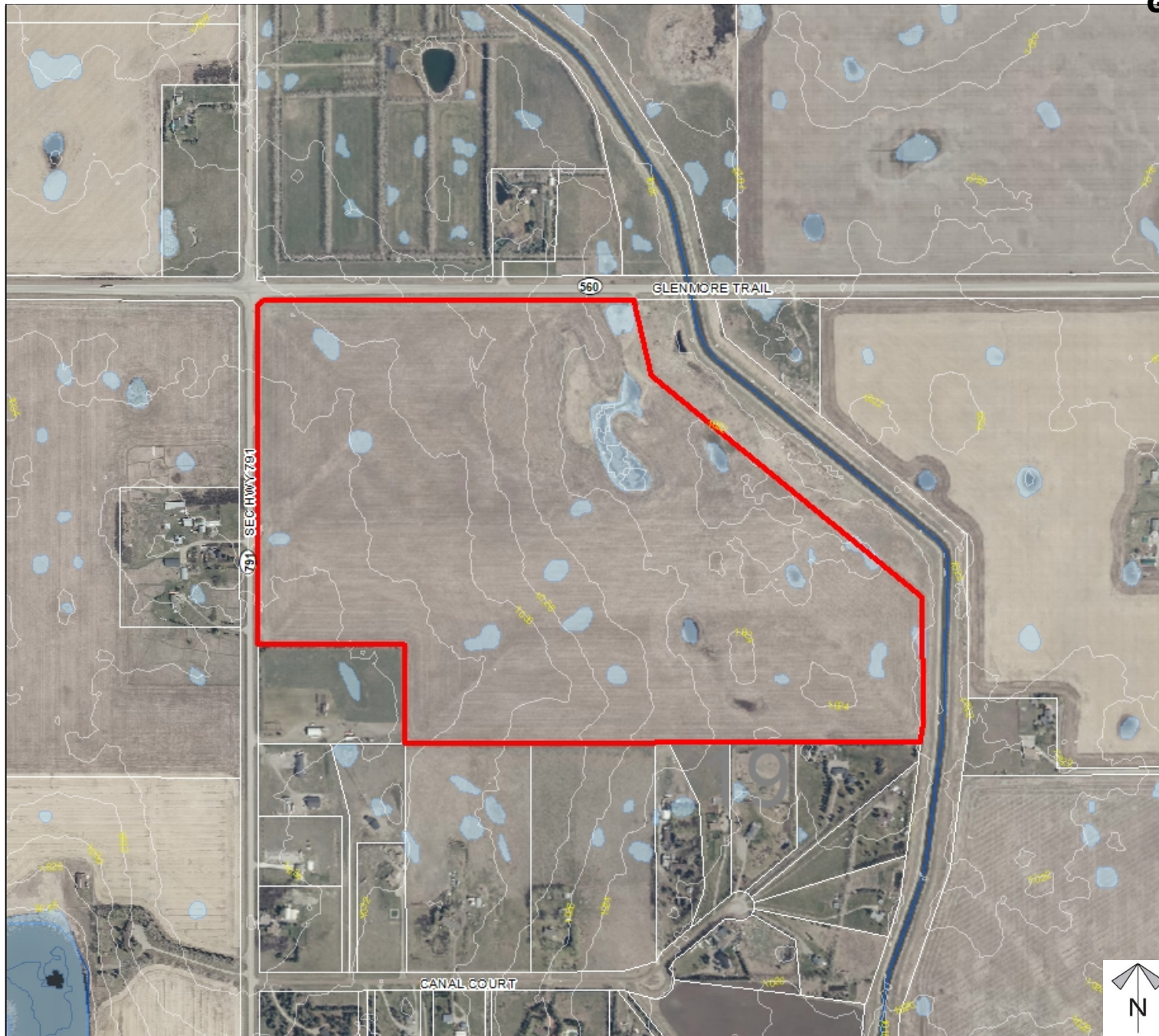
Division: 4
 Roll: 03219003
 File: PL20200191
 Legal: A portion of N-19-23-
 27-W04M
 Page 3 of 5
 Page 3 of 5



Environmental

Redesignation Proposal

Redesignation of a ± 20 acre portion of the parcel from A-GEN to S-FUD to accommodate the future development of a parking area for large earth moving equipment.



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

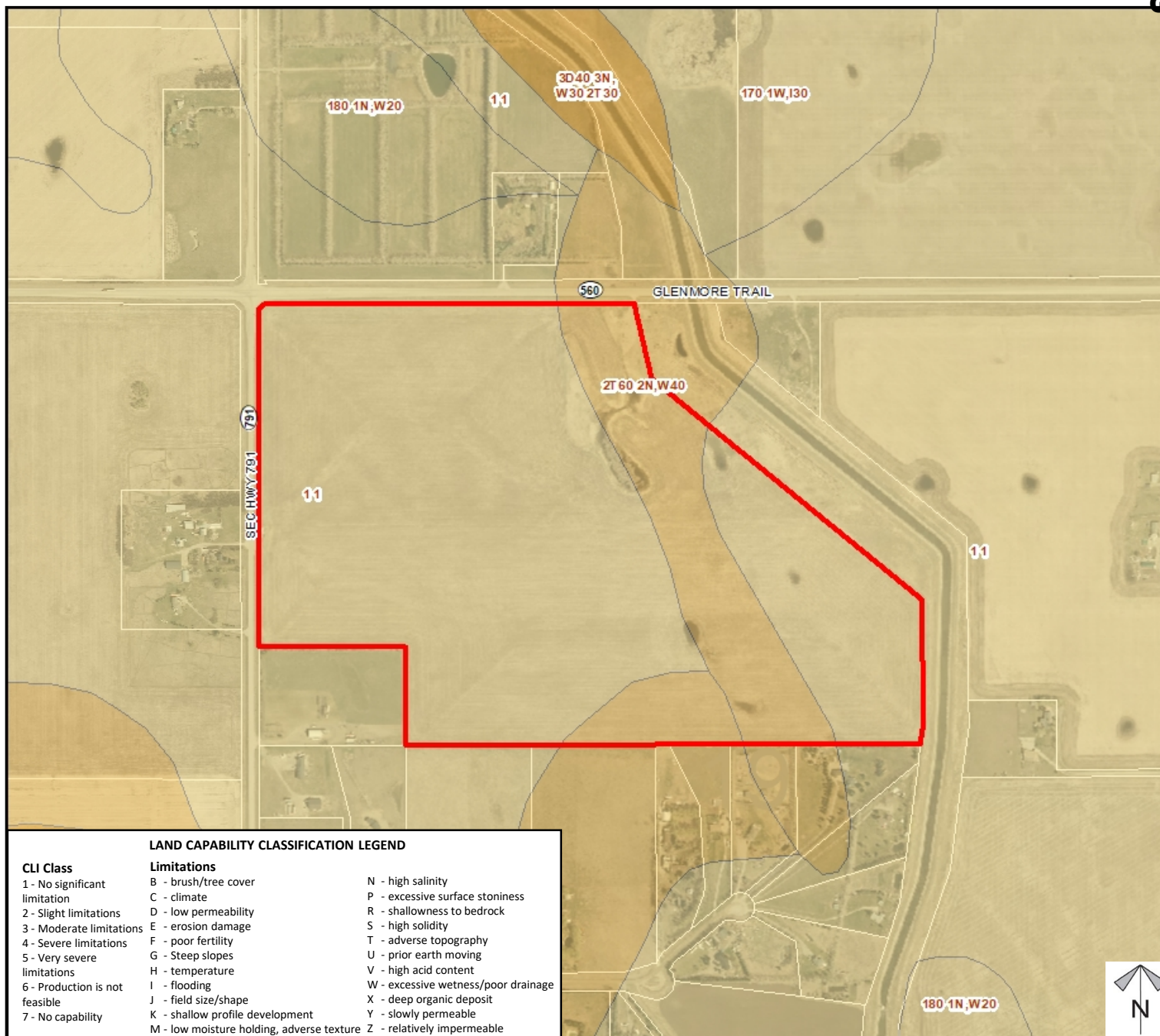
Division: 4
 Roll: 03219003
 File: PL20200191
 Legal: A portion of N-19-23-27-W04M
 Page 3 of 5



Soil Classifications

Redesignation Proposal

Redesignation of a ± 20 acre portion of the parcel from A-GEN to S-FUD to accommodate the future development of a parking area for large earth moving equipment.



LAND CAPABILITY CLASSIFICATION LEGEND

CLI Class

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

Limitations

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



Division: 4
Roll: 03219003
File: PL20200191
Legal: A portion of N-19-23-27-W04M
Page 336 of 527



Landowner Circulation Area

Redesignation Proposal

Redesignation of a ± 20 acre portion of the parcel from A-GEN to S-FUD to accommodate the future development of a parking area for large earth moving equipment.

Legend

Support



Opposition



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

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

Division: 4
Roll: 03219003
File: PL20200191
Legal: A portion of N-19-23-27-W04M
Page 337 of 527



PLANNING AND DEVELOPMENT SERVICES

TO: Council
DATE: March 9, 2021
FILE: 02320029
SUBJECT: First Reading Bylaw – Agricultural Use

DIVISION: 4
APPLICATION: PL20210003

APPLICATION: To redesignate a portion of land from Agricultural, General District (A-GEN) to Agricultural, Small Parcel District (A-SML), in order to facilitate the creation of a ± 50 acre parcel for a greenhouse with a ± 96.4 acre remainder.

GENERAL LOCATION: Located at the east board of the City of Calgary, approximately 1.5 miles south of Highway 22 X, on the east side of Range Road 285 and south side of Township Road 224.

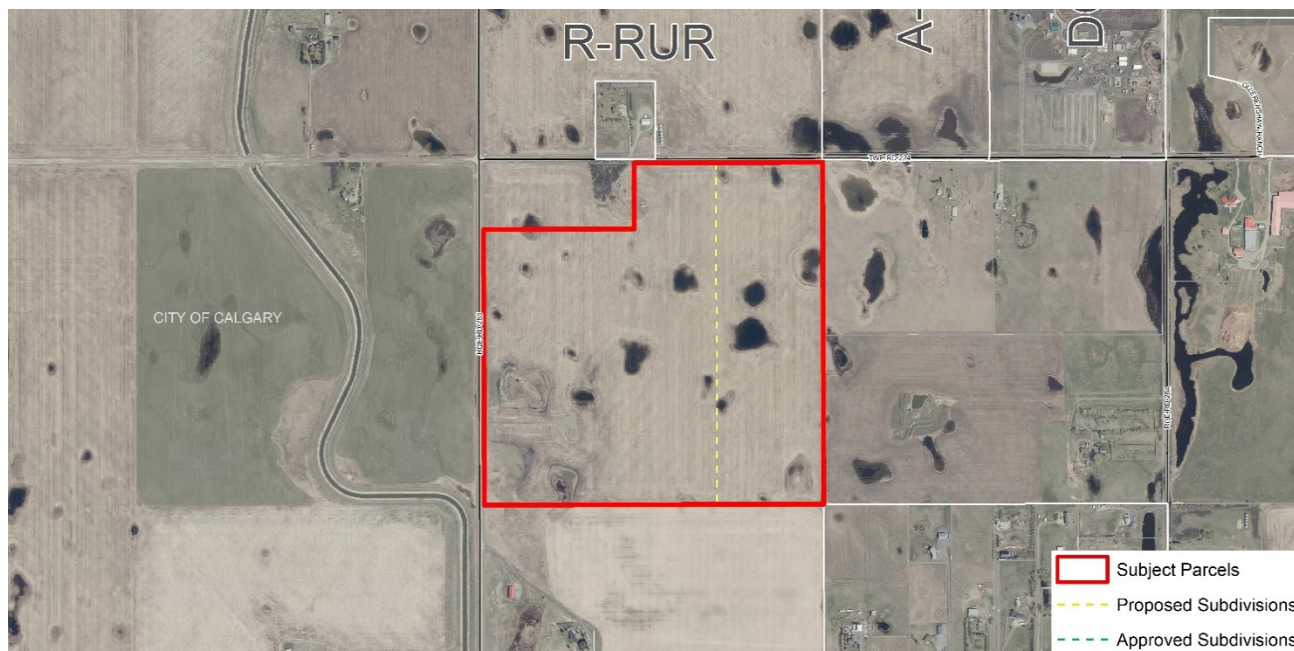
LAND USE DESIGNATION: Agricultural, General District (A-GEN)

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

OPTIONS:

- Option #1: THAT Bylaw C-8141-2021 be given first reading.
 Option #2: THAT application PL20210003 be denied.

AIR PHOTO & DEVELOPMENT CONTEXT:



Administration Resources

Xin Deng, Planning and Development Services



Respectfully submitted,

"Theresa Cochran"

Executive Director
Community Development Services

XD/llt

Concurrence,

"Al Hoggan"

Chief Administrative Officer

ATTACHMENTS:

ATTACHMENT 'A': Bylaw C-8141-2021 and Schedule A
ATTACHMENT 'B': Map Set



ROCKY VIEW COUNTY

BYLAW C-8141-2021

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-8141-2021*.

Definitions

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

Effect

- 3 THAT Schedule B, Land Use Maps, of C-8000-2020 be amended by redesignating a portion of NW-20-22-28-W04M from Agricultural, General District (A-GEN) to Agricultural, Small Parcel District (A-SML), as shown on the attached Schedule 'A' forming part of this Bylaw.
- 4 THAT a portion of NW-20-22-28-W04M is hereby redesignated to Agricultural, Small Parcel District (A-SML), as shown on the attached Schedule 'A' forming part of this Bylaw.

Effective Date

- 5 Bylaw C-8141-2021 is passed and comes into full force and effect when it receives third reading and is signed in accordance with the *Municipal Government Act*.



ROCKY VIEW COUNTY

READ A FIRST TIME this _____ day of _____, 2021

PUBLIC HEARING HELD this _____ day of _____, 2021

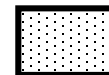
READ A SECOND TIME this _____ day of _____, 2021

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

Reeve_____
Chief Administrative Officer or Designate_____
Date Bylaw Signed



Schedule 'A'

Bylaw
C-8141-2021AmendmentFROMAgricultural, General District
(A-GEN)TOAgricultural, Small Parcel
District (A-SML)

CALGARY

RGE RD 285

TWP RD 224

A-SML
 ± 20.23 ha
 (± 50 ac)

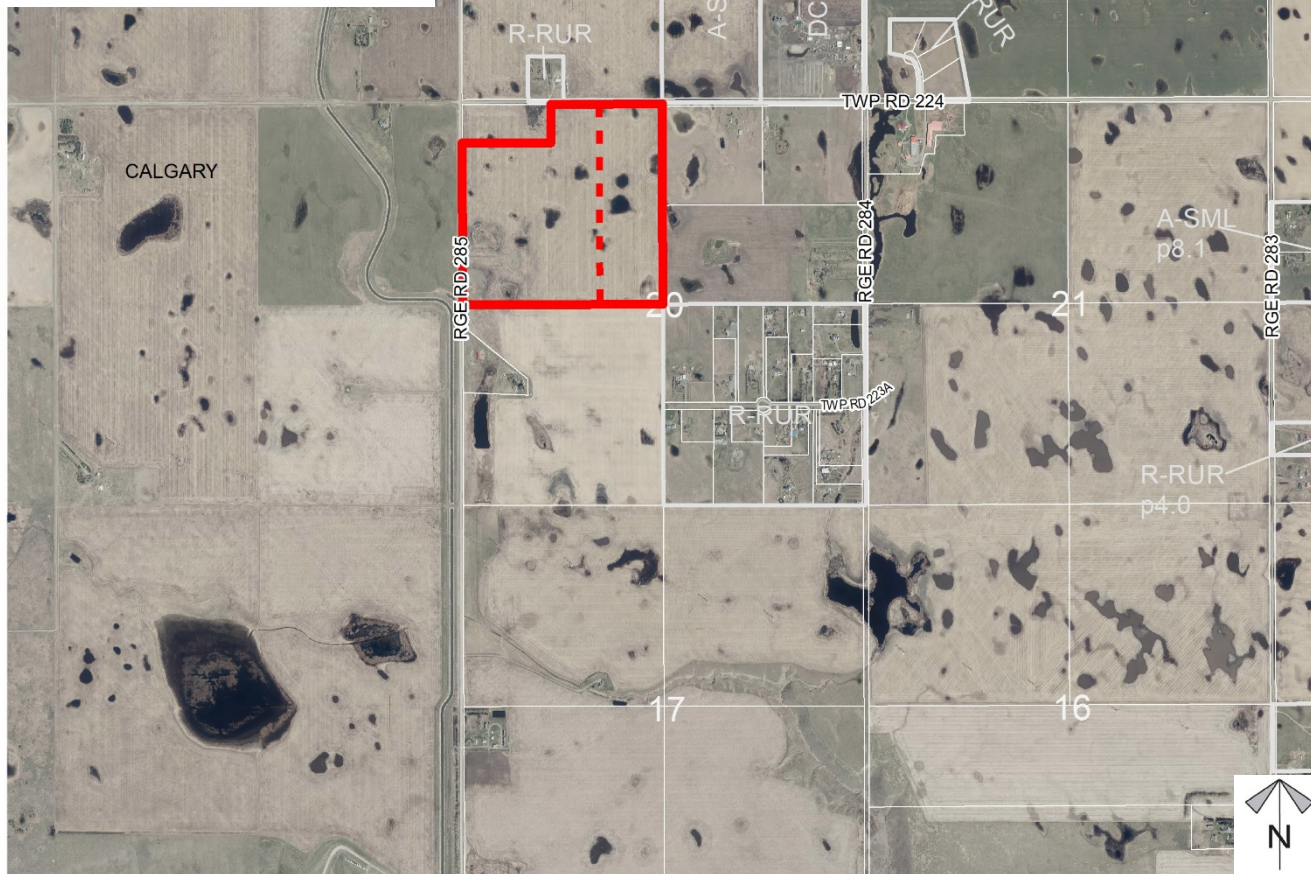
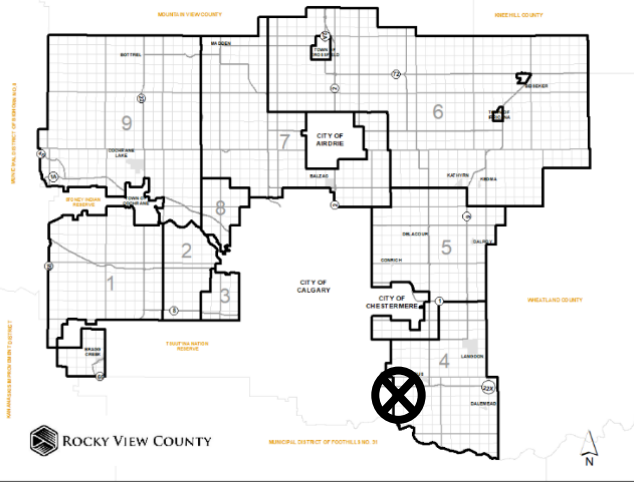


Location & Context

Redesignation Proposal

To redesignate a portion of land from Agricultural, General District (A-GEN) to Agricultural, Small Parcel District (A-SML), in order to facilitate the creation of a ± 50 acre parcel for a greenhouse with a ± 96.4 acre remainder.

Division: 04
Roll: 02320029
File: PL20210003
Legal: A portion of NW-20-22-28-W04M
Page 343 of 527
Printed: Jan 22, 2021





Development Proposal

Redesignation Proposal

To redesignate a portion of land from Agricultural, General District (A-GEN) to Agricultural, Small Parcel District (A-SML), in order to facilitate the creation of a ± 50 acre parcel for a greenhouse with a ± 96.4 acre remainder.

CALGARY

RGE RD 285

TWP RD 224

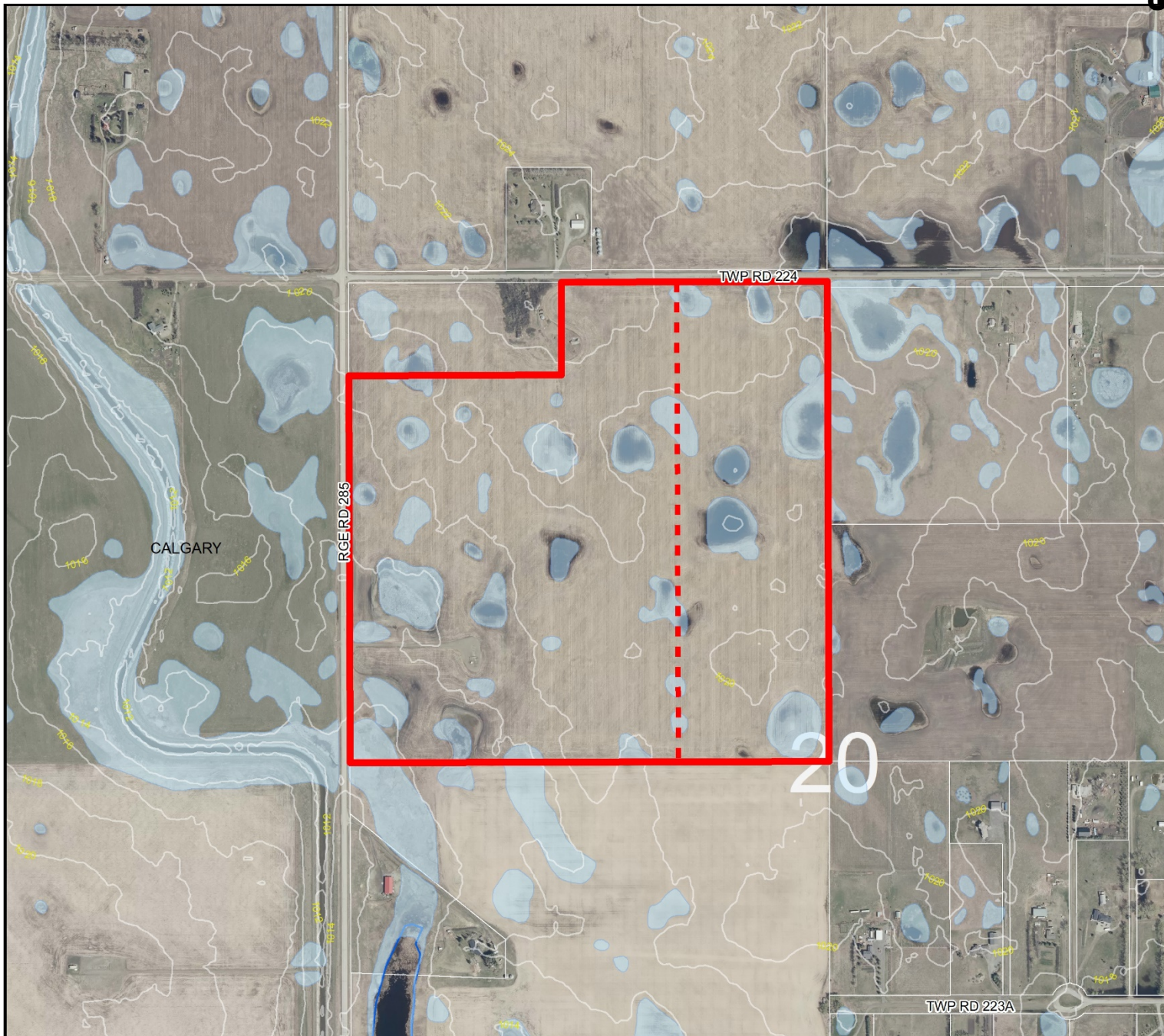
Remainder Lot 2
A-GEN
 ± 96.4 acres

New Lot - Lot 1
A-GEN \rightarrow A-SML
 ± 50 acres

Environmental

Redesignation Proposal

To redesignate a portion of land from Agricultural, General District (A-GEN) to Agricultural, Small Parcel District (A-SML), in order to facilitate the creation of a ± 50 acre parcel for a greenhouse with a ± 96.4 acre remainder.



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

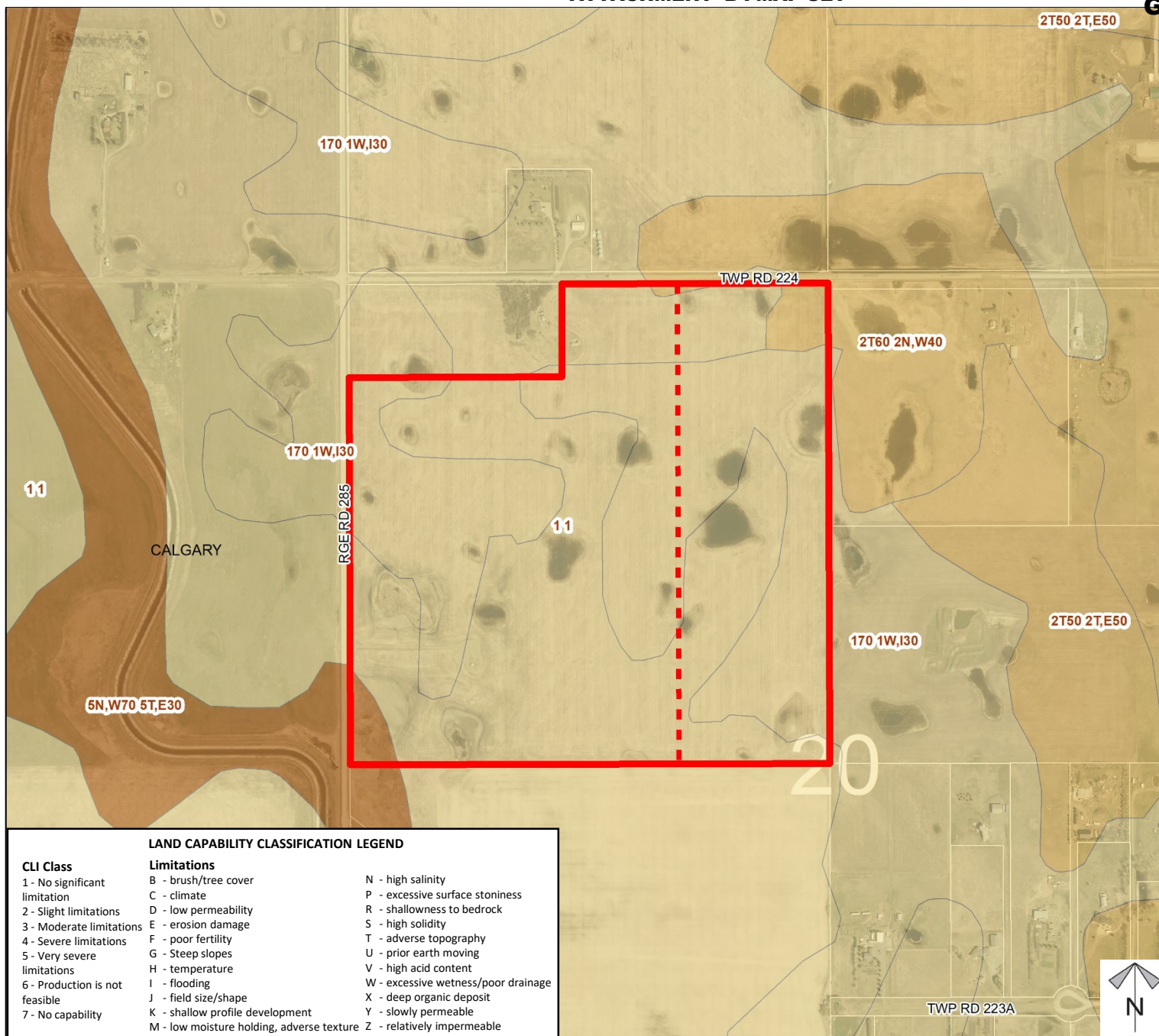
Division: 04
 Roll: 02320029
 File: PL20210003
 Legal: A portion of NW-20-22-28-W04M
 Page 345 of 527
 Printed: Jan 22, 2021



Soil Classifications

Redesignation Proposal

To redesignate a portion of land from Agricultural, General District (A-GEN) to Agricultural, Small Parcel District (A-SML), in order to facilitate the creation of a ± 50 acre parcel for a greenhouse with a ± 96.4 acre remainder.



LAND CAPABILITY CLASSIFICATION LEGEND

CLI Class

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

Limitations

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

Division: 04
 Roll: 02320029
 File: PL20210003
 Legal: A portion of NW-20-22-28-W04M
 Page 346 of 527
 Printed: Jan 22, 2021



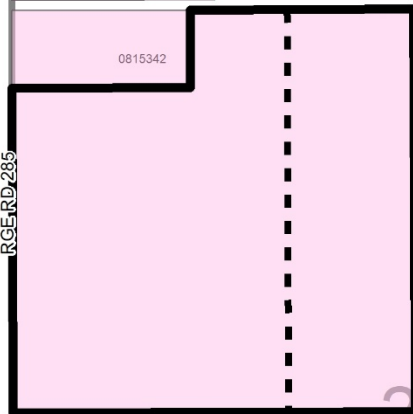
Landowner Circulation Area

Redesignation Proposal

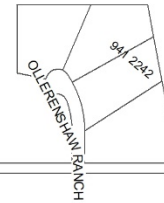
To redesignate a portion of land from Agricultural, General District (A-GEN) to Agricultural, Small Parcel District (A-SML), in order to facilitate the creation of a ± 50 acre parcel for a greenhouse with a ± 96.4 acre remainder.

CALGARY

RGE RD 285



6694 JK TWP RD 224



1912469

RGE RD 284

7410071

TWP RD 223A

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



Opposition



Division: 04
Roll: 02320029
File: PL20210003
Legal: A portion of NW-20-22-28-W04M
Page 347 of 527
Printed: Jan 22, 2021





PLANNING AND DEVELOPMENT SERVICES

TO: Council
DATE: March 9, 2021
FILE: 03316010
SUBJECT: First Reading Bylaw – Agricultural Use

DIVISION: 4
APPLICATION: PL20210022

APPLICATION: To redesignate a portion of the land from Agricultural, General District (A-GEN) to Agricultural, Small Parcel District (A-SML), in order to facilitate the creation of \pm 54 acre parcel with a 102 acre remainder.

GENERAL LOCATION: Located on the east border of the City of Calgary, approximately 0.8 km (0.5 mile) west of Range Road 283, and 0.8 km (0.5 mile) north of Township Road 232.

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

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

OPTIONS:

- Option #1: THAT Bylaw C-8150-2021 be given first reading.
Option #2: THAT application PL20210022 be denied.

AIR PHOTO & DEVELOPMENT CONTEXT:



Administration Resources

Xin Deng, Planning and Development Services



Respectfully submitted,

“Theresa Cochran”

Executive Director
Community Development Services

Concurrence,

“Al Hoggan”

Chief Administrative Officer

XD/llt

ATTACHMENTS:

ATTACHMENT ‘A’: Bylaw C-8150-2021 and Schedule A
ATTACHMENT ‘B’: Map Set



BYLAW C-8150-2021

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-8150-2021*.

Definitions

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

Effect

- 3 THAT Schedule B, Land Use Maps, of C-8000-2020 be amended by redesignating a portion of NW-16-23-28-W04M from Agricultural, General District (A-GEN) to Agricultural, Small Parcel District (A-SML), as shown on the attached Schedule 'A' forming part of this Bylaw.
- 4 THAT a portion of NW-16-23-28-W04M is hereby redesignated to Agricultural, Small Parcel District (A-SML), as shown on the attached Schedule 'A' forming part of this Bylaw.

Effective Date

- 5 Bylaw C-8150-2021 is passed and comes into full force and effect when it receives third reading and is signed in accordance with the *Municipal Government Act*.



ROCKY VIEW COUNTY

READ A FIRST TIME this _____ day of _____, 2021

PUBLIC HEARING HELD this _____ day of _____, 2021

READ A SECOND TIME this _____ day of _____, 2021

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

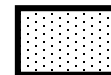
Reeve

Chief Administrative Officer or Designate

Date Bylaw Signed



Schedule 'A'

Bylaw
C-8150-2021AmendmentFROMAgricultural, General District
(A-GEN)TOAgricultural, Small Parcel
District (A-SML)

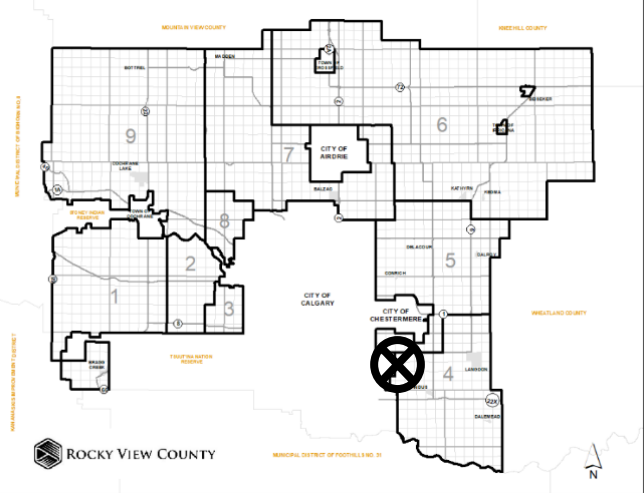
A-GEN → A-SML
± 21.85 ha (± 54 ac)

CALGARY

Redesignation Proposal

To redesignate a portion of land from Agricultural, General District (A-GEN) to Agricultural, Small Parcel District (A-SML), in order to facilitate the creation of ± 54 acre parcel with a 102 acre remainder.

Division: 04
Roll: 03316010
File: PL20210022
Legal: A portion of NW-16-
23-28-W04M
Page 353 of 527
Printed: Feb 8, 2021





Development Proposal

Redesignation Proposal

To redesignate a portion of land from Agricultural, General District (A-GEN) to Agricultural, Small Parcel District (A-SML), in order to facilitate the creation of ± 54 acre parcel with a 102 acre remainder.

A-GEN \rightarrow A-SML
 ± 21.86 ha (± 54.00 ac)

A-GEN Remainder
 ± 41.28 ha (± 102.00 ac)

CALGARY

Environmental

Redesignation Proposal

To redesignate a portion of land from Agricultural, General District (A-GEN) to Agricultural, Small Parcel District (A-SML), in order to facilitate the creation of ± 54 acre parcel with a 102 acre remainder.



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

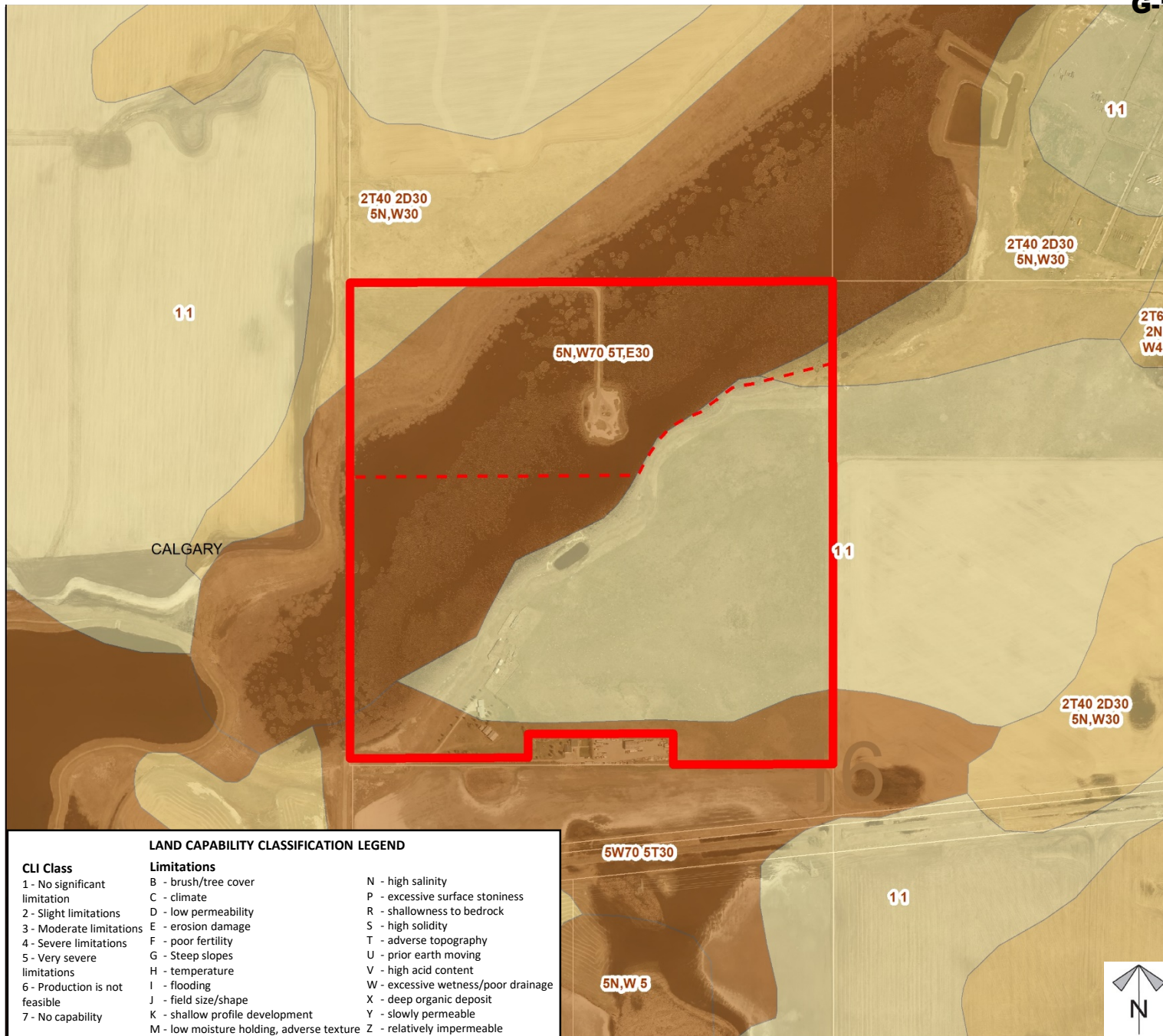
Division: 04
 Roll: 03316010
 File: PL20210022
 Legal: A portion of NW-16-
 23-28-W04M
 Page 355 of 527
 Printed: Feb 8, 2021



Soil Classifications

Redesignation Proposal

To redesignate a portion of land from Agricultural, General District (A-GEN) to Agricultural, Small Parcel District (A-SML), in order to facilitate the creation of ± 54 acre parcel with a 102 acre remainder.



LAND CAPABILITY CLASSIFICATION LEGEND

CLI Class

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

Limitations

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

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

Division: 04
Roll: 03316010
File: PL20210022
Legal: A portion of NW-16-23-28-W04M
Page 356 of 527
Printed: Feb 8, 2021



Landowner Circulation Area

Redesignation Proposal

To redesignate a portion of land from Agricultural, General District (A-GEN) to Agricultural, Small Parcel District (A-SML), in order to facilitate the creation of \pm 54 acre parcel with a 102 acre remainder.

Legend

Support

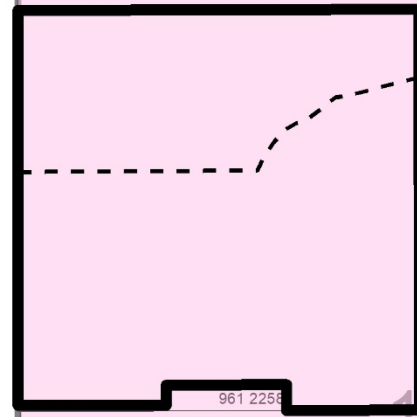


Opposition



Division: 04
Roll: 03316010
File: PL20210022
Legal: A portion of NW-16-23-28-W04M
Page 357 of 527
Printed: Feb 8, 2021

CALGARY



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

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





PLANNING AND DEVELOPMENT SERVICES

TO: Council
DATE: March 9, 2021
FILE: 08912005
SUBJECT: First Reading Bylaw – Residential Redesignation

DIVISION: 9
APPLICATION: PL20200114

APPLICATION To redesignate a portion of the subject lands from Agricultural Small Parcel (A-SML p12.1) to Residential, Rural District (R-RUR p 4.0) to facilitate the creation of a \pm 10.00 acre parcel with a \pm 30.01 acre remainder.

GENERAL LOCATION: Located approximately 7.00 km (4.35 miles) south of Mountain View County, and 0.41 km (1/4 mile) south of Twp. Rd. 282 and on the west side of Rge. Rd. 50

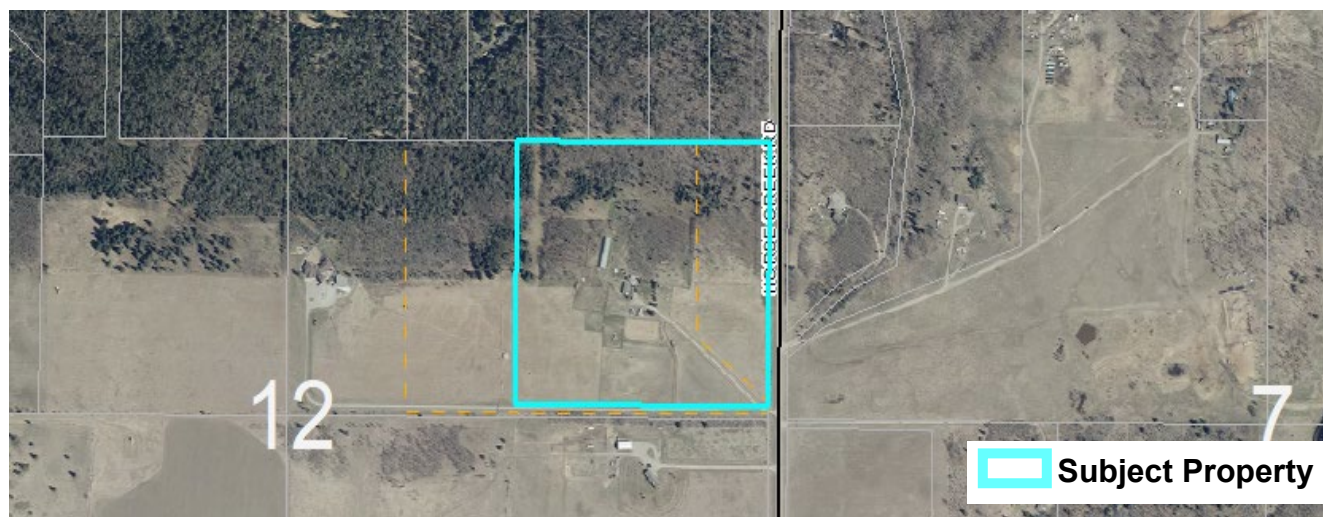
LAND USE DESIGNATION: Agricultural Small Parcel (A-SML p12.1)

EXECUTIVE SUMMARY: The application is consistent with the relevant policies of the County Plan and the Land Use Bylaw.

OPTIONS:

- Option #1: THAT Bylaw C-8105-2020 be given first reading.
 Option #2: THAT application PL20200114 be denied.

AIR PHOTO & DEVELOPMENT CONTEXT:



Administration Resources

Christina Lombardo, Planning & Development Services



Respectfully submitted,

“Theresa Cochran”

Executive Director
Community Development Services

Concurrence,

“Al Hoggan”

Chief Administrative Officer

CL/llt

ATTACHMENTS:

ATTACHMENT ‘A’: Bylaw C-8105-2020 & Schedule A
ATTACHMENT ‘B’: Map Set



BYLAW C-8105-2020

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

The Council of Rocky View County enacts as follows:

Title

- 1 This bylaw may be cited as *Bylaw C-8105-2020*.

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 portion of Lot 6, Plan 0012220 within NE-12-28-05-W05M from Agricultural, Small Parcel District (A-SML p12.1) to Residential Rural (R-RUR p 4.0), as shown on the attached Schedule 'A' forming part of this Bylaw.
- 4 THAT a portion of Lot 6, Plan 0012220 within NE-12-28-05-W05M is hereby redesignated to Residential Rural (R-RUR p 4.0) as shown on the attached Schedule "A" forming part of this Bylaw.

Effective Date

- 5 Bylaw C-8105-2020 is passed and comes into full force and effect when it receives third reading and is signed in accordance with the *Municipal Government Act*.



ROCKY VIEW COUNTY

READ A FIRST TIME this _____ day of _____, 2021

PUBLIC HEARING HELD this _____ day of _____, 2021

READ A SECOND TIME this _____ day of _____, 2021

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

Reeve

Chief Administrative Officer or Designate

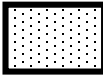
Date Bylaw Signed

Schedule 'A'

Bylaw
C-8105-2020

Amendment**FROM**

Small Parcel
 Agricultural
 District (p12.1)
 (A-SML)

**TO**

Rural Residential
 (R-RUR p 4.0)

A-SML (p12.1) →
 R-RUR (p 4.0)
 ± 4.05 ha
 (± 10.00 acres)

HORSE CREEK RD

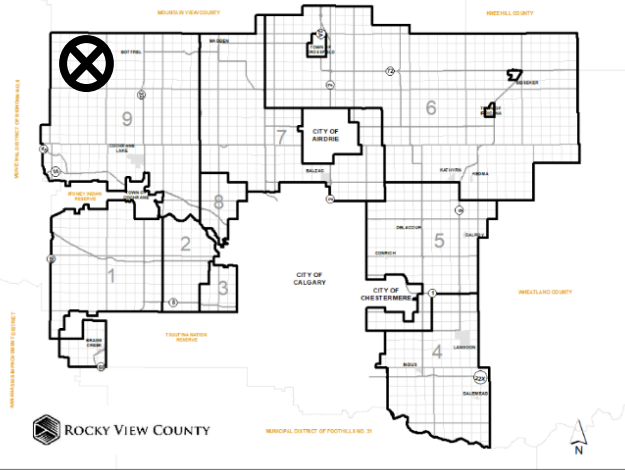


Division: 9
 Roll: 08912005
 File: PL20200114
 Printed: Sept 17, 2020
 Legal: NE-12-28-05-W5M
 Lot: 6, Plan: 0012220
 28100 Horse Creek Road
 Page 363 of 527

Location
& ContextRedesignation Proposal

To redesignate a portion of the subject lands from Agricultural, Small Parcel District (A-SML p12.1) to Residential, Rural District (R-RUR p 4.0) to facilitate the creation of a ± 4.05 hectare (± 10.00 acre) parcel with a ± 12.14 hectare (± 30.01 acre) remainder.

Division: 9
Roll: 08912005
File: PL20200114
Printed: Sept 17, 2020
Legal: NE-12-28-05-W5M
Lot: 6, Plan: 0012220
2800 Rose Of Sharon Road



Development Proposal

Redesignation Proposal

To redesignate a portion of the subject lands from Agricultural, Small Parcel District (A-SML p12.1) to Residential, Rural District (R-RUR p 4.0) to facilitate the creation of a ± 4.05 hectare (± 10.00 acre) parcel with a ± 12.14 hectare (± 30.01 acre) remainder.

Lot 2
A-SML (p12.1)
 ± 30.01 acre

Lot 1
A-SML (p12.1)
→ R-RUR (p4.0)
 ± 10.00 acre

HORSE CREEK RD

Division: 9
 Roll: 08912005
 File: PL20200114
 Printed: Sept 17, 2020
 Legal: NE-12-28-05-W5M
 Lot: 6, Plan: 0012220
 28000 Feet of Road



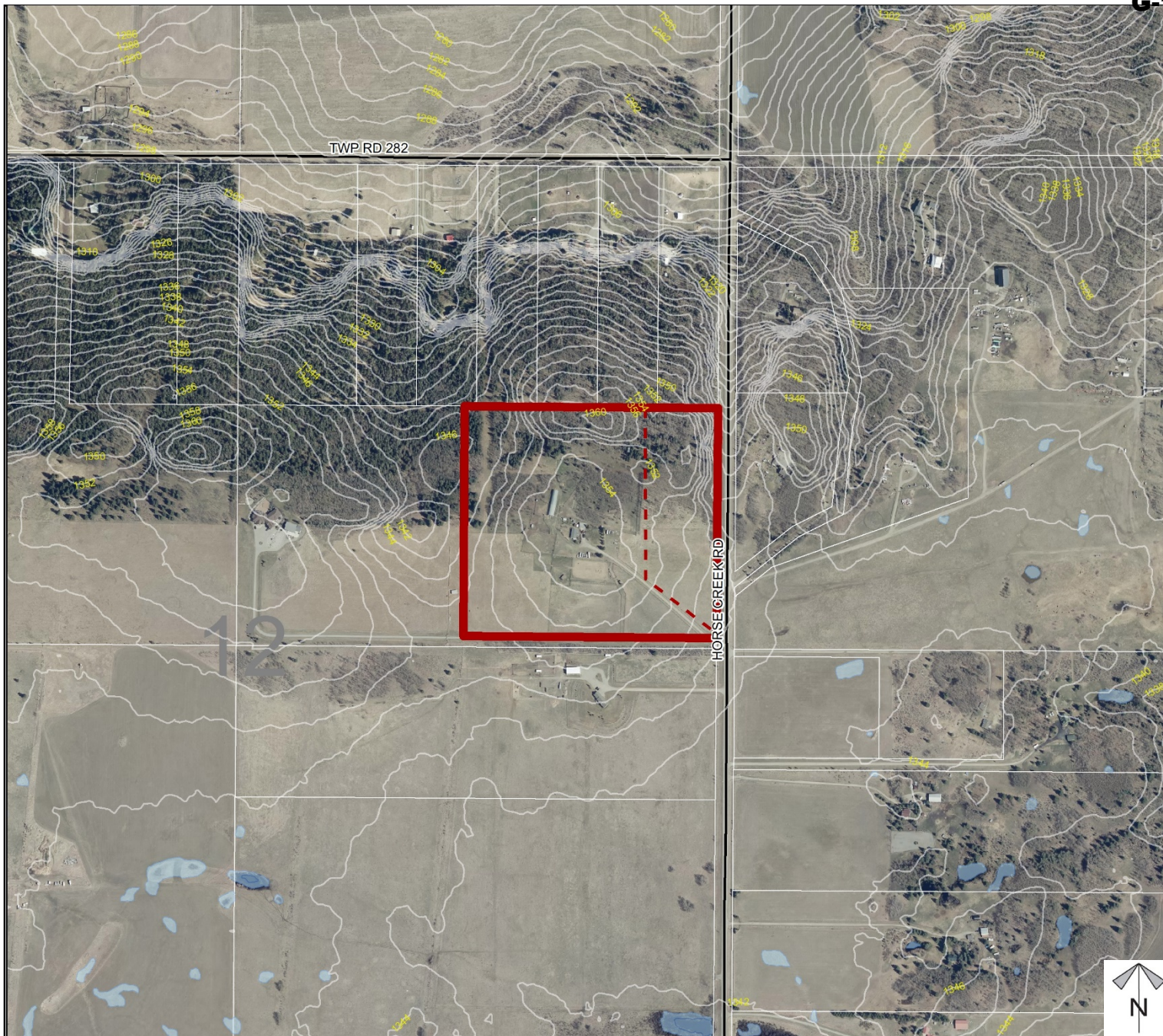
Environmental

Redesignation Proposal

To redesignate a portion of the subject lands from Agricultural, Small Parcel District (A-SML p12.1) to Residential, Rural District (R-RUR p 4.0) to facilitate the creation of a ± 4.05 hectare (± 10.00 acre) parcel with a ± 12.14 hectare (± 30.01 acre) remainder.

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

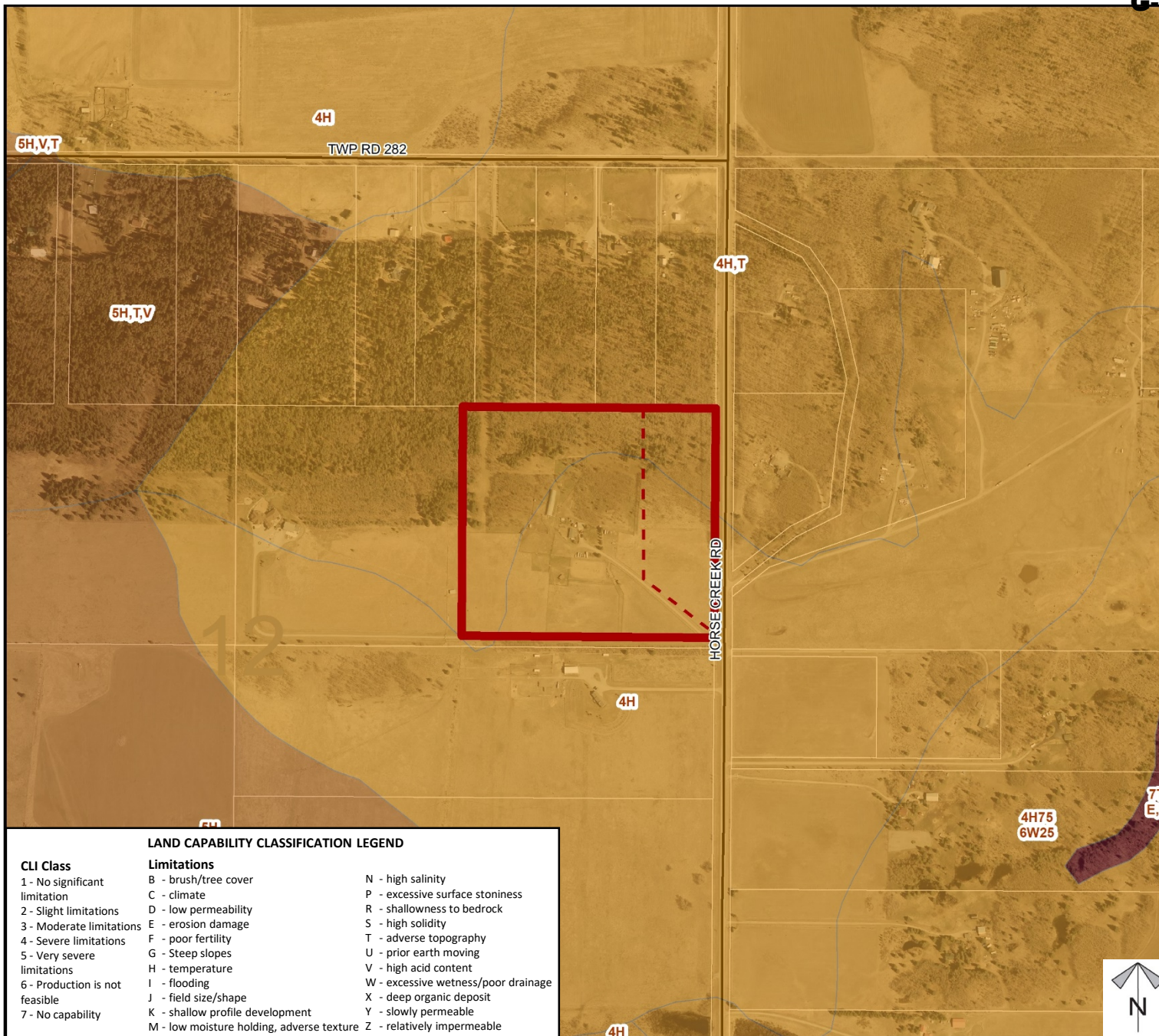
Division: 9
 Roll: 08912005
 File: PL20200114
 Printed: Sept 17, 2020
 Legal: NE-12-28-05-W5M
 Lot: 6, Plan: 0012220
 2800 Rose Creek Road
 80000



Soil Classifications

Redesignation Proposal

To redesignate a portion of the subject lands from Agricultural, Small Parcel District (A-SML p12.1) to Residential, Rural District (R-RUR p 4.0) to facilitate the creation of a ± 4.05 hectare (± 10.00 acre) parcel with a ± 12.14 hectare (± 30.01 acre) remainder.



LAND CAPABILITY CLASSIFICATION LEGEND

CLI Class

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

Limitations

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

Division: 9
 Roll: 08912005
 File: PL20200114
 Printed: Sept 17, 2020
 Legal: NE-12-28-05-W5M
 Lot: 6, Plan: 0012220
 280 ft Horse Creek Road

Landowner Circulation Area

Redesignation Proposal

To redesignate a portion of the subject lands from Agricultural, Small Parcel District (A-SML p12.1) to Residential, Rural District (R-RUR p 4.0) to facilitate the creation of a ± 4.05 hectare (± 10.00 acre) parcel with a ± 12.14 hectare (± 30.01 acre) remainder.

Legend

Support

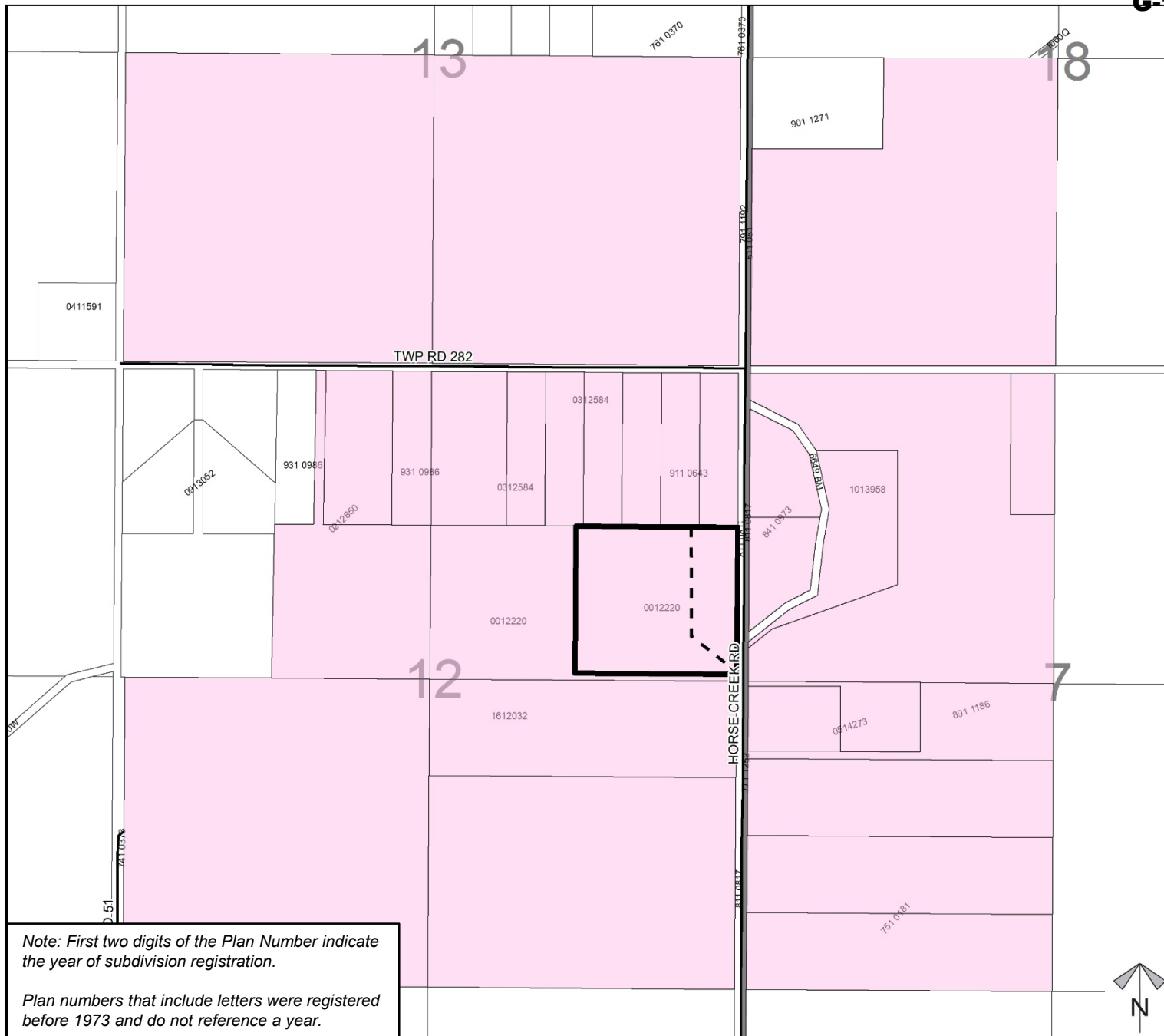


Opposition



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

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



Division: 9
 Roll: 08912005
 File: PL20200114
 Printed: Sept 17, 2020
 Legal: NE-12-28-05-W5M
 Lot: 6, Plan: 0012220
 280m Horse Creek Road

PLANNING AND DEVELOPMENT SERVICES

TO: Council
DATE: March 9, 2021
FILE: 05320006
SUBJECT: First Reading Bylaw – Special Use Redesignation

DIVISION: 5
APPLICATION: PL20200149

APPLICATION: To redesignate the subject land from Residential, Rural District (R-RUR) to Special, Future Urban Development District (S-FUD), in order to facilitate the operation of Outdoor Storage.

GENERAL LOCATION: Located approximately 1.6 km (1 mile) east of the City of Calgary, 1.6 km (1 mile) south of Highway 564, and immediately east of Range Road 285.

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

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

OPTIONS:

- Option #1: THAT Bylaw C-8106-2020 be given first reading.
Option #2: THAT application PL20200149 be denied.

AIR PHOTO & DEVELOPMENT CONTEXT:



Administration Resources

Xin Deng, Planning and Development Services



Respectfully submitted,

“Theresa Cochran”

Executive Director
Community Development Services

Concurrence,

“Al Hoggan”

Chief Administrative Officer

XD/llt

ATTACHMENTS:

ATTACHMENT ‘A’: Bylaw C-8106-2020 and Schedule A

ATTACHMENT ‘B’: Map Set



BYLAW C-8106-2020

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

The Council of Rocky View County enacts as follows:

Title

1. This Bylaw may be cited as *Bylaw C-8106-2020*.

Definitions

2. Words in this Bylaw have the same meaning as those set out in the *Municipal Government Act* except for the definitions provided below:
 - (1) **“Council”** means the duly elected Council of Rocky View County;
 - (2) **“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 Part 5, Land Use Map No.53 of C-8000-2020 be amended by redesignating Lot 1, Block 1, Plan 1611241 within SW-20-25-28-W04M from Residential, Rural District (R-RUR) to Special, Future Urban Development District (S-FUD), as shown on the attached Schedule 'A' forming part of this Bylaw.
4. THAT Lot 1, Block 1, Plan 1611241 within SW-20-25-28-W04M is hereby redesignated to Special, Future Urban Development District (S-FUD), as shown on the attached Schedule 'A' forming part of this Bylaw.

Effective Date

5. Bylaw C-8106-2020 is passed and comes into full force and effect when it receives third reading and is signed in accordance with the *Municipal Government Act*.



ROCKY VIEW COUNTY

READ A FIRST TIME this _____ day of _____, 2021

PUBLIC HEARING HELD this _____ day of _____, 2021

READ A SECOND TIME this _____ day of _____, 2021

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

Reeve

Chief Administrative Officer or Designate

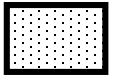
Date Bylaw Signed

Schedule 'A'
Bylaw
C-8106-2020
Amendment**FROM**

Residential, Rural District
 (R-RUR)

TO

Special, Future Urban
 Development District
 (S-FUD)



± 7.99 hectares
(± 19.74 acre)

RGE RD 285



Division: 5
 Roll: 05320006
 File: PL20200149
 Legal: Lot 1
 Block 1
 Plan 1611241
 SW-20-25-28-W04M

Printed: November 3, 2020
 Page 372 of 527



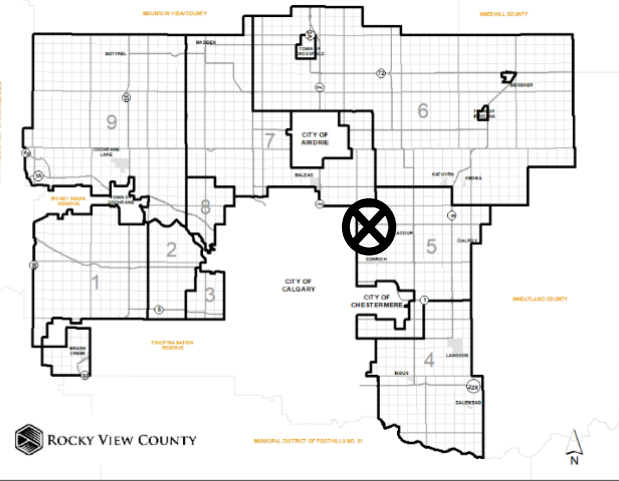
Location & Context

Redesignation Proposal

To redesignate the subject land from Residential, Rural District (R-RUR) to Special, Future Urban Development District (S-FUD), in order to facilitate the operation of Outdoor Storage.

Division: 5
Roll: 05320006
File: PL20200149
Legal: Lot:1
Block:1
Plan 1611241
SW-20-25-28-W04M

Printed: November 3, 2020
Page 373 of 527



Development Proposal

Redesignation Proposal

To redesignate the subject land from Residential, Rural District (R-RUR) to Special, Future Urban Development District (S-FUD), in order to facilitate the operation of Outdoor Storage.

R-RUR → S-FUD
(± 19.74 acres)

RGE RD 285



Division: 5
Roll: 05320006
File: PL20200149
Legal: Lot:1
Block:1
Plan 1611241
SW-20-25-28-W04M

Printed: November 3, 2020
Page 374 of 527

Environmental

Redesignation Proposal

To redesignate the subject land from Residential, Rural District (R-RUR) to Special, Future Urban Development District (S-FUD), in order to facilitate the operation of Outdoor Storage.

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

Division: 5
 Roll: 05320006
 File: PL20200149
 Legal: Lot:1
 Block:1
 Plan 1611241
 SW-20-25-28-W04M

Printed: November 2, 2020
 Page 375 of 527

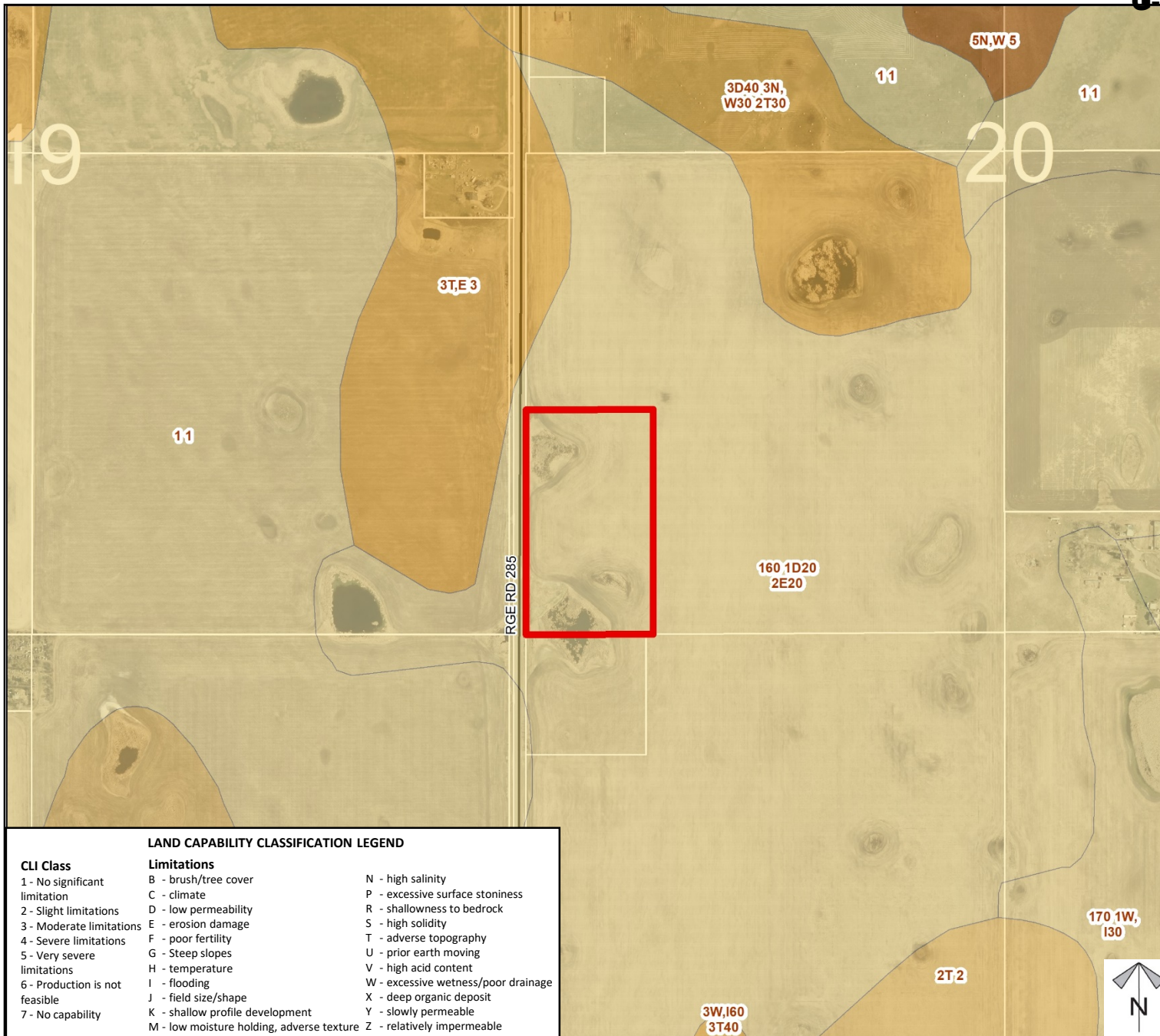




Soil Classifications

Redesignation Proposal

To redesignate the subject land from Residential, Rural District (R-RUR) to Special, Future Urban Development District (S-FUD), in order to facilitate the operation of Outdoor Storage.



Division: 5
Roll: 05320006
File: PL20200149
Legal: Lot:1
Block:1
Plan 1611241
SW-20-25-28-W04M

Printed: November 2, 2020
Page 376 of 527



Landowner Circulation Area

Redesignation Proposal

To redesignate the subject land from Residential, Rural District (R-RUR) to Special, Future Urban Development District (S-FUD), in order to facilitate the operation of Outdoor Storage.

Legend

Support



Opposition



Division: 5

Roll: 05320006

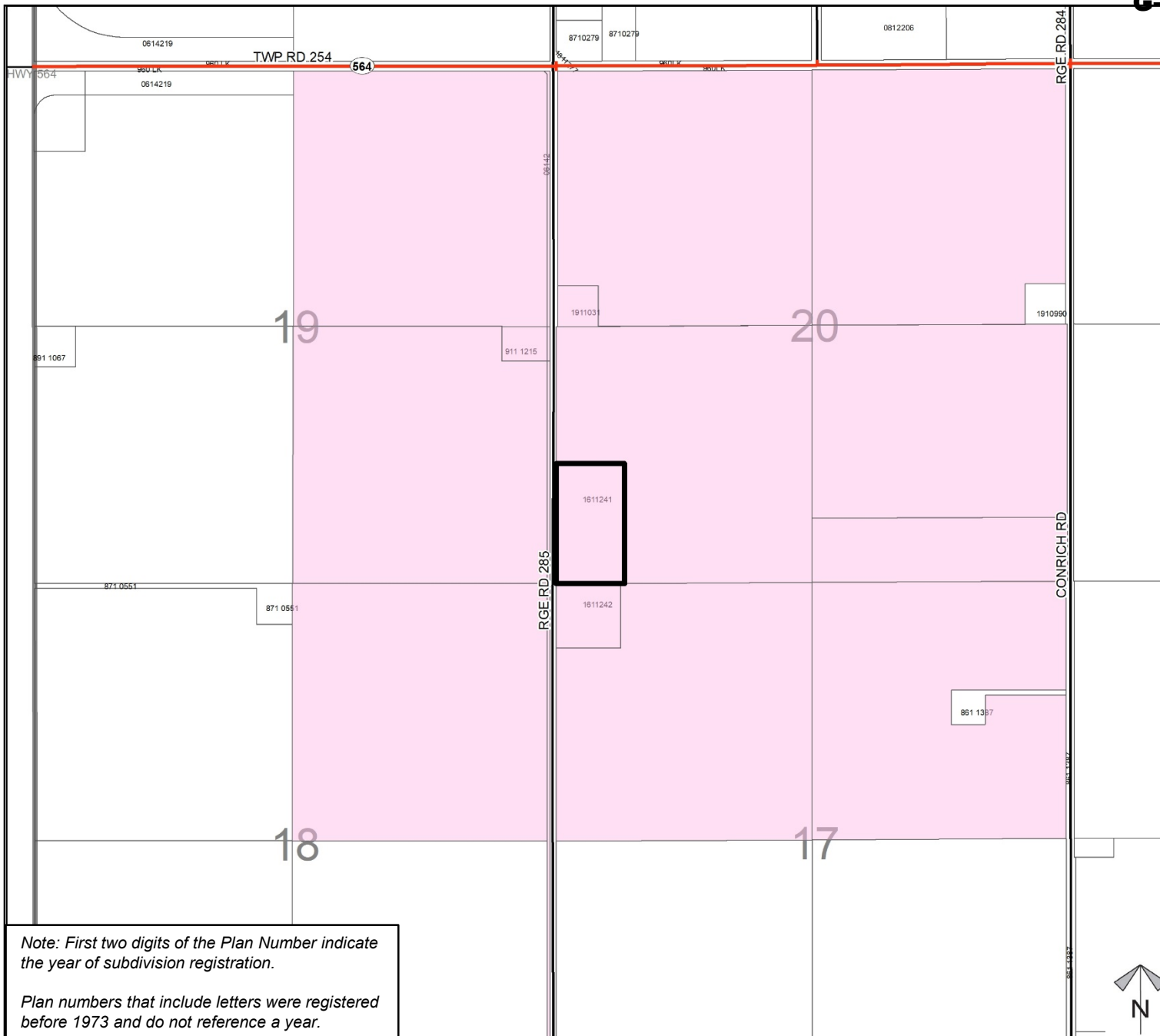
File: PL20200149

Legal: Lot:1

Block:1

Plan 1611241

SW-20-25-28-W04M

Printed: November 3, 2020
Page 377 of 527

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.



Calgary Metropolitan Region Board
Governance Committee Meeting Agenda

February 18, 2021 – **10:30** AM

Go-To Meeting

Meetings are recorded & live-streamed

The purpose of this meeting is to convene, discuss and make decisions regarding recommendations to be made to the Calgary Metropolitan Region Board.

- | | | |
|---|---------|-----------|
| 1. Call to Order & Opening Remarks | Clark | |
| 2. Adoption of Agenda | All | |
| <i>For Decision:</i> Motion to adopt and/or revise the Agenda | | |
| 3. Approval of Minutes (Attachment) | All | 3 |
| <i>For Decision:</i> Motion that the Committee approve the Minutes of December 17, 2020 meeting | | |
| 4. Q4 Actuals (Attachment) | Copping | 6 |
| <i>For Decision:</i> Motion that the Committee receive and recommend for review by the Board the Q4 actuals | | |
| 5. Dispute Framework (Attachment) | Copping | 8 |
| <i>For Approval:</i> Motion that the Committee approve the Dispute Resolution Framework and direct Administration to draft a Bylaw | | |
| 6. REF Appeal Process & Non-REF Reconsideration Process (Attachment) | Copping | 14 |
| a) <i>For Approval:</i> Motion that the Committee approve the REF Appeal Process and direct Administration to draft a Bylaw | | |
| b) <i>For Approval:</i> That the Committee approve the Non-REF Reconsideration Process and direct Administration to draft a Bylaw | | |
| 7. Treaty 7 Lands Acknowledgement (Verbal) | Copping | |
| <i>For Information:</i> Motion that the Committee accept for information an update on the Treaty 7 Territory Land Acknowledgement | | |
| 8. Chief Officer Performance Review (Attachment) | Clark | 28 |
| <i>For Discussion:</i> Motion that the Committee discuss the Performance Evaluation Procedure for the Chief Officer in 2021 | | |



9. New Chair Disclosure of Concurrent Roles (Attachment) Clark **32**
For Information: Motion that the Committee receive for information a letter from Chair Clark disclosing concurrent roles per the Board Conflict of Interest Policy
10. Proposed Next Meeting: April 8, 2021 @ 9:30 Clark
11. Adjournment

Governance Committee Members:

Mayor Peter Brown (Airdrie)	Cllr Jamie Kinghorn (High River)
Cllr George Chahal (Calgary)	Mayor Bill Robertson (Okotoks)
Reeve Dan Henn (Rocky View)	Reeve Amber Link (Wheatland)
Reeve Suzanne Oel (Foothills)	
Mayor Jeff Genung (Cochrane)	
Mayor Marshall Chalmers (Chestermere) Vice Chair	

Christopher Sheard, Committee Chair
 Greg Clark, Committee Chair

Upcoming Meetings:

Board	February 26 @ 9:30 AM	Go-To Meeting
Land Use & Servicing Committee	March 4 @ 9:30 AM	Go-To Meeting
Governance Committee	April 8 @ 9:30 AM	Go-To Meeting
Advocacy Committee	TBD	



Minutes of the meeting of
the Governance Committee of the
Calgary Metropolitan Region Board held by
GoToMeeting on Thursday December 17, 2020

Delegates in Attendance

Mayor Peter Brown – City of Airdrie
Councillor George Chahal – City of Calgary
Mayor Marshall Chalmers – City of Chestermere
Mayor Jeff Genung – Town of Cochrane
Reeve Suzanne Oel – Foothills County
Councillor Ken Heemeryck – Town of Okotoks
Reeve Dan Henn – Rocky View County
Councillor Jamie Kinghorn – Town of High River
Deputy Reeve Scott Klassen – Wheatland County

CMRB Administration:

Chris Sheard, Chair
Jordon Copping, Chief Officer
Shelley Armeneau, Office Manager

1. Call to Order

Called to order at 9:30 AM.

2. Adoption of Agenda

Moved by Mayor Brown, **Seconded by** Reeve Henn, accepted by Chair.

Motion: That the Committee approve the agenda of the meeting.

Motion carried unanimously.

3. Approval of Minutes

Moved by Reeve Oel, **Seconded by** Councillor Kinghorn, accepted by Chair.

Motion: That the Committee approve the Minutes of the November 26, 2020 meeting.

Motion carried unanimously.

4. Reserve Funds Policy

Moved by Mayor Brown, **Seconded by** Mayor Genung, accepted by Chair.

Motion: That the Committee review and recommend for approval to the Board the proposed Reserve Funds Policy.

Motion carried unanimously.



5. Dispute Framework

Jordon noted there was a typo on the brief for this item under next steps and that feedback will help inform final agreement on how the bylaw will look, but not necessarily the final bylaw, will come to the next Committee meeting. Members discussed the draft appeal and reconsideration framework and questions set out in the agenda package. Feedback will be sent back to municipal administrations for consideration.

Moved by Mayor Brown, **Seconded by** Councillor Kinghorn, accepted by Chair.

Motion: That the Committee receive for information CMRB Administration's report on a dispute framework.

Motion carried unanimously.

6. REF Appeal Process

In discussing the proposed REF Appeal Process there was consensus for an external Appeal Committee to adjudicate a hearing from members of the Board and municipalities, with respect to Notices of Dispute. Most, but not all, members felt there should be a three-stage process: 1. Facilitated discussion 2. Mediation 3. Appeal. Some members felt there should not be a mediation step. Strong support was shown for the Municipal Government Board (MGB) to be the external party making the final, binding decision. Jordon noted he will be investigating whether this can fit into the new mandate of the revised MGB and what legislative or regulatory steps would be required.

Moved by Mayor Brown, **Seconded by** Councillor Kinghorn, accepted by Chair.

Motion: That the Committee receive for information CMRB Administration's report on REF Appeal Process.

Motion carried unanimously.

7. Non-REF Reconsideration Process

With respect to the Non-REF reconsideration process, a two-stage process including facilitation and mediation was favored by the Committee.

Moved by Councillor Heemeryck, **Seconded by** Reeve Henn, accepted by Chair.

Motion: That the Committee receive for information CMRB Administration's report on Non-REF Reconsideration Process.

Motion carried unanimously.

**8. Treaty 7 Lands Acknowledgment**

The Committee supported commencing the acknowledgment of Treaty lands at CMRB meetings. In addition, they agreed to consult with indigenous neighbours on the specific wording.

Moved by Mayor Brown, **Seconded by** Mayor Genung, accepted by Chair.

Motion: That the Committee support the recommendation and request feedback on the wording from indigenous neighbours and come back to next governance meeting with a report on revised wording, if necessary.

Motion carried unanimously.

9. Next Meeting: February 5, 2021.**10. Adjourned at 11:29 AM.**

CMRB Chair, Christopher Sheard



Agenda Item	4
Submitted to	Governance Committee
Purpose	Present to the Governance Committee for Recommendation
Subject	CMRB 2020 Q4 Actuals
Meeting Date	February 18, 2021
<i>That the Committee receive and recommend for review by the Board the 2020 Q4 actuals</i>	
Background <ul style="list-style-type: none"> The CMRB has been funded by the Government of Alberta through the Alberta Community Partnership grant program. 	
Attachments <ul style="list-style-type: none"> Q4 Actuals 	

Introduction

CMRB Administration has compiled the Q4 Actuals for review by the Governance Committee.

Recommendation

That the Governance Committee receive for information and recommend for review by the Board the 2020 Q4 Actuals.

	2020 Budget	2020 Actual	2021-02-18 CMRB Governance Committee Agenda Package	YTD Variance
REVENUE				
GoA Grant	\$1,750,000.00	\$0.00	\$ -	\$0.00
Interest on GIC	\$40,000.00	\$10,000.00	\$ 14,912.80	\$4,912.80
Withdrawal from Reserves	\$900,000.00	\$ 200,000.00	\$ -	-\$200,000.00
TOTAL Revenue	\$2,690,000.00	\$210,000.00	\$ 14,912.80	-\$195,087.20
EXPENDITURES				
CAPITAL EXPENSES				
Computers & Hardware	\$6,000.00	\$1,500.00	\$ -	\$1,500.00
Office Furniture	\$6,000.00	\$1,500.00	\$ -	\$1,500.00
Phone/Internet Hardware	\$3,000.00	\$750.00	\$ -	\$750.00
TOTAL CAPITAL EXPENSES	\$15,000.00	\$3,750.00	\$ -	\$3,750.00
OPERATING EXPENSES				
STAFFING COSTS				
Salary	\$645,000.00	\$157,500.00	\$ 156,720.24	\$779.76
Benefits	\$117,000.00	\$29,250.00	\$ 28,015.92	\$1,234.08
Board Chair	\$140,000.00	\$35,000.00	\$ 27,880.00	\$7,120.00
TOTAL STAFFING COSTS	\$902,000.00	\$221,750.00	\$ 212,616.16	\$9,133.84
OFFICE LEASE	\$80,000.00	\$20,000.00	\$ 19,639.65	\$360.35
OFFICE OPERATING COST				
General Operating Costs	\$36,000.00	\$9,000.00	\$ 10,999.83	-\$1,999.83
Professional Fees	\$30,000.00	\$4,000.00	\$ 4,971.75	-\$971.75
TOTAL OFFICE OPERATION COSTS	\$66,000.00	\$13,000.00	\$ 15,971.58	-\$2,971.58
TRAVEL COSTS	\$45,000.00	\$11,250.00	\$ -	\$11,250.00
MEETING COSTS				
Meeting Venue/Catering	\$55,000.00	\$13,750.00	\$ -	\$13,750.00
Per Diem	\$75,000.00	\$18,750.00	\$ 19,400.00	-\$650.00
TOTAL MEETING COSTS	\$130,000.00	\$32,500.00	\$ 19,400.00	\$13,100.00
CONSULTANT COSTS				
Growth/ Servicing Plan	\$1,200,000.00	\$300,000.00	\$ 294,509.60	\$5,490.40
REF Consultants	\$144,000.00	\$36,000.00	\$ 11,555.33	\$24,444.67
TOTAL CONSULTANT COSTS	\$1,344,000.00	\$336,000.00	\$ 306,064.93	\$29,935.07
CONTINGENCY	\$108,000.00	\$27,000.00	\$ -	\$27,000.00
TOTAL EXPENDITURE	\$2,690,000.00	\$665,250.00	\$ 573,692.32	\$91,557.68

Agenda Item 4i Attachment



Agenda Item	5
Submitted to	Governance Committee
Purpose	For Approval
Subject	CMRB Dispute Resolution Framework
Meeting Date	February 18, 2021
<i>That the Committee approve the Dispute Resolution Framework and direct Administration to draft a bylaw</i>	
Summary <ul style="list-style-type: none"> The subsequent two agenda items will bring forward work to date regarding the two-streamed dispute resolution process for REF and Non-REF decisions. The two agenda items were updated with feedback from the previous Governance Committee Meeting in December 2020 The following framework summarizes input received from the Governance Committee in December 2020, which was incorporated into the subsequent two agenda items. It is important to recognize the work of the EMRB which has set a path for CMRB to follow with respect to this Dispute Resolution Framework. 	
Attachments: <ul style="list-style-type: none"> Proposed CMRB Dispute Resolution Framework Updated CMRB Appeal and Reconsideration Framework 	

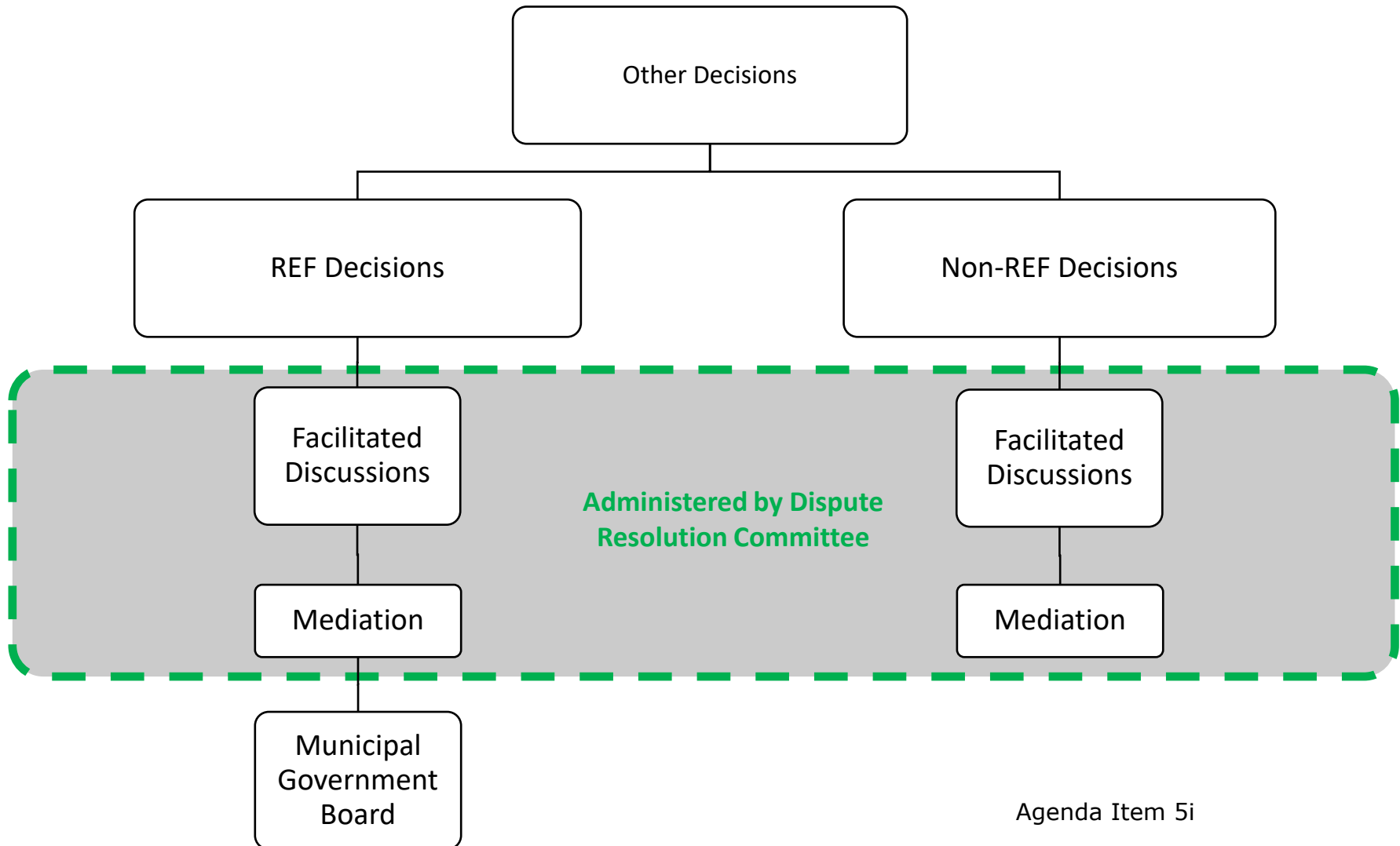
Next Steps

Given the requested extension for delivering the Growth and Servicing Plan, and the current demands on municipal staff time, CMRB Administration wants to confirm that the Committee supports the Dispute Resolution Framework, including having the Municipal Government Board conduct written hearings as the mechanism for CMRB Members to appeal Regional Evaluation Framework (REF) decisions. Once the Committee endorses this approach by recommending it to the Board, Administration will draft a bylaw for review and input from municipal administrations before taking the entire package to the Board for discussion.

Recommendation

That the Committee approve the Dispute Resolution Framework and direct Administration to draft a bylaw.

Proposed Dispute Resolution Framework



Agenda Item 5i

UPDATED CMRB APPEAL AND RECONSIDERATION FRAMEWORK

	Working Framework / Recommendations	Questions and Governance Committee Feedback
WHEN and HOW is a dispute submitted for resolution?	<ul style="list-style-type: none"> • Within 28 days of the disputed decision. The Board has the authority to extend this deadline by an additional 14 days, to account for special or extenuating circumstances. • By a member municipality filing a written Notice of Dispute which sets out: <ul style="list-style-type: none"> ○ the grounds on which the decision is disputed (for example, breach of process or discriminatory treatment); ○ reasons for the dispute; and ○ a copy of the Council resolution authorizing the filing of the Notice of Dispute. • The Board is required to acknowledge receipt of a Notice of Dispute within three (3) business days. • REF decision dispute referred to Dispute Resolution Committee and, if necessary, Municipal Government Board (MGB) • Non-REF decision dispute referred to Dispute Resolution Committee only 	<ul style="list-style-type: none"> • Does Board Administration have the authority to reject a Notice of Dispute which does not satisfy these mandatory requirements? To be determined • Is there a filing fee payable to the Board? No
WHAT decisions are subject to the dispute resolution process?	<ul style="list-style-type: none"> • Grounds for submitting a Board decision for dispute resolution: <ul style="list-style-type: none"> ○ Breach of process ○ Discriminatory treatment ○ Decisions which impose a significant financial hardship on a member municipality, or impact a municipality's sustainability ○ Other. • Decisions that would be exempt from the dispute resolution process: 	

	Working Framework / Recommendations	Questions and Governance Committee Feedback
	<ul style="list-style-type: none"> ○ Preparation of Growth Plan and Servicing Plan (ss. 7 and 14 of Regulation) ○ Preparation of REF (s. 12(1) of Regulation) ○ Other. 	
WHAT is the REF Appeal process?	<ul style="list-style-type: none"> • A three stage appeal process: <ol style="list-style-type: none"> (1) Facilitated Discussions (2) Mediation (3) MGB • The complainant and the Board must participate in each step of the dispute resolution process. • The MGB's decision is final, i.e., there is no further right of dispute or appeal. 	
WHAT is the Non-REF reconsideration process?	<ul style="list-style-type: none"> • A two stage reconsideration process: <ol style="list-style-type: none"> (1) Facilitated Discussions (2) Mediation • The Complainant and the Board must participate in each step of the reconsideration process. • The Dispute Resolution Committee's decision is final, i.e., there is no further right of dispute or appeal. 	<ul style="list-style-type: none"> • Requires direction from Governance Committee regarding whether or not to include Mediation in Non-REF reconsideration process. Including mediation was preferred.
WHO is the decision maker and HOW is the decision made? (Stage 1, Facilitated Discussions)	<ul style="list-style-type: none"> • A Dispute Resolution Committee (the "DRC") to be established in accordance with Terms of Reference adopted by the Board, to make recommendations to the Board on matters for both REF Appeal and Non-REF Reconsideration disputes per the TOR. • The DRC will participate in a facilitated discussion with the complainant within thirty (30) days of receipt of the Notice of Dispute; continuations may be scheduled by agreement of the parties. The Board has 	<ul style="list-style-type: none"> • See draft Terms of Reference.

	Working Framework / Recommendations	Questions and Governance Committee Feedback
	<p>the authority to extend the 30 day deadline by an additional 14 days, to account for special or extenuating circumstances.</p> <ul style="list-style-type: none"> The Board will pay the costs of the facilitator, and any other external costs incurred by the Board with respect to the facilitated discussions. 	
WHO is the decision maker and HOW is the decision made? (Stage 2, Mediation)	<ul style="list-style-type: none"> The parties. Any resolution would be subject to approval by the Board and Council of the municipality at subsequent meetings. Representatives from the Board and municipality participate in a non-binding without prejudice mediation. <ul style="list-style-type: none"> Board is represented by DRC. The municipality is represented by its appointed representative, alternate, and CAO or designate. The parties may agree to additional persons being present during the mediation. The mediator is appointed by administration from a roster of mediators approved by the Board. The mediation must commence within thirty (30) days of the conclusion of the unsuccessful facilitated discussions; continuations may be scheduled with the agreement of the parties. The parties will share the cost of the mediator and facilities, and pay their own costs with respect to the mediation process. 	<ul style="list-style-type: none"> See draft Terms of Reference This stage may not be applicable for Non-REF Disputes, in which case, only REF Appeals would utilize stage 2, Mediation. Committee preferred mediation for both REF and Non-REF disputes
WHO is the decision maker and HOW is the decision made? (Stage 3, MGB)	<ul style="list-style-type: none"> MGB is the decision maker and the process is administered by the MGB. There is no need for a separate committee. 	<ul style="list-style-type: none"> How are costs apportioned? See draft Terms of Reference No longer applicable.

GENERAL CONSIDERATIONS		<ul style="list-style-type: none">• Which timelines and requirements should be incorporated into the Bylaw (which requires Ministerial approval) and which should be included in the Terms of Reference, which can be amended by Board resolution from time to time? To be determined
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DRAFT



Agenda Item	6
Submitted to	Governance Committee
Purpose	For Approval
Subject	CMRB REF Appeal Process and Non-REF Reconsideration Process
Meeting Date	February 18, 2021
<p><i>6a) That the Committee approve the REF Appeal Process and direct Administration to draft a Bylaw</i></p> <p><i>6b) That the Committee approve the Non-REF Reconsideration Process and direction Administration to draft a Bylaw</i></p>	
<p>Summary</p> <ul style="list-style-type: none"> • The <i>Municipal Government Act</i> (MGA) requires the CMRB to approve an appeal mechanism or dispute resolution mechanism by bylaw for the purposes of resolving disputes arising from actions taken or decisions made by the growth management board. • In response to a request of all ten municipalities by the Chair, Rocky View County submitted a proposal detailing potential mechanisms to be explored by the CMRB. • At its May 2018 meeting, the Governance Committee provided the following direction to CMRB Administration, <i>"Convene a workshop of member CAOs, providing them with resources needed -including legal if necessary, in order to make a recommendation to the Board regarding a dispute resolution mechanism or appeal process that will satisfy the requirements of the legislation and provide a workable mechanism for the Board in the future."</i> • CAO workshops were held on July 11, September 11, and December 5, 2018. These meetings were productive and led to a consensus position among the CAOs that there is need to develop a dispute resolution mechanism. This mechanism would be used to mediate disagreements between municipalities in the event a challenge is filed against a recommendation of approval of an IREF application by CMRB Administration. • At the September 2019 Board meeting, the Governance Committee recommended Proposed Option 2 of the CMRB Dispute Resolution Mechanism for approval by the Board. • At the October 2019 meeting of the Board, this issue was referred back to the Governance Committee for further discussion. 	



- At the February 21, 2020 meeting of the Governance Committee the following direction was given to Administration:
 - Eliminate option "Appeal to the Minister of Municipal Affairs".
 - Administration to consult with Municipal Government Board to ask if they would consider creating a review track specific to CMRB.
 - Consider discussion on IREF process and whether the Board should be removed from that decision.
 - Bring back to Governance Committee meeting for additional vetting before going to the Board.
- At the July 2, 2020 meeting of the Committee a two track appeal mechanism was put forward by Administration, as well as the possibility of working with the Edmonton Metropolitan Region Board on a possible appeal mechanism.
 - The Committee was not ready to support recommending a two stream appeal mechanism to the Board at the time and the City of Calgary and Foothills County requested time to provide further input into the development of the mechanism.
 - CMRB Administration continued to work with the EMRB to explore areas of joint interest and possible cooperation.
- At the October 2020 meeting of the Committee, the Committee approved using a two track appeal mechanism. One track was for appeals pertaining only to REF decisions and the other track was for reconsideration pertaining to non-REF decisions. Administration was asked to explore the details of the REF decision appeals and also Non-REF decision reconsiderations to include the option for mediation.
- **REF Decisions:** At the December 2020 meeting, the majority of feedback indicated that utilizing a three step **REF Appeal** process was preferable and that the final step utilize a fully external panel to render a final decision. CMRB Administration received confirmation from the MGB that they could be utilized as the final step. Consequently, as the final step utilizes an existing body with its own set of bylaws and processes, there is no need for a CMRB Appeal Committee to administer the third step in the process. Consequently, the Appeal Committee will not be struck by the Board.
- **Non-REF Decisions:** At the December 2020 meeting, the majority of feedback indicated that utilizing a two step **Non-REF Decision Reconsideration** process was preferable (Option A). The steps are to include facilitated discussions and mediation. The outcome of the two steps include recommendations made to the Board on the Notice of Dispute.
- Prior to submitting a Notice of Dispute, "the Complainant" is encouraged to first discuss the issue with the Board and seek resolution through administrative means

Attachments:

- Process Diagram: REF Decision Appeal Process
- Process Diagram: Non-REF Reconsideration Process
- Draft TOR Dispute Resolution Committee



Introduction

The MGA requires the creation of an appeal or dispute resolution mechanism. There are several dispute mechanisms which could be considered by the Board including, but not limited to: mediation, arbitration, mediation-arbitration, referral to an adjudicative body or referral to the courts.

However, Section 13 of the CMRB Regulation states:

(4) Subject to an appeal or dispute resolution mechanism established under section 708.23(1) of the *Act* or as otherwise provided in the Framework, a participating municipality has no right to a hearing before the Board in respect of its approval or rejection of a statutory plan.

(5) Subject to section 708.23(1) of the *Act*, a decision of the Board under this section is final and not subject to appeal.

(6) This section applies only to statutory plans to be adopted by a participating municipality after the establishment of the Framework.

It is important to note that the Regulation recognizes the supremacy of the Board in approving statutory plans which are reviewed under the Interim Region Evaluation Framework (IREF).

Background

The full text of the pertinent section of the MGA and of the CMRB Regulation is as below.

Municipal Government Act

708.23(1) A growth management board must at its inception establish by bylaw an appeal mechanism or dispute resolution mechanism, or both, for the purposes of resolving disputes arising from actions taken or decisions made by the growth management board.

(2) Section 708.08(2) and (3) apply to a bylaw made under this section as if the bylaw were made under that section

CMRB Regulation

Approval of statutory plan

13(1) Statutory plans to be adopted by a participating municipality that meet the criteria set out in the Framework must be submitted to the Board for approval.

(2) In accordance with the Framework, the Board may approve or reject a statutory plan.

(3) A statutory plan referred to in subsection (1) has no effect unless it is approved by the Board under subsection (2).



(4) Subject to an appeal or dispute resolution mechanism established under section 708.23(1) of the *Act* or as otherwise provided in the Framework, a participating municipality has no right to a hearing before the Board in respect of its approval or rejection of a statutory plan.

(5) Subject to section 708.23(1) of the *Act*, a decision of the Board under this section is final and not subject to appeal.

(6) This section applies only to statutory plans to be adopted by a participating municipality after the establishment of the Framework.

Work to Date

At the request of the Governance Committee CMRB Administration convened three CAO workshops in an attempt to reach a consensus position on what type of appeal/dispute resolution mechanism would best suit the needs of the CMRB.

The three workshops were successful in framing the issue, exploring the need and applicability of such a mechanism, and determining in what circumstances an appeal mechanism would best serve the needs of the CMRB.

There was wide-ranging discussion at all three workshops, and consensus was reached that a mediation process should be implemented for IREF decisions where another municipality lodges a challenge against a recommendation of approval from the CMRB Administration (this will be discussed further below); however, there was no consensus reached on two critical issues:

1. Whether or not an appeal mechanism should remain internal to the Board or if there should be an external body to which a member can appeal.
 - There were three options discussed on this topic:
 - i. That an appeal should be made to an external body, such as the Municipal Governance Board.
 - ii. That an appeal should be made to the Minister of Municipal Affairs.
 - iii. That it should be a reconsideration process by the CMRB.
2. Whether the appeal mechanism should be available on decisions other than IREF decisions.
 - While much of the discussion on this topic focussed on appeals relating to a denied IREF application, there were municipal representatives who wanted to explore the possibility that the appeal mechanism could have broader applicability.

Considering the lack of consensus among the ten members, the Chief Officer of the CMRB put forward a two pronged methodology for consideration by the Committee.



3.1. Top Tier Decisions

By member suggestion, and agreed upon by the Governance Committee, it is recommended that the Board consider separating decisions into 'Top Tier' decisions and other decisions. Top Tier decisions would include decisions such as passing the Growth and Servicing Plans and would be passed only by consensus of the entire membership of the Board. Top Tier decisions would not be subject to an appeal process.

Other decisions, which would not require consensus, would fall into two categories. The two categories are either REF decisions, or non-REF decisions.

3.2. Applicability of the Appeal Mechanism to REF Decisions versus Non-REF Decisions

The CMRB has been enabled to provide a number of coordinating functions to member municipalities in the Region. The Regulation provides significant latitude in the range of endeavours the Board can direct Administration to undertake as long as those endeavours are focused on benefiting the members of the Region. One key role of the Region is to develop the Growth and Servicing Plans, the policies necessary to implement these plans, and the Regional Evaluation Framework necessary to ensure member municipalities are meeting the agreed upon commitments made in Growth and Servicing Plans.

The Board has the authority to determine which Board decisions will be subject to an appeal mechanism. At the October 2020 meeting of the Governance Committee, the committee agreed that the Appeal Mechanism be applicable only to REF decisions of the Board. A separate reconsideration mechanism is to be applicable to non-REF decisions, and is to be established through bylaws adopted by the Board.

3.3. Work of the Edmonton Metropolitan Region Board

EMRB is currently working on creating an appeal mechanism or dispute resolution mechanism as directed in section 708.23 of the MGA. Similar to the work previously done in the CMRB, the EMRB has a CAO Working Group to develop this process. One potential solution which has been raised in the Edmonton Metropolitan Region is the creation of a roster of knowledgeable individuals who would be able to hear appeals from the EMRB.

In order to enact this idea, the Board would create a pool of individuals who are knowledgeable regarding the MGA, Statutory Plans who would serve on a roster to hear appeals of decisions made by the CMRB. The Governance Committee supported CMRB Administration exploring this option at the October 2020 meeting. This avenue offers a number of benefits for the CMRB:

- Requires no regulatory change
- Allows the CMRB to maintain control of the process
- Allows the CMRB to control timing and cost
- Is an outside body, which addresses concerns raised by some members



Borrowing elements of the work products developed by the EMRB, CMRB Administration propose the attached three (3) staged process to a REF Decision Appeal.

Proposed REF Appeal Process

This process has three stages of potential resolution, each with escalating level of effort and cost, encouraging the parties to come to agreement. Those stages are:

Stage 1: Facilitated discussion (Dispute Resolution Committee and facilitator)

Stage 2: Mediation (Dispute Resolution Committee and mediator)

Stage 3: Appeal (Municipal Government Board (MGB))

This proposed process involves creation of one committee. An internal Dispute Resolution Committee of the Board would be struck for the purposes of administering facilitated discussion and, failing that, mediations on behalf of the Board and making recommendations to the Board regarding Notices of Dispute. Draft Terms of Reference are attached.

At the December 2020 meeting of the Committee, the preference of the members was to utilize a fully external panel to render a final decision. Since that meeting, at the direction of the Governance Committee, CMRB Administration has been in discussions with the MGB. The MGB is able to act in this capacity for the CMRB. As the MGB is an existing entity with existing procedures, there is no need for a separate committee of the Board to administer the third stage of the process.

The MGB will adjudicate a hearing, failing the previous two steps of facilitated discussions and mediation, with respect to Notices of Dispute and render a binding decision.

The process is outlined in the REF Decision Appeal Process diagram attachment.

4.1 Appeal to the Municipal Government Board

The MGB is in the midst of undergoing a transformation to the Land and Property Rights Tribunal (LPRT). Alberta Government Bill 48 (2020) established the *New Land and Property Rights Tribunal Act* to legislatively combine 4 boards (Municipal Government Board, New Home Buyer Protection Board, Land Compensation Board, Surface Rights Board) into a single public agency. The LPRT is scheduled to come into existence on June 1, 2021.

Regulations for the new organization are currently being drafted and staff from Municipal Affairs have agreed to ensure that the LPRT will be granted the authority to hear appeals from Growth Management Boards (GMB), should a GMB choose to utilize these services.

As a larger organization, the LPRT will have greater capacity to hear appeals of REF decisions from the CMRB.



In discussion with the Chair of the MGB, who will become the Chair of the LPRT, the potential of using a written hearing, similar to a judicial reference, was raised as a beneficial process.

A written hearing asks parties for submissions, asking for each party to provide written reasons for its position in the matter at hand, including documentary evidence. This evidence is reviewed by a three member panel comprised of a lawyer, a planner and a generalist. The current timeline for delivering a decision for a written hearing is 120 days.

The discussion further explored benefits of a written hearing:

1. The REF process outlines clear requirements, which lends itself to a written review.
2. Lower cost to municipalities - similar to the current IREF the REF process will require any challenges to CMRB Administration to be done in writing. A written hearing would be an extension of the existing CMRB process
3. Clear timelines – the current target for decisions from written hearings is 120 days
4. Experience in managing written hearings – the LPRT has great experience in process management of these hearings.

4.2 Key Question

Does the Committee agree that a written hearing, similar to a judicial reference, is an appropriate appeal process for the CMRB?

Proposed Non-REF Reconsideration Process

For Board decisions that are not related to REF, the Committee wanted to establish a separate process for decisions lacking an established agreement to measure against (as is the case for REF decisions). This proposed process has two stages of potential resolution, each with escalating level of effort and cost, encouraging the parties to come to agreement. The stages are:

Stage 1: Facilitated discussion (Dispute Resolution Committee and facilitator)

Stage 2: Mediation (Dispute Resolution Committee and mediator)

At the December 2020 meeting of the Committee, the Committee was overall in favour of striking the Dispute Resolution Committee (DRC) to administer a portion of the proposed REF Appeal process. The proposed DRC, would then also administer the Non-REF Decision reconsideration process and make recommendations to the Board regarding Notices of Dispute in accordance with the Terms of Reference (draft attached).



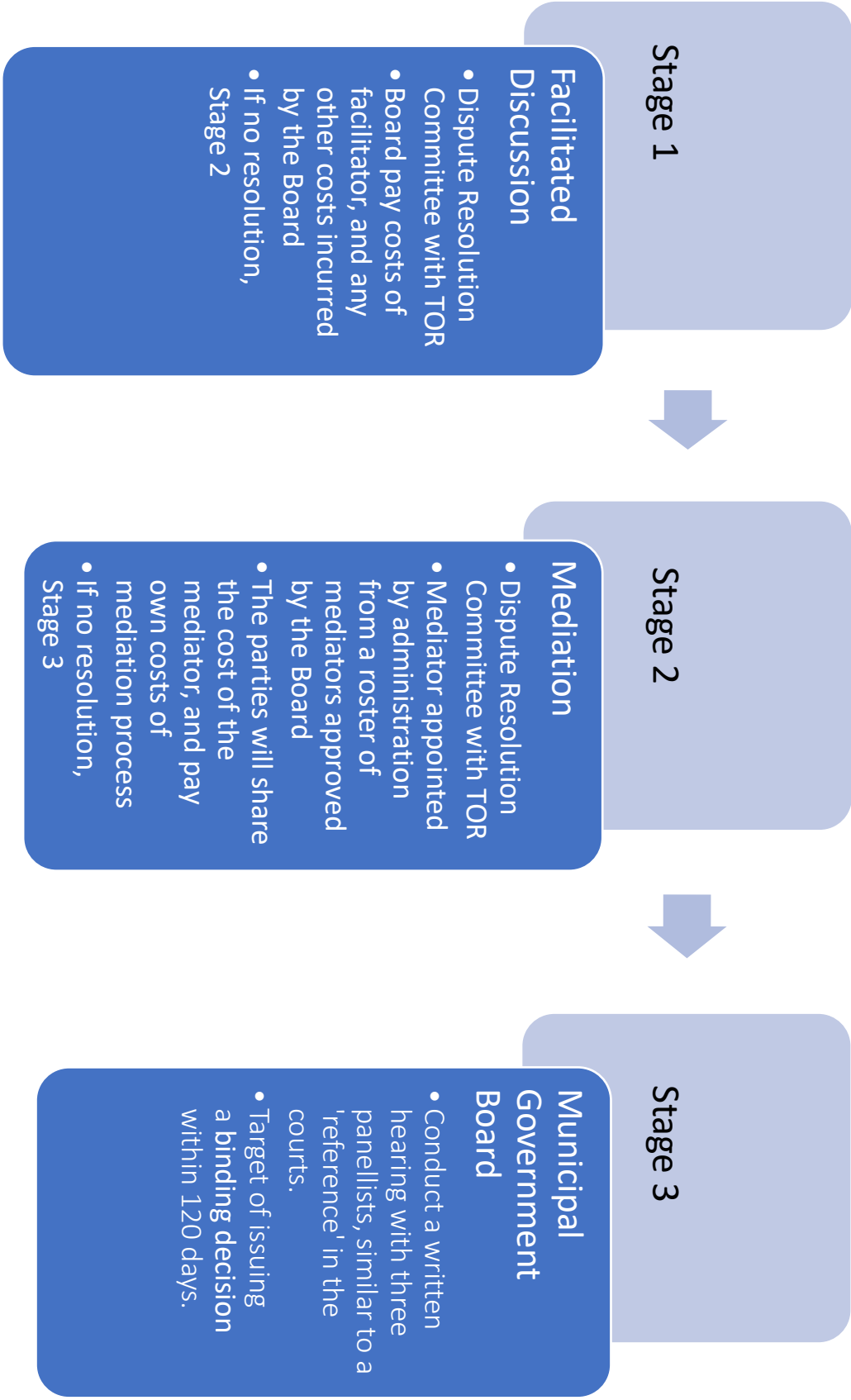
The process is outlined in the attached process diagram, entitled Non-REF Decision Reconsideration Process.

Recommendation

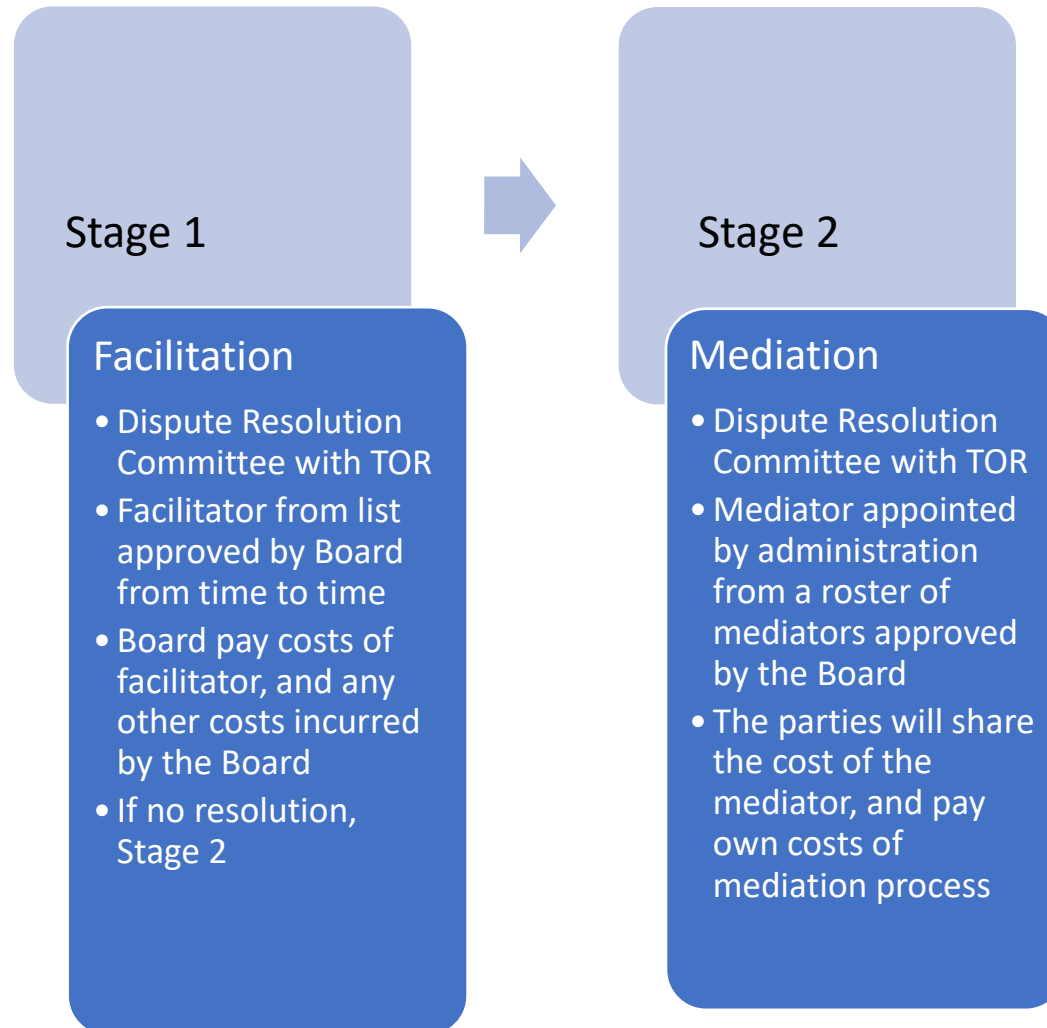
6a) That the Committee approve the REF Appeal Process and direct Administration to draft a Bylaw

6b) That the Committee approve the Non-REF Reconsideration Process and direct Administration to draft a Bylaw.

REF Decision Appeal Process



Non-REF Decision Reconsideration Process



Agenda Item 6ii Attachment

PROPOSED TERMS OF REFERENCE DISPUTE RESOLUTION COMMITTEE

NTD: Note to Draft

The Bylaw allows a member municipality to dispute an action taken or decision made by the CMRB by filing a written Notice of Dispute with the CMRB. The Dispute Resolution Committee (“the Committee”) plays a key role in the initial assessment of and response to Notices of Dispute.

	Description
Purpose	<p>The purpose of the Committee is to:</p> <ul style="list-style-type: none"> • Review any Notice of Dispute filed with the CMRB by a member municipality (the “Complainant”); • Participate in facilitated discussions and mediations with the Complainant regarding the Notice of Dispute; and • Make recommendations to the CMRB regarding Notices of Dispute, including with respect to the validity of the Notice of Dispute and procedural and substantive matters.
Authority	<p>The Committee is an advisory body to the CMRB. Recommendations by the Committee to the CMRB will require a motion of the Committee.</p>
Membership	<p>The membership of the Committee shall consist of five (5) representatives of participating municipalities or their designated alternates, appointed by the CMRB as follows:</p> <ul style="list-style-type: none"> • One (1) representative from the City of Calgary; • One (1) representative from a City; • One (1) representative from a Town, and; • One (1) representative from a County, • One (1) alternate member on a rotating basis. <p>In addition to the above, the CMRB shall appoint three (3) alternate members, which shall consist of one (1) alternate representative from a City, one (1) alternate representative from a Town, and one (1) alternate representative from a County, that are not otherwise represented on the Committee. Where the City of Calgary is the Complainant, the City of Calgary and the alternate will not participate on the Committee, resulting in a Committee of three for that Notice of Dispute.</p>

Term	<p>The CMRB will appoint Committee members for a term to be determined by the CMRB. The CMRB may, but is not required to, appoint members for varying or staggered terms. Committee members shall be prepared to serve for a minimum term of two (2) years.</p> <p>The CMRB will appoint new Committee members as required, including following municipal elections.</p>
<i>Ex Officio</i> Members	The CMRB Chair and Chief Officer shall be <i>ex officio</i> non-voting members of the Committee.
Chair and Vice Chair	The members of the Committee shall appoint a Chair and Vice Chair from amongst themselves. The Chair and Vice Chair must be representatives of member municipalities and voting members of the Committee.
Duties and Responsibilities	<p><u>Facilitated Discussions</u></p> <p>The Committee shall meet within thirty (30) days of receipt of a Notice of Dispute by the CMRB, for the purpose of participating in a facilitated discussion with the Complainant regarding the Notice of Dispute.</p> <p>The Committee may, with the agreement of the Complainant, hold one or more additional meetings for the purpose of continuing facilitated discussions with the Complainant.</p> <p>The Committee shall provide a recommendation to the CMRB regarding a Notice of Dispute at the CMRB meeting following the conclusion of the CMRB's facilitated discussions with the Committee. The Committee's recommendation shall include:</p> <ul style="list-style-type: none"> • The Committee's assessment of the validity of the dispute; and • The Committee's recommendation regarding any actions to be taken or decisions made by the CMRB in response to the Notice of Dispute, including any recommendations regarding the procedure to be followed in response to the Notice of Dispute. <p><u>Mediation</u></p> <p>The Committee shall participate in a mediation with a Complainant within thirty (30) days of the conclusion of unsuccessful facilitated discussions regarding the Notice of Dispute.</p> <p>The Committee may, with the agreement of the Complainant, participate in one or more additional sessions for the purpose of</p>

	<p>continuing mediations with the Complainant.</p> <p>The Committee shall provide a recommendation to the CMRB regarding a Notice of Dispute at the CMRB Meeting following the conclusion of the mediation.</p>
Quorum	<p>Quorum is defined as a simple majority (50% plus one) of the membership of the Committee.</p>
Decision Making	<p>Representatives of participating municipalities shall be voting members of the Committee and shall have one (1) vote each. <i>Ex officio</i> members of the Committee shall not have voting rights.</p> <p>In the event that a member of the Committee represents the Complainant, the member shall not participate in any meetings regarding the Notice of Dispute and the alternate member shall participate as a member of the Committee for all purposes related to the Notice of Dispute. For further clarity, the alternate member shall represent the same type of municipality (i.e., City, Town of County) as the Complainant.</p> <p>In making decisions and recommendations, the Committee shall act:</p> <ul style="list-style-type: none"> • In accordance with the <i>Municipal Government Act</i>, Calgary Metropolitan Region Board Regulation, Bylaw, and any other applicable CMRB bylaw or policy; and • In the best interest of the Calgary Metropolitan Region. <p>All Committee motions must be moved by a voting member. A simple majority (50% plus one) of members in attendance is required to pass a motion.</p>
Meetings	<p>The Committee shall meet as necessary to fulfill its duties and responsibilities and otherwise as directed by the CMRB.</p> <p>Administration will endeavor to provide meeting agendas, minutes, reports, briefings, and supporting materials to Committee members in electronic format in advance of scheduled Committee meetings. Any materials not provided in advance of a scheduled Committee meeting will be provided to Committee members at the meeting.</p> <p>The Committee is required to conduct its meetings in public unless a matter to be discussed is within one of the exceptions to disclosure in Division 2 of Part 1 of the <i>Freedom of Information and Protection of Privacy Act</i>, pursuant to s. 708.04 of the <i>Municipal Government Act</i>. In the event that a meeting is closed to the public, all Committee members and other individuals</p>

	present during the closed portion of the meeting shall keep matters disclosed in the closed portion of the meeting in confidence until disclosed or discussed at a Committee or CMRB meeting held in public. Dispute resolution discussions would be subject to the same FOIP considerations as the Board.
Support and Resources	<p>The Committee shall be supported by the Chief Officer, and CMRB Administration and outside consultants and professionals as determined to be necessary and directed by the Chief Officer.</p> <p>The Chief Officer shall engage the services of a facilitator to assist in discussions between the Committee and a Complainant. The facilitator shall be selected from a list of qualified individuals approved by the CMRB from time to time.</p> <p>The Chief Officer shall engage the services of a mediator to conduct mediation between the Committee and a Complainant. The mediator shall be selected from a list of qualified individuals approved by the CMRB from time to time.</p>
Amendments to the Terms of Reference	The Committee may, from time to time, consider changes to its Terms of Reference and recommend proposed changes to the Terms of Reference to the CMRB for consideration and approval.



Agenda Item	8
Submitted to	Governance Committee
Purpose	For Discussion
Subject	Chief Officer Performance Evaluation
Meeting Date	February 18, 2021
<i>That the Governance Committee discuss the performance evaluation process for the Chief Officer in 2021.</i>	
Background <ul style="list-style-type: none"> • The Performance Review Process for Chair and Chief Officer were passed at the Board in April 2020 • The Chair and Vice-Chair of the Governance Committee wish to discuss the performance evaluation process for the Chief Officer in 2021 	
Attachments <ul style="list-style-type: none"> • Approved Performance Review Process 	

Recommendation

Motion that the Governance Committee discuss the performance evaluation process for the Chief Officer in 2021.

Approved Review Process

Purpose

A formalized review process for both the Independent Board Chair and the Chief Officer will provide Board members the opportunity to:

- provide feedback on how the Independent Board Chair and the Chief Officer are performing in their roles, and
- offer constructive criticism on ways the Independent Board Chair and the Chief Officer can further support the Board in meeting its organizational goals.

It should be noted that this process is not the only method to offer feedback. Board, Committee and Sub-Committee members are encouraged to reach out to the Independent Board Chair or the Chief Officer to provide constructive performance feedback as necessary.

Independent Board Chair Performance Review Process



Figure 1: Steps in the Independent Board Chair Performance Review Process

Step 1. The Independent Board Chair will set goals and strategic targets on an annual basis that support the Board in achieving its organizational mandate. These goals and targets will be submitted to the Board for its approval during Q1 of the fiscal year.

Step 2. The Board will discuss and approve the goals during Q1 of the fiscal year.

Step 3. In the event that the term of the Independent Board Chair's contract finishes in Q4 of the fiscal year, the Board will decide on renewal of the Independent Board Chair's contract in Q3 of the fiscal year.

Step 4. A report will be provided by the Independent Board Chair to the Vice-Chair of the Board outlining the goals and targets achieved during the fiscal year. These will be submitted to the Vice-Chair two (2) months before fiscal year end.

Step 5. The Vice-Chair of the Board will lead a 360 feedback review of the Independent Board Chair's performance. Feedback will be collected through surveys and interviews with Board Members, the Chief Officer, and any other stakeholders as mutually agreed to between the Vice-Chair of the Board and Independent Board Chair.

Step 6. 360 feedback will be consolidated and reported to the Board. The Board will discuss and agree to performance recommendations which will be communicated to the Independent Chair by the Vice-Chair. This process should occur early in Q1 of the fiscal year such that the 360 feedback recommendations can inform the Independent Chair's goal setting as described in Step 1.

Chief Officer Performance Review Process



Figure 2: Steps in the Chief Officer Performance Review Process

Step 1. The Chief Officer, in discussion with the Board Chair, will set goals and strategic targets on an annual basis that support the Board in achieving its organizational mandate. These goals and targets will be submitted to the Board for its approval during Q1 of the fiscal year.

Step 2. The Board will discuss and approve the goals during Q1 of the fiscal year.

Step 3. A report will be provided by the Chief Officer to the Independent Board Chair outlining the goals achieved during the fiscal year. These will be submitted to the Vice-Chair two (2) months before fiscal year end.

Step 4. The Independent Board Chair will lead a 360 feedback review of the Chief Officer's performance. Feedback will be collected through surveys and interviews with Board Members, CMRB Administration, and any other stakeholders as mutually agreed to between the Independent Board Chair and the Chief Officer. A review session between the Chief Officer and the Board will also be coordinated by the Board Chair.

Step 5. 360 Feedback will be consolidated and reported to the Board. The Board will discuss and agree to performance recommendations which will be communicated to the Chief Officer by the Independent Board Chair. This should occur early in Q1 of the fiscal year such that the 360 feedback recommendations can inform the Chief Officers' goal setting as described in Step 1.



Agenda Item	9
Submitted to	Governance Committee
Purpose	For Information
Subject	Board Chair Disclosure
Meeting Date	February 18, 2021
<i>That the Committee receive for information a letter from Chair Clark disclosing concurrent roles per the Board Conflict of Interest Policy.</i>	
Background <ul style="list-style-type: none"> • Chair Clark's contract began on January 4, 2021 • Chair Clark has submitted the attached letter to the Governance Committee in accordance with the Conflict of Interest Policy disclosing concurrent roles 	
Attachments <ul style="list-style-type: none"> • Letter from Chair Clark • Governance Policy G-03, Conflict of Interest Policy 	

Recommendation

That the Governance Committee receive for information a letter from Chair Clark disclosing concurrent roles per the Board Conflict of Interest Policy.



January 26, 2021

Mr. Chris Sheard
Chair, Governance Committee
Calgary Metropolitan Region Board
Suite 305, 602 - 11th Avenue SW
Calgary, AB T2R 1J8

Mayor Marshall Chalmers
Vice-Chair, Governance Committee
Calgary Metropolitan Region Board
105 Marina Rd
Chestermere, AB T1X 1V7

Via Email

Dear Mr. Sheard and Mayor Chalmers,

In accordance with the CMRB Conflicts of Interest Policy I write to share with you and the Governance Committee the concurrent roles I hold. I can advise that these external appointments do not create either a real, potential, or perceived conflict of interest or a conflict of commitment in relation to my role and responsibilities as Chair of the CMRB.

Please see the attached disclosure list.

I will keep the Committee updated should any of these roles change and, in keeping with the Pre-Separation clause of the Conflicts of Interest Policy, commit to consulting with you before I accept any other concurrent roles.

I would be happy to meet with the Committee or any individual Committee member should you have any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read "Greg Clark", enclosed within a large, loopy oval shape.

Greg Clark
Chair, CMRB

cc. CMRB Governance Committee:

Mayor Peter Brown
Councillor George Chahal
Mayor Jeff Genung
Reeve Suzanne Oel
Councillor Jaime Kinghorn
Mayor Bill Robertson
Reeve Daniel Henn
Reeve Amber Link

Agenda Item 9i Attachment

Greg Clark Concurrent Roles

1. **Board Chair**, Balancing Pool. The Balancing Pool manages certain assets, revenues and expenses arising from the transition to competition in Alberta's electricity industry.
2. **President**, IKM Solutions Inc. IKM Solutions is my personal holding company through which I undertake occasional management consulting contracts.
3. **Board Member**, cSPACE Projects. cSPACE is a not-for-profit arts incubator based in Calgary, AB.
4. **Minority Shareholder**, RA2 Inc. RA2 is a marketing, research and communications firm based in Calgary, AB.
5. **Minority Shareholder**, Collabware Inc. Collabware is a software developer focused on records management software based in Vancouver, BC.



Updated Governance Policy G-03 **Conflict of Interest Policy**

Policy Brief and Purpose

The Conflict of Interest policy is intended to help CMRB Board, Committee and sub-Committee Members (Members), CMRB Staff (Staff) and contractors make appropriate decisions when the issues they face involve ethical considerations. The policy cannot *cover all scenarios but provides guidance in support of day-to-day decisions.*

Scope

This policy affects all CMRB Members, Staff, and contractors.

Policy

Members, Staff and contractors must not use their status or position with the CMRB to influence or gain a benefit or advantage for themselves or others outside of the CMRB's mandate.

Members, Staff and contractors must take reasonable steps to avoid situations where they may be placed in a real or apparent conflict between their private interests and the interests of the CMRB. In other words, actions or decisions that members, Staff or contractors take on behalf of the CMRB must not provide them with an opportunity to further their pecuniary interests.

Gifts and Gratuities

Members are bound by the gift and gratuity policy of the municipal council to which they are elected.

Staff must not accept or receive gifts and gratuities other than the normal exchange of gifts between friends or business colleagues, tokens exchanged as part of protocol or the normal presentation of gifts to people participating in public functions.

Outside Activities

Members, Staff and contractors must avoid participating in outside activities that conflict with the interests and work of the CMRB. Members, Staff and contractors will discuss any potential conflicts with the CMRB Chair and/or the Chief Officer. This policy is not intended to impact the ability of Members to discharge their duties as officials elected to represent their municipalities.

Pecuniary Interests

If Members or Staff have a pecuniary interest, as defined in the *Municipal Government Act*, in a matter before the Board or any of its Committees, that Member or Staff must follow the CMRB Pecuniary Conflict of Interest Procedure.

Agenda Item 9ii Attachment



Volunteer Activity

If Members, Staff or contractors are involved in volunteer work, the activity must not influence or conflict with decisions relating to the CMRB outside of providing potential insights in support of meeting the CMRB's mandate.

Pre-Separation

Members and Staff considering a new offer of appointment or employment must be aware of and manage any potential conflicts of interest between their current position and their future circumstance and must remove themselves from any decisions affecting their new appointment or employment.

Post-Separation

Once members and staff have left the CMRB, they must not disclose confidential information that they became aware of during their time with the CMRB and must not use their contacts with their former colleagues to gain an unfair advantage for their current circumstance.

Sanctions for Members found Contravening the Policy

The Board (excluding the Member(s) who is subject of the complaint) will determine by simple majority what sanctions (if any) will be imposed, during a closed session of the Board.

The Chair will recommend to the Board the application of sanctions which may include:

- a. no sanctions be imposed
- b. letter of reprimand addressed to the Board or Committee Member,
- c. requesting the Board or Committee member issue a letter of apology,
- d. a letter of reprimand addressed to the Municipal Council and CAO of the municipality which the Board or Committee Member is representing,
- e. publication of a letter of reprimand addressed to the Board or Committee member,
- f. a letter to the Municipal Council and CAO of the municipality which the Board or Committee member is representing requesting that a new representative to CMRB be appointed, or
- g. other appropriate sanctions as determined by the Board.

The Board will decide through a simple majority which sanctions, if any, to impose on a Member.



Calgary Metropolitan Region Board

UPDATED Agenda – February 26, 2021

9:30-12:30

Go-To Meeting/Call-In

Meetings are recorded and live-streamed

- | | | | |
|---|--------------|------------------|------------|
| 1. Call to Order & Opening Remarks | | Clark | |
| <i>CMRB Admin will utilize the recording function on GoToMeeting as a backup recording in case an internet connection is lost and CMRB's YouTube account is unable to record the meeting. When the recording function is enabled, you will hear an audio prompt notifying that the meeting is being recorded.</i> | | | |
| 2. Adoption of Agenda | | All | |
| For Decision: Motion to adopt and/or revise the agenda | | | |
| 3. Review and Approve Minutes | (Attachment) | All | 3 |
| For Decision: Motion that the Board review and approve the Minutes of the January 29, 2021 meeting | | | |
| 4. COVID Update | (Verbal) | Beesley | |
| For Information: Motion to receive for information a COVID update from the Government of Alberta | | | |
| 5. Growth Plan Review Process | (Attachment) | HDRC/
Copping | 10 |
| For Information: Motion that the Board receive for information a process for resolving outstanding areas of disagreement related to the Growth Plan | | | |
| 6. Growth Plan | (Attachment) | HDRC/
Copping | 23 |
| For Decision: Motion that the Board approve public engagement on this version of the Growth Plan | | | |
| 7. Phase 3 of Public Engagement | (Attachment) | Harding | 104 |
| For Discussion: Motion that the Board receive for information and provide feedback on Phase 3 of public engagement on the Draft Growth Plan | | | |
| 8. Q4 Actuals | (Attachment) | Copping | 110 |
| For Decision: Motion that the Board review and receive for information the Q4 Actuals and Year End | | | |



9. Foothills County Requested Agenda Item: Calculation of Municipal In-kind Contribution Towards the Completion of the Growth (Verbal) Oel and Servicing Plans

For Decision: Motion that CMRB member municipalities calculate their in-kind contributions provided in 2020 and January 2021 (13 months) towards the development of the Growth & Servicing plans and the Regional Evaluation Framework. Member municipalities are to provide this calculation to CMRB administration for distribution to all CMRB members

10. Roundtable All

11. Closed Session (pursuant to Section 16 of FOIP Act)

HDRC Contract Update (Attachment sent by separate cover) Copping

For Information: Motion that the Board review and receive for information an update on the HDRC delivery of contracted services

Return to open session

12. Next Meeting: Friday March 19, 2021

13. Adjournment Clark

Upcoming Meetings:

Land Use & Servicing Committee	Visioning Session Thursday March 4 9:00-1:00 Thursday April 1 @ 9:30 Thursday May 6 @ 9:30	GoTo Meeting
Board Meeting	Visioning Session Friday March 19 9:00-1:00 Friday April 23 @ 9:30 Friday May 14 @ 9:30 Friday May 28 @ 9:30	GoTo Meeting
Governance Committee	Thursday April 8 @ 9:30	GoTo Meeting
Advocacy Committee	TBD	GoTo Meeting



Calgary Metropolitan Region Board

Minutes of the Go-To Meeting of the
Calgary Metropolitan Region Board
on Friday January 29, 2021

Delegates in Attendance

Mayor Peter Brown – City of Airdrie
Mayor Naheed Nenshi/Councillor Gian-Carlo Carra – City of Calgary
Mayor Marshall Chalmers – City of Chestermere
Mayor Jeff Genung – Town of Cochrane
Reeve Suzanne Oel – Foothills County
Mayor Craig Snodgrass – High River
Mayor Bill Robertson/Councillor Ed Sands – Town of Okotoks
Reeve Dan Henn – Rocky View County
Mayor Pat Fule – Town of Strathmore
Deputy Reeve Scott Klassen – Wheatland County
Dale Beesley, Municipal Affairs

CMRB Administration:

Chris Sheard, Chair
Greg Clark, Incoming Chair
Jordon Copping, Chief Officer
Liisa Tipman, Project Manager–Land Use
Jaime Graves, Project Manager–Intermunicipal Servicing
Shelley Armeneau, Office Manager
JP Leclair, GIS Analyst

1. Call to Order & Opening Comments

Called to order at 9:30 AM.

2. Approval of Agenda

Chair noted a time conflict for Anne Harding presenting item 7 Public Engagement What We Heard Report and asked if it could be moved up in the agenda. A request was made to add a discussion to the roundtable on requesting an extension to the deadline to submit the Growth & Servicing Plans to the province. A friendly amendment was suggested to move that discussion before the Growth & Servicing Plan items.

M 2021-13

Moved by Mayor Genung **Seconded by** Mayor Brown, accepted by Chair.

Motion: That the Board approve the agenda of the January 29, 2021 meeting, changing the order as follows:

- Review and approve minutes
- Phase 2 Public Engagement What We Heard Report
- COVID Update
- Roundtable discussion on request to the province for an extension
- Return to original agenda order

Motion carried unanimously.



3. Review and Approve Minutes

M 2021-14

Moved by Mayor Fule **Seconded by** Mayor Chalmers, accepted by Chair.

Motion: That the Board approve the Minutes of the January 15, 2021 meeting, with the following change:

7. Environmentally Responsible Land Use Policy The following feedback was provided:

*o Consider stronger statements on flood mitigation to protect from future flooding. Need wording around upstream mitigation on the Bow **River and reflection of the SR1 project on the Elbow Rivers-on a map of the Growth Plan.**"*

Motion carried unanimously.

4. Phase 2 Public Engagement What We Heard Report

Anne Harding reviewed the What We Heard Report and answered questions.

M 2021-15

Moved by Mayor Genung **Seconded by** Mayor Brown, accepted by Chair.

Motion: That the Board approve the Phase 2 Public Engagement What We Heard Report.

Motion carried unanimously.

5. COVID Update

Dale Beesley updated the Board on COVID care teams, mental health assistance, First Nations cases and communications.

M2021-16

Moved by Councillor Ed Sands **Seconded by** Mayor Brown, accepted by Chair.

Motion: That the Board receive for information a COVID update from the Government of Alberta.

Motion carried unanimously.

6. Roundtable Discussion on Request to the Province for an Extension

Members discussed putting forward a formal request to Municipal Affairs for an extension to the deadline for submission of the Growth and Servicing Plans. There was general agreement that more time may help create a more complete outcome, and requesting a specific timeline was preferred. It was proposed that the current work schedule continue. The draft Plans would come to the February 19 and 26 Board meetings, HDRC would present to member municipality councils in February and then, if granted an extension, use the additional time for further public consultation and refining of the Plan. CMRB Administration was



tasked with creating a work plan to be used for the basis of requesting an extension. Administration was also asked to bring forward the budget implications of an extension and additional public engagement. A member requested that no additional policies be added to the Plans, but rather a refining of the work done to date.

Motion Arising:

M 2021-17

Moved by Mayor Fule **Seconded by** Mayor Genung, accepted by Chair.

Motion:

1. The Board affirm the desire for an extension to the March 1, 2021 deadline of the Plans
2. Direct CMRB Administration to develop a workplan for an extension to the March 1, 2021 deadline, for approval by the Board by e-vote, no later than February 8, 2021.

Motion carried unanimously.

3. The Board agree that the extension be no later than June 1, 2021.

Motion carried.

Following the Board meeting, CMRB Administration circulated an email on Monday February 8 in relation to the motion arising which included a brief on the email vote, the draft CMRB Project Extension Schedule and a draft letter to the Minister of Municipal Affairs requesting an extension to June 1, 2021. Members voted by email:

M2021-18

Motion Arising:

That the Board approve:

- a) the proposed Growth and Servicing Plan Extension Schedule, and
- b) the draft letter requesting an extension to June 1, 2021, for delivering the Growth and Servicing Plan to the Minister of Municipal Affairs.

Motion carried. Recorded vote requested.

Airdrie: in favour, Calgary: in favour, Cochrane: in favour, Chestermere: in favour, Foothills: opposed, High River: in favour, Rocky View: opposed, Strathmore: in favour, Okotoks: in favour, Wheatland: opposed.

7. Reserve Funds Policy

Jordon Copping reviewed the Policy and answered questions.

M 2021-19

Moved by Mayor Chalmers **Seconded by** Mayor Fule, accepted by Chair.

Motion: That the Board approve the Reserve Funds Policy.

Motion carried unanimously.



8. Advocacy Committee Request

Jordon Copping updated the Board on a discussion at the recent Advocacy Committee meeting where members discussed the role that Family and Community Support Services (FCSS) plays in supporting the mental health of Albertans. The Committee recommended that the Board advocate, by way of a letter to the Ministers of Community and Social Services and Finance, not to reduce funding in the budget to FCSS programs. A suggestion was made to amend the letter to read: *"it is critical that Budget 2021 does not reduce, and if possible increases, funding for the FCSS Program"*.

M 2021-20

Moved by Mayor Genung **Seconded by** Mayor Chalmers, accepted by Chair.

Motion: That the Board approve the attached draft letter to be sent to the Government of Alberta.

Motion carried unanimously.

9. Growth Management & the Efficient Use of Land Policy

Peter Calthorpe of HDRC provided a presentation on this Policy including:

- Goals
- Tools for sustainable future
- Growth Opportunities Summary
- Key changes from feedback from TAG and Land Use & Servicing Committee including:
 - Rural area development
 - Hamlet growth areas
 - Joint planning areas
 - Approved statutory plans
 - Exceptions to policy

There was general support for this policy. Concerns brought forward included densities and caps on the number of dwelling units in rural cluster developments, limiting development to hamlets and joint planning areas, inability to create employment areas outside hamlet and joint planning areas, fiscal sustainability, and criteria language for hamlet growth areas, and that language in the plan must be very clear. A suggestion was made to include unique circumstances for places that do not fit into a particular category but should be considered acceptable for development.

Further remarks were made about the Plan related to ensuring the wording is substantive. Relating to policy 10 and exceptions, a request was made for a statement tying services and infrastructure to development. Another comment was made that policy section 10.2.c should be removed because it is redundant and does not provide clear criteria.



Additional feedback was taken by HDRC for discussions at the next TAG and Committee meeting.

M 2021-21

Moved by Mayor Genung **Seconded by** Mayor Brown, accepted by Chair.

Motion: That the Board receive for information the Growth Management and the Efficient Use of Land section of the Growth and Servicing Plans.

Motion carried.

10. Water Stewardship Policy

Stephen Power presented on the key changes made to this policy as a result of discussions at the Land Use & Servicing Committee and TAG. Specifically: watershed protection, stormwater management, water efficiency, collaboration and governance. TAG input created new policy 2.2: Member municipalities should identify locations where stormwater management may impact regional infrastructure systems and develop appropriate policies to address areas of impact. A concern was raised about this policy around restricting development or mandating higher standards than those already in place. Stephen clarified that the intent is simply to identify where stormwater management might impact other infrastructure, so that planning is not done in isolation.

M2021-22

Moved by Councillor Sands **Seconded by** Mayor Genung, accepted by Chair.

Motion: That the Board receive for information the Water Stewardship section of the Growth and Servicing Plans.

Motion carried unanimously.

11. Shared Services Policy

Stephen Power presented on this item and answered questions. A comment was noted that creation of regional recreation working groups may present capacity challenges to some member municipalities.

M2021-23

Moved by Mayor Genung **Seconded by** Reeve Oel, accepted by Chair.

Motion: That the Board receive for information the Shared Services section of the Growth and Servicing Plans.

Motion carried unanimously.



12. Celebrating Rural Urban Differences

While not listed on the agenda package, the Board briefly discussed this section of the Growth Plan.

M 2021-24

Moved by Mayor Brown **Seconded by** Councillor Sands, accepted by Chair.

Motion: That the Board receive for information the Celebrating Rural Urban Differences section of the Growth and Servicing Plans.

Motion carried unanimously.

13. Environmentally Responsible Land Use Policy

Stephen introduced the key changes to this policy including the preamble, environmentally sensitive areas, and climate change and definitions. There was general consensus on this policy and that it is essential to protecting our region. Another member felt that while they could support some of the policy, it was not in favour of putting it into the growth plan until the implications are fully understood and a robust cost benefit analysis has been performed on the ideas.

M 2021-25

Moved by Councillor Carra **Seconded by** Mayor Brown, accepted by Chair.

Motion: That the Board receive for information the Environmentally Responsible Land Use section of the Growth and Servicing Plans.

Motion carried unanimously.

14. Economic Wellbeing Policy

Charlie Hales introduced this policy and noted there were minimal changes from the previous circulation with the exception of agricultural economy moving into this area. He further noted the Plans address growth management and infrastructure and sets the stage for follow-on actions like devising an economic development strategy, however this is a follow up action for the Board to take up and is not formally included in the Plans. A member felt more time should be spent on the essence of sustainability. Charlie explained that it is a judgment call to determine how extensive the Plans go in this area. Another member felt economic development in counties is being restricted and this section is not positive for rurals.

M 2021-26

Moved by Councillor Sands **Seconded by** Mayor Genung, accepted by Chair.

Motion: That the Board receive for information the Economic Wellbeing section of the Growth and Servicing Plans.

Motion carried.

**15. Next Meeting: Friday February 19, 2021**

Direction was given to arrange a strategic closed session meeting for the Board to establish trust among members and to proceed productively. Jordon agreed to include that in the revised workplan.

16. Adjournment at 12:43 PM.

Christopher Sheard, Chair

DRAFT



Agenda Item	5
Submitted to	Board
Purpose	For Information
Subject	Growth Plan Review Process
Meeting Date	February 26, 2021
<i>Motion that the Board receive for information a process for resolving outstanding areas of disagreement related to the Growth Plan</i>	
<p>Summary</p> <ul style="list-style-type: none"> • The Board passed the Growth and Servicing Plan Extension brief by email vote on February 12, 2021. The Work Schedule provides timelines for a vision process and for a third round of public engagement. • In another agenda item, CMRB Administration has requested approval to release the February 26 version of the Growth Plan for public engagement so the engagement may proceed on schedule. • There are remaining areas of disagreement around the policies and directions of the Growth Plan and around the priorities of the Board where further direction, decisions, or discussions are necessary. This document identifies a process for resolving outstanding areas of disagreement raised by the Board. • The forthcoming Board visioning process will provide an opportunity to discuss the vision and priorities of the Board. The visioning process, led by Mr. Mauro Meneghetti, is underway. The visioning process may also support finding a path forward on outstanding areas of disagreement. • The Growth Plan will be updated to reflect input from the visioning process and the public engagement process, as well as the continued discussions to be had at the Board and TAG level on Growth Plan policies. 	
<p>Attachments</p> <ul style="list-style-type: none"> • Approved CMRB Project Extension Schedule 	

1. Background

The Board passed the CMRB Project Extension Schedule by email vote on February 12, 2021. The proposed schedule for Phase 3 of Public Engagement was included in the approved Work Schedule as follows:

Agenda Item 5

- February 15 to February 26 - begin updates to engagement website including work with C&E TAG
- February 26 – approval by the Board of the Draft Growth Plan upon which the public will be engaged
- March 1 to March 8 - Finalization of the engagement website
- March 10 – Phase 3 of Public Engagement goes live
- March 10 to April 9 – Engagement website open for feedback
- April 9 to April 23 – Reporting and incorporation of the engagement feedback
- May 9 to May 23 – Finalization and approval of the 'What We Heard' Report

In another agenda item, CMRB Administration requests that the Board approve release of the February 26 version of the Growth Plan for public engagement so the engagement task may proceed on schedule.

2. Outstanding Areas of Disagreement

There are some remaining areas of disagreement around the Growth Plan where further direction, decisions, or discussions are necessary. This document identifies a process for resolving outstanding areas of disagreement related to specific Growth Plan policies. The upcoming Board visioning process, to be led by Mr. Mauro Meneghetti, will provide an opportunity to discuss the vision and priorities of the Board. These discussions may also inform updates of the Growth Plan.

Growth Management and the Efficient Use of Land

Growth Management Framework (Location and Scale of Growth)	
Purpose	To establish the location and scale of preferred growth areas for all member municipalities
Description	Growth management creates clear expectations about where growth is preferred and how much growth can be expected in specific locations. This reduces the amount of land consumed by development and creates opportunity to optimize service delivery to growth areas.
Implementation Tools	<ul style="list-style-type: none"> • Regional Growth Structure Map • Growth Areas, which include: locations within existing urban municipal boundaries, Joint Planning Areas, Hamlet Growth Areas, existing Area Structure Plans, and Rural and Country Cluster Residential Areas. • Preferred Growth Areas, which include: locations within existing urban municipal boundaries, Joint Planning Areas, Hamlet Growth Areas • An understanding of scale of growth (population and employment projections)



Outstanding Items	Issue	Recommended Change	Process to Finalize
	Defining "Regional Significance"	Consultant has recommended a definition of regional significance	TAG Review
	Location of Hamlet Growth Areas	Consultant recommends removing the specific location of Growth Hamlet Areas for Foothills County, and has provided an opportunity for Foothills County to identify three new Hamlet Growth Areas to support their anticipated growth and future water line	Board Direction
	Guidance around amendments to Existing ASPs and ARPs	Consultant recommends that Existing ASP or ARP amendments in an Urban Municipality must not decrease the overall density of residential development or reduce the ratio of Preferred Placetypes within the plan area. Existing ASP or ARP amendments may propose new JPAs or Hamlet Growth Areas to allow clustering densities and to add Preferred Placetypes	Board Direction followed by TAG Review
	Allowing for local employment areas	Consultant has defined "regional significance." This definition allows for growth that is not regionally significant to be approved without going through REF (similar to IGP/IREF process) For employment, local employment areas proposing less than 8 lots and less than 20 acres in total area are not regionally significant. Local employment areas proposing greater than either of these triggers would be referred through the REF process.	Board Direction followed by TAG Review

Joint Planning Areas			
Purpose	To enhance collaboration between member municipalities		
Description	Joint Planning Areas are locations where higher growth pressure is expected and it is important that regional infrastructure and services be coordinated to optimize the economic, social, and environmental potential of those areas.		
Implementation Tools	<ul style="list-style-type: none"> Regional Growth Structure Map Context Study 		
Outstanding Issues	Issue	Recommendation	Process to Finalize
	JPA 1 West Boundary and JPA 3 Boundary are under review	Member municipalities have provided alternative boundaries but have not established a consensus on the boundaries	JPA Member Review followed by Board Direction
	Refinements to Context Study Requirements	Consultant has updated requirements for Context Studies and added clarity around approval of Context Studies by the Board in consideration of TAG feedback	TAG to Review

Placetype Recommendations (Quality and Type of Growth)	
Purpose	To create high quality places in the CMR
Description	Placetypes provide guidance on development type through consideration for character and form. Placetypes include guidance around density, mix of uses, and quality of place (experience).
Implementation Mechanisms	<ul style="list-style-type: none"> Placetypes, which include: Infill and Redevelopment, Mixed Use Center/TOD, Masterplan Community, Employment Area, Residential Community and Rural and Country Cluster Preferred Placetypes, which include: Infill and Redevelopment, Mixed Use Centre/TOD, and Masterplan Community Implementation Reporting (every two years)

Outstanding Issues	Issue	Recommendation	Process to Finalize
	Density of Hamlet Growth Areas is too high and not flexible (not rural in character)	Consultant recommends change to minimum average density of 3.5 du/ac from 5.0 du/ac for the residential community Placetype, which can be up to 40% of the Placetypes.	Board Direction
	Country Cluster is not economically feasible at 80 lots	Consultant recommends emphasizing the importance of Hamlet Growth Areas as a Preferred Growth Area and lowering the density requirements for growth in existing hamlets	Board Direction
	Amount of Infill and Intensification in Existing ASPs	<p>The Consultant recommends that</p> <ul style="list-style-type: none"> • ASP and ARP amendments to existing plans that include significant increases in densities or Preferred Placetypes, and are not located in a Preferred Growth Area, may propose a JPA or a Hamlet Growth Area • Regionally Significant ASP and ARP amendments in Preferred Growth Areas must not decrease the overall density of residential development or reduce the ratio of Preferred Placetypes. 	Board Direction

3. Additional Considerations

The consultant has recommended that the CMRB make Growth Management and Efficient Use of Land the substantial focus of the Growth Plan. Given this focus, HDR|Calthorpe acknowledges that there are important considerations where the Growth Plan is “dipping the toe in the water” of regional policy approaches on certain issues. In some cases, these issues are the subject of policies in the Growth Plan, but they do have a significant focus in this version of the Plan. This occurs for several reasons: they are outside the scope of the CMRB Regulation; they have not been reviewed and discussed with the Board to determine its priorities; they are complex issues, and the cost, scope, and impact of various approaches to addressing them is unknown at this

Agenda Item 5

time; they require the outcomes of the Growth Plan to be more understood. These issues may include, but are not limited to:

- Detailed policies about water security, source water protection, and governance strategies for water and wastewater servicing,
- Detailed planning for the locations of hard infrastructure,
- Regional Economic Development strategies,
- Cumulative effects management strategies,
- Clear region-wide standards for water use,
- Climate change action and risk management plans or strategies,
- Regional service delivery mechanisms for regional services such as transit or recreation,
- Regional housing strategies,
- Approaches to Reconciliation, or
- Other

HDR|Calthorpe notes that the creation of a growth management strategy is a significant step forward to creating a clearer path forward on other issues of importance to the Board. The Growth Management and Efficient Use of Land policies have laid the foundation for the CMRB to adopt implementable and innovative approaches to other long-term challenges as it fulfills its mandate and vision.

The Board visioning process will provide an opportunity to discuss the vision and priorities of the Board. These discussions may inform updates of the Growth Plan, may identify future studies that should be included in the Growth Plan, or may identify priorities for future work of the Board once the Growth Plan is complete.

4. Recommendation

That the Board receive for information a process for resolving outstanding areas of disagreement related to the Growth Plan



Approved Growth and Servicing Plan Extension Work Schedule

There are five workstreams proposed for the Extension Work Schedule as below:

- Workshops or other meetings to finalize a vision for the Board,
- a third round of public engagement, focused on the final draft of the Growth Plan (as it stands at that time),
- finalize the policies of the Growth and Servicing Plans, including developing a clear understanding of work proposed to be focussed on outside of the Plans,
- finalize the implementation documents required (including REF), and
- finalize the format and language of the Plans.

At present it has been determined that the bulk of the meetings required with elected officials are already scheduled; however, Administration has currently identified a need for an additional board meeting on May 21, 2021.

The below outlines further details for the proposed work schedule.

1. Visioning

February 15th – March 26th

The Board has worked toward developing and finalizing a vision on three separate occasions. Two workshops were held in December 2018, which resulted in the development of the six areas of focus on which the Growth Plan is being built. Subsequent work by Strut Creative resulted in the development and adoption of the CMRB Messaging Platform. At the end of 2019 CMRB retained the services of Mauro Meneghetti to lead two workshops with the Board, with the intent of finalizing the vision of the Board. Unfortunately, a provincial lockdown was implemented the week before the visioning workshops were slated to take place. In dialogue with Mauro, it was agreed upon to put this work on hold until Board members were able to meet in person.

The need for physical distancing continued longer than originally anticipated and, as people have become more comfortable with using online platforms, it is now possible to complete this visioning work. CMRB Administration has reached out to Mauro Meneghetti and he has the capacity to restart the work began almost a year ago.

The major steps of the visioning work are below:

1. Re-start
 - a. Review existing literature, notes, and stakeholder assessment
 - b. Briefing conversations with CMRB, Board Chair
 - c. Incorporate updates, material progress, and innovations
2. Confirm stakeholder feedback and facilitation design
 - a. Schedule Workshop #1 and make logistical arrangements
 - b. Conduct interviews with any new stakeholders
 - c. Update summarized findings and validate with CMRB staff

Agenda Item 5i Attachment



- d. Agree design of two virtual ½ day workshops, at this time the agenda(s) are expected to include
 1. Opening comments - Chair
 2. Visioning Best Practices and Process – Mauro
 3. General Observations from Interviews
 4. Key Components of our Vision
 - a. Who is our Customer
 - b. Our Aspirations
 - c. Our Culture
 - d. Our Core Competencies
 - e. How We Make our Decisions
 - f. How We Enable and Control
 5. Next steps
- e. Finalize remaining schedule and scope.
3. Working Session #1 (4 hours)
 - a. Prepare and circulate workshop materials as required:
 - b. Conduct Working Session #1,
 - c. Develop PowerPoint summary report of session outcomes
4. Working Session #2 (4 hours)
 - a. Prepare and circulate workshop materials as required
 - b. Conduct Working Session #2
 - c. Develop / update PowerPoint summary report of session outcomes
5. Approvals and Wrap-up
 - a. Incorporate material edits from CMRB and key advisors as required
 - b. Publish a Strong Draft of Session outcomes
 - c. Support the CMRB team as required
 - d. Attend CMRB Board meeting where approvals are sought
 - e. Transfer materials to CMRB

Step	Planned Duration
1. Re-start	February 8 to February 12 2021
2. Confirm Stakeholder feedback and facilitation design	February 15 to February 19
3. Working Session #1 (1/2 day)	March 4
4. Working Session #2 (1/2 day)	March 19
5. Approvals and Wrap-up	March 26
Total	



2. Public Engagement

February 15 – May 23, 2021

Through the development of the Growth Plan, HDR|C has conducted two rounds of public engagement. The Board has requested that a third round of public engagement be conducted on a **Draft Proposed Growth Plan**. The timeline of the first round of public engagement is included below as an example of the necessary timeline to conduct a round of public engagement.

Anne Harding of HDR|C has been contacted and has capacity to develop and conduct a engagement process within the timelines required to meet the needs of the Board.

The approximate chronology of Phase 1 of Engagement included:

- June 11 LUSC scenarios revealed (Workshop #3) (TAG July 9)
- June 30 meeting with C&E TAG to discuss promotion activities (key messages for elected officials, quotes, videos, Twitters, etc.), high level tour of the website
- July 16 HDR|C provides CMRB Administration with a tour of the detailed website built from key messages and HDR|C's scenario process
- July 17 Board was given a 'tour' of the site at Board meeting. Board decided to get more feedback from C&E TAG on the engagement questions. C&E TAG comment period was open from July 17-July 22 (3 business days).
- July 24 website went live and was open for 6 weeks over the summer holidays until Sept 4th (6 full business weeks). Weekly updates provided to C&E TAG over the engagement period
- September 18th WWH summary from Workshop 3 approved by the Board & Phase I Engagement themes were presented to the Board
- November 20th WWH report for Phase I Engagement approved by the Board

The proposed schedule for Phase 3 of Public Engagement is below. This is subject to refinement through dialogue with the Board and the consultant if the public outreach is approved by the Board.

- February 15 to February 26 - begin updates to engagement website including work with C&E TAG
- February 29 – approval by the Board of the Draft Growth Plan upon which the public will be engaged
- March 1 to March 8 - Finalization of the engagement website
- March 10 – Phase 3 of Public Engagement goes live
- March 10 to April 9 – Engagement website open for feedback
- April 9 to April 23 – Reporting and incorporation of the engagement feedback
- May 9 to May 23 – Finalization and approval of the 'What We Heard' Report



3. Finalize the policies of the Growth and Servicing Plans *February 15 – May 7*

This work is underway and will continue while the visioning and engagement workstreams are undertaken. However, it is important to note that the outcome of the vision and engagement work will greatly impact the finalization of this work.

Growth Plan

Dialogue on the Growth Plan policies has been intensive during the past four months. This work will continue, however a detailed meeting schedule has yet to be developed. The consultant is currently taking the time to review all of the submitted comments on the Growth Plan and the Growth Plan policies to ensure all comments have been considered in the next draft of the Growth Plan. This updated Draft document will go to the Board for discussion on February 26 and, as per the proposed engagement plan, the draft document reviewed on February 26 will be the document on which the public is engaged.

Servicing Plan

To date, the Servicing Plan has not had the same level of attention as the Growth Plan. As the Servicing Plan is required to support the Growth Plan, it should be directed by the agreement of the CMRB Growth structure and policy and provide a pathway for implementation of those Growth Plan policies. The Servicing Plan is an elaboration of the implementation plan for the Growth Plan.

There are a number of tasks required to advance the Servicing Plan to a final draft which will be acceptable to Board and meets the requirement of the Regulation.

- HDR|C to review verbiage of Regulation to ensure final Servicing Plan will meet the test of the Regulation.
- Draft Growth Plan policies agreed to with understanding that fine tune will be required following visioning work.
- Draft Servicing Plan to be completed concurrently with the visioning work and include an opportunity to review outputs of the visioning work
- Assume Servicing Plan deliverable will not be part of Phase 3 Public Engagement
- TAG meeting tasks, as described below, should involve HDR|C team, CMRB Administration, and TAG, and as-needed SMEs from municipal administrations



Task	Timeline	Inputs	Outputs
TAG Meeting 1 (~4 hours)	Mid February / week 1	Draft Servicing Plan Discussion from Committee Feb 4 TAG feedback (written comment)	v2Draft Servicing Plan (due week 2)
TAG Meeting 2 (~3 hours)	Early March / week 3	v2 Draft Servicing Plan from HDR C TAG feedback (written comment)	v3Draft Servicing Plan (due week 4)
TAG Meeting 3 (~2 hours)	Mid March / week 5	v3 Draft Servicing Plan from HDR C TAG feedback (written comment)	v4Draft Servicing Plan (due week 6)
TAG Meeting 4 (~2 hours)	Early April/ Week 8	v4 Draft Servicing Plan from HDR C Output from visioning workshops	V5 Draft Servicing Plan (due week 9)

4. Finalize the Implementation Documents Required

March 8 – May 7

This work is underway and will continue while the visioning and engagement workstreams are undertaken. However, it is important to note that the outcome of the vision and engagement work will greatly impact the finalization of this work.

Work has begun by the consultants and CMRB Administration to develop the Regional Evaluation Framework (REF) based on the successes and challenges experienced through using the Interim Regional Evaluation Framework (IREF). Given that the Growth Plan policies inform the REF and implementation section of the Growth Plan, once these policies are brought closer to finalization a more detailed work plan will be circulated. Given the technical nature of finalizing the implementation documents, work with TAG will be required.

Task	Timeline	Inputs	Outputs
TAG Meeting 1 (~3 hours)	Early March/ Week 1	Draft Growth Plan	v1 Draft REF/ other implementation



			sections (due week 2)
TAG Meeting 2 (~3 hours)	Late March / week 4	Draft Growth Plan V1 Draft REF TAG feedback and written comments	v2 Draft REF/ other implementation documents (due week 4)
TAG Meeting 3 (~2 hours)	Mid April / week 6	V2 Draft REF TAG feedback and written comments	v3 Draft REF/ other implementation documents (due week 6)

5. Finalize the format and language of the Plans

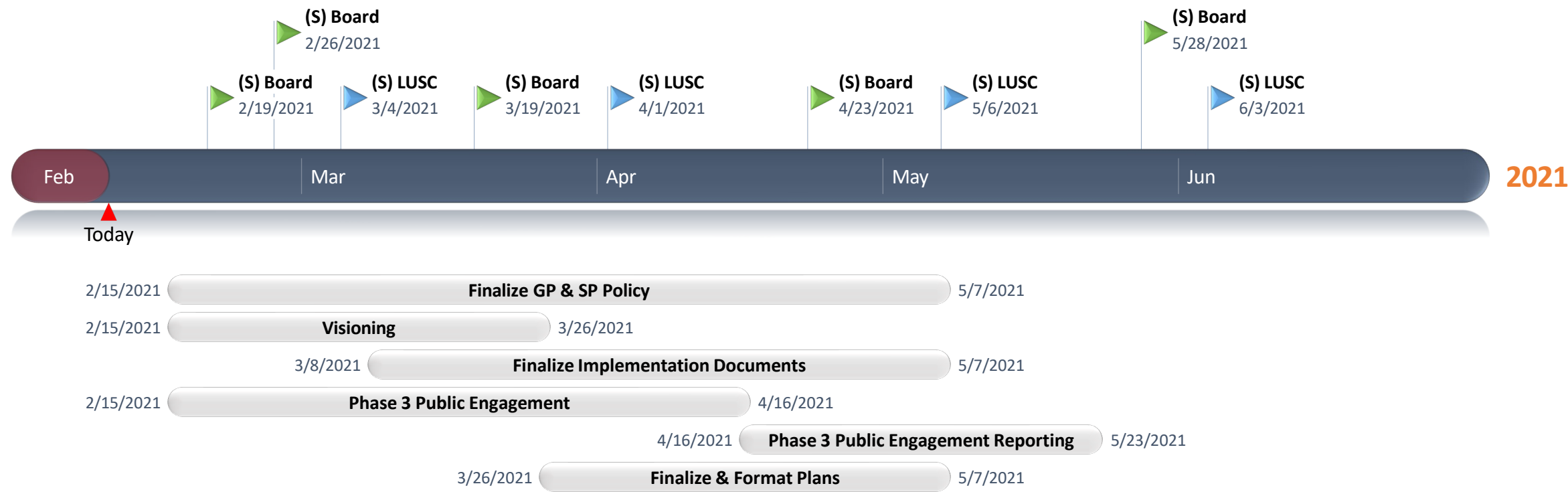
March 26 – May 7

This workstream is the preparation of the documents in their final state involving images, text, graphics, figures/maps and others. This work is underway, and refinements will happen throughout the process; however, the outcome visioning work will greatly impact this workstream and, therefore, will begin in earnest once the visioning work has been completed.

Draft CMRB Project Extension Work Schedule

(S) Board – currently scheduled meeting

(S) LUSC– currently scheduled meeting





Agenda Item	6
Submitted to	Board
Purpose	For Decision
Subject	Growth Plan
Meeting Date	February 26, 2021
<i>Motion that the Board approve public engagement on this version of the Growth Plan.</i>	
<p>Summary</p> <ul style="list-style-type: none"> At the February 4, 2021 Committee meeting, the Committee reviewed a complete draft of the Growth Plan and provided feedback. HDR Calthorpe has updated the document in consideration of Committee and TAG comments. Consultant recommended substantive changes to the Growth Management and Efficient Use of Land section of the Growth Plan are outlined in this agenda item. Further changes were made to add clarity and improve the readability of the document. A redline version of the Growth Plan is attached. In the e-vote completed January 12th, the Board approved the project extension schedule which included an additional round of public engagement on the draft Growth Plan. CMRB Administration requests direction from the Board on presenting the February 26 version of the Growth Plan for public engagement. The Growth Plan would be further refined in consideration of the Board visioning process and public engagement outcomes. 	
<p>Attachments</p> <ul style="list-style-type: none"> Draft Regional Growth Plan, HDR Calthorpe 	

1. Background

At the February 4, 2021 Committee meeting, the Committee reviewed a complete draft of the Growth Plan. HDR|Calthorpe has reviewed Committee and TAG input and has updated the document in consideration of that feedback.



2. Growth Plan Updates

The Board has requested a third round of public engagement to receive public comments on the Growth Plan itself. To allow the public engagement to proceed as outlined in the approved work schedule extension, CMRB requests Board approval to use the February 26 version of the Growth Plan for the purposes of conducting public engagement. There will be additional opportunities for the Board and TAGs to discuss outstanding matters of disagreement as outlined in another item in this agenda package. Updates made to this version of the Growth Plan beyond housekeeping and document editing are summarized below. **Substantive changes to policy direction are highlighted in red below.**

Subject Policy	Significant Changes
1.1.1	Allows Mixed-use/TOD to be included in Infill and Masterplan Placetypes. Moved density requirements for Preferred Placetypes to section of the document.
1.1.2	Added definition of 'Preferred Growth Area(s)' Created new section for 'Preferred Placetype' to formalize the definition in a policy and moved the quantitative density requirements to this section from definitions. Reduced the density for Residential Communities in Hamlet Growth Areas to 3.5 du/ac.
1.1.3	Created a new policy section and definition for 'Preferred Growth Areas' to clarify the role and definition of areas appropriate for new mixed-use and employment development
1.1.4	Added Employment Areas Placetype in general description of Placetype Target policy section
1.1.6.2	Added qualitative description of Rural and Country Cluster and moved quantitative density and size requirements from definition section
1.1.6.4	Added policies for local employment areas
1.1.7.1	Added new subsection to define number of HGAs for each County
1.1.7.2	Minor edit to state 'employment' rather than 'commercial' in HGAs for consistency with remainder of Plan.
1.1.7.5	requires demonstrated 'established growth pressure and market demand' for new or expanded HGAs
1.1.8.3	added requirement for 'established growth pressure and market demand' to the criteria for a new JPA
1.1.9	Changed 'statutory Plans' to 'ASP and ARP' for clarity
1.1.10	Added Employment Areas to overlay maps
1.1.14	Added new section on REF that defines regional significance



3. Recommendation

That the Board approve public engagement on this version of the Growth Plan.



Calgary Metropolitan Region Growth Plan

CONTENT DRAFT

February 19, 2021

Agenda Item 6i Attachment

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THIS DOCUMENT IS A DRAFT CONTENT VERSION OF THE CMRB GROWTH PLAN. AS SUCH, IT IS NOT FORMATTED TO THE FINAL PLAN TEMPLATE. SOME GRAPHICS / MAPS ARE INCLUDED AT A LOW RESOLUTION TO MANAGE THE FILE SIZE FOR EMAIL PURPOSES. POLICIES AND RECOMMENDATIONS ARE PRELIMINARY AND HAVE NOT BEEN APPROVED BY THE CMRB.

CONTENT DRAFT FOR DISCUSSION ONLY

A Plan for the Next Million People

We live here because we love this place. We are grounded in its history and cultures. Our strong local economy supports our families. We celebrate the beauty of our region, our connection to the land and its natural and agricultural bounty. We have built great communities – large and small, urban and rural. We have a habit of working cooperatively for the common good. We govern ourselves effectively and use our resources efficiently.

These strengths have served us well and will continue to do so. And yet...

As we look ahead into another era of growth and change in our Region, we know that we need to plan for our future, not just hope for it. We have seen examples of other metropolitan regions that have taken on this task, and others that have failed.

We share a commitment to make our Region more competitive for the changing economy and more sustainable in a changing climate. We have examined our history and learned from it. We have built our knowledge of best practices in planning for growth. We have accumulated some benefits of cooperation between municipalities for the benefit of our citizens.

What will we do together in agreeing upon this plan? We will make difficult, but important changes in how we grow, with benefits that could not be fully realized by working independently. We will decide *where there will be more growth, and less* than if we had just continued business as usual. We will determine the *type and character* of growth we want to encourage. We will create a structure of decision-making that fosters more cooperation and less conflict. This plan's policies and direction will equip us to make better decisions about servicing, shaping our transportation system, our stewardship of our water and environment, and our provision of services for our communities. In short, it is a plan to grow by using *less land, less water and at less cost*.

This plan is our chance to shape our great and growing region for the future we want.

1 Introduction

The Calgary Metropolitan Region Board's (CMRB) Growth Plan is a new strategy for sustainable growth for the Calgary region. The Growth Plan (the Plan) replaces the Interim Growth Plan for the Calgary Metropolitan Region's (the Region's) ten member municipalities.

The CMRB acknowledges that the Region is on the traditional territories of the people of the Treaty 7 region in Southern Alberta. This includes the Blackfoot Confederacy (comprising the Siksika, Piikani, and Kainai First Nations), the Tsuut'ina First Nation, and the Stoney Nakoda (including the Chiniki, Bearspaw, and Wesley First Nations). The Region is also home to Métis Nation of Alberta, Region III.

The Growth Plan provides a policy framework for managing growth and implementing long-term goals for the Calgary Metropolitan Region (CMR), reflecting the aspirations for the Region. The Growth Plan is a set of strategies for planning and managing future population and employment growth to help achieve the aspirational future.

The Growth Plan is guided and regulated by the *Municipal Government Act*

and the Calgary Metropolitan Region Board Regulation (Alberta Regulation 190/2017 of the *Municipal Government Act*). The CMRB regulation sets out the following objectives for the Growth Plan:

- a) to promote an integrated and strategic approach to planning for future growth in the CMR;
- b) to identify the overall development pattern and key future infrastructure investments that would:
 - i) best complement existing infrastructure, services and land uses in the CMR,
 - ii) best complement the desired scale of development and community visions across the CMR,
 - iii) best address efficient and cost-effective growth and development, and
 - iv) maximize benefits to the CMR,
- c) to coordinate decisions in the CMR to sustain economic growth and ensure strong communities and a healthy environment; and
- d) to promote the social, environmental and economic well-being and competitiveness of the CMR.

This document describes a collaboratively developed Plan that outlines land use patterns, policies to guide growth, development and servicing, and implementation actions to address current and long-term challenges.

1.1 Overview of the Calgary Metropolitan Region Board

The CMRB was officially established in January 2018 when the Calgary Metropolitan Region Board Regulation ("CMRB Regulation", Alberta Regulation 190/2017) came into effect. The CMRB is the first provincially mandated growth management board in the Calgary region. The CMR consists of the ten member municipalities mandated to develop long-term growth and servicing plans for managed and sustainable growth.

1.1.1 Members (Figure 1)

The CMR consists of the following members:

- City of Airdrie;
- City of Calgary;
- City of Chestermere;
- Town of Cochrane;
- Foothills County;
- Town of High River;
- Town of Okotoks;
- Rocky View County;
- Town of Strathmore; and
- Wheatland County (a small portion of the County as described in the CMRB Regulation).

1.1.2 CMRB Mandate

The Board's mandate is to support the long-term sustainability of the region by:

- Ensuring environmentally responsible land-use planning, growth management and efficient use of land;
- Developing policies regarding the coordination of regional infrastructure investment and service delivery;
- Promoting the economic wellbeing and competitiveness of the Calgary Metropolitan Region; and
- Developing policies outlining how the Board shall engage the public in consultation.

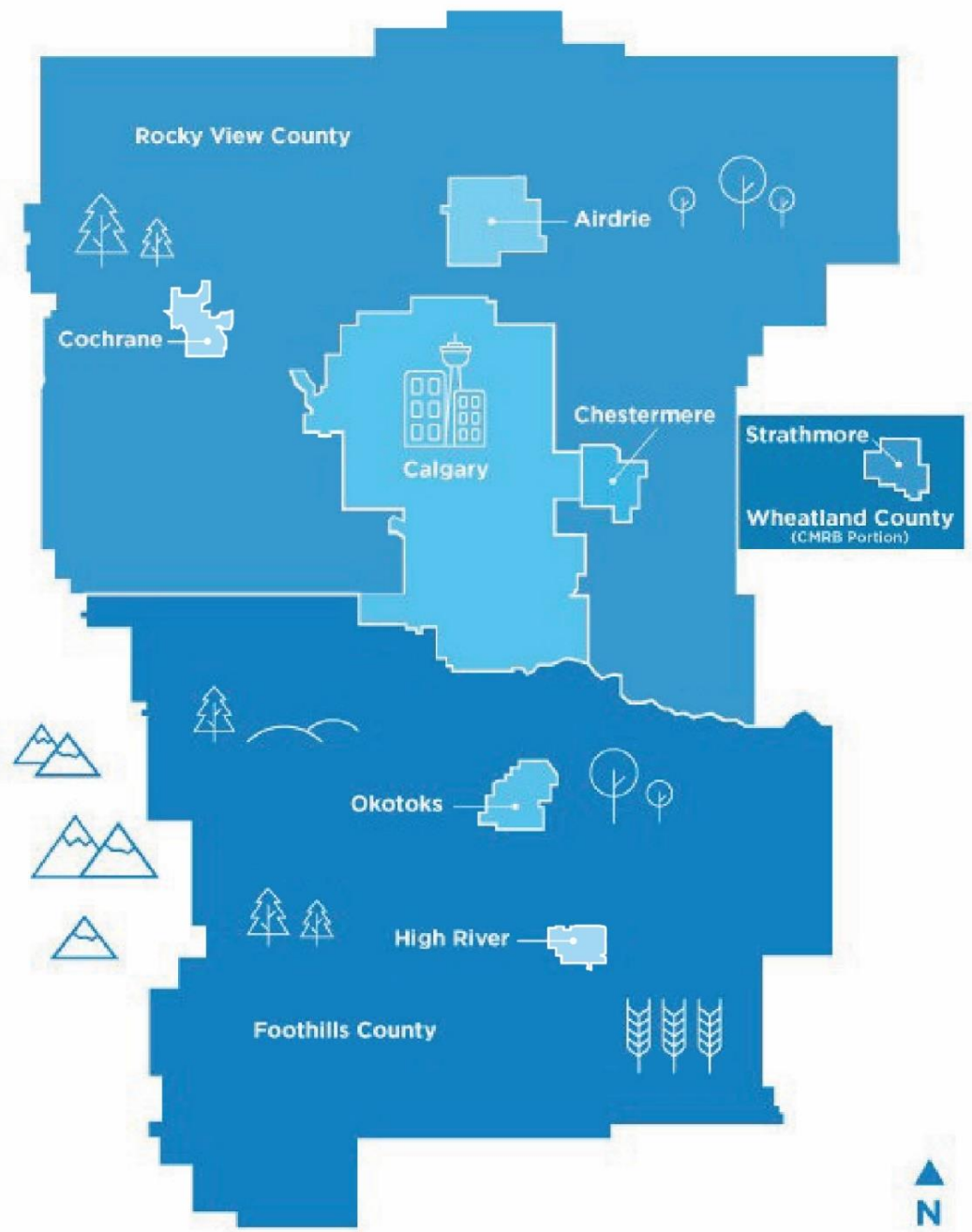


Figure 1: Calgary Metropolitan Region Member Municipalities

1.1.3 CMRB Values

The values of the CMRB are:

Collaboration: We work together to identify opportunities and efficiencies that reduce the costs of growth and help achieve sustained prosperity for our region.

Respect: We respect each other, our neighbours, our environment, and the land on which our region is built.

Innovation: We embrace new ideas and the development, testing and iteration of bold solutions to complex regional challenges.

Diversity: We embrace our differences and celebrate the diverse people and places that make up our region.

Good Governance: We are purposeful and thoughtful in our actions, prioritizing the development of strategies and plans that guide and enhance the work we do.

1.2 Regulatory Framework

The CMRB Regulation came into effect on January 1, 2018, establishing the CMRB and mandating that the Calgary Metropolitan Region Growth Plan (Growth Plan) be prepared and submitted to the Minister within three years of the Regulation coming into force. Due to delays in the preparation caused by the COVID-19 pandemic, the Minister granted a two-month extension to the deadline.

Prior to the formal establishment of the CMRB, the member municipalities decided to prepare an Interim Growth Plan (IGP), which was completed in October 2018. The IGP provides a foundation for this Growth Plan and identifies many of the regionally significant issues that are addressed within the Growth Plan. The principles identified in the Interim Growth Plan remain valid and continue to guide the “permanent” Growth Plan. These principles include:

- Promote the Integration and Efficient Use of Regional Infrastructure;
- Protect Water Quality and Promote Water Conservation; and
- Encourage Efficient Growth and Strong and Sustainable Communities.

The CMRB Regulation also requires the establishment of a Calgary Metropolitan Region Servicing Plan (Servicing Plan), with the same timelines as the Growth Plan. The Servicing Plan was created simultaneously with the Growth Plan and is provided as a separate document.

With the Ministerial approval of this Growth Plan, the IGP will no longer have effect.

1.2.1 Growth Plan Horizon

Under the CMRB Regulation, the Growth Plan must be reviewed within ten years, or earlier if desired by the Board. This review is to ensure the Growth Plan continues to address the needs of the Region and that the CMR is reaching goals to accommodate the next million regional population in approximately 25 to 30 years.

1.2.2 Growth Plan Requirements

The CMRB Regulation identifies the minimum contents of the Growth Plan. The requirements of the CMRB Regulation are as follows:

Except as otherwise specified by the Minister, a proposed Growth Plan must contain a comprehensive, integrated regional land-use plan for the Calgary Metropolitan Region that includes the following:

- a) *population and employment projections;*
- b) *the identification of*
 - i) *growth areas,*
 - ii) *land supply for residential, commercial and industrial purposes,*
 - iii) *agricultural lands,*
 - iv) *density of development,*
 - v) *the development and location of infrastructure, and*
 - vi) *corridors for recreation, transportation, energy transmission, utilities and intermunicipal transit;*
- c) *policies regarding the planning for corridors for recreation, transportation, energy transmission, utilities and intermunicipal transit;*
- d) *policies regarding environmentally sensitive areas;*
- e) *policies regarding the coordination of infrastructure planning and development among the participating municipalities;*
- f) *policies that address new settlement areas;*
- g) *policies that address the intensification of existing settlement areas;*
- h) *policies regarding the conservation of agricultural lands;*
- i) *specific actions to be taken by the participating municipalities to implement the Growth Plan.*

In addition to the content requirements as defined in the CMRB Regulation, the CMRB Board has also defined that policies related to flood prone areas will be included in the Growth Plan.

1.2.3 Hierarchy of Plans

The Growth Plan is one of five types of statutory plans identified in the *Municipal Government Act*. These plans must be consistent with one another, and with regional plans adopted under the *Alberta Land Stewardship Act*. Each of these plans is required to be consistent with a plan above it in the hierarchy of plans, and where inconsistencies exist, the higher plan in the hierarchy prevails. The hierarchy is illustrated in Figure 2



The Province of Alberta approved the South Saskatchewan Regional Plan (SSRP) in July 2014, and subsequently amended it in May 2018.

- Establishes a long-term vision for the region;
- Aligns provincial policies at the regional level to balance Alberta's economic, environmental and social goals;
- Reflects ongoing commitment to engage Albertans, including aboriginal peoples, in land-use planning;
- Uses a cumulative effects management approach to balance economic development opportunities and social and environmental considerations;
- Sets desired economic, environmental and social outcomes and objectives for the region;
- Describes the strategies, actions, approaches and tools required to achieve the desired outcomes and objectives;

- Establishes monitoring, evaluation and reporting commitments to assess progress; and
- Provides guidance to provincial and local decision-makers regarding land-use management for the region.

The South Saskatchewan Region includes the South Saskatchewan River Basin, the Milk River Basin and the Alberta portion of the Cypress Hills, covering over 83,000 km² or about 12.6% percent of the total area of Alberta and includes the CMR.

CONTENT DRAFT FOR DISCUSSION ONLY

2 Regional Context and Plan Approach

2.1 Historical Context

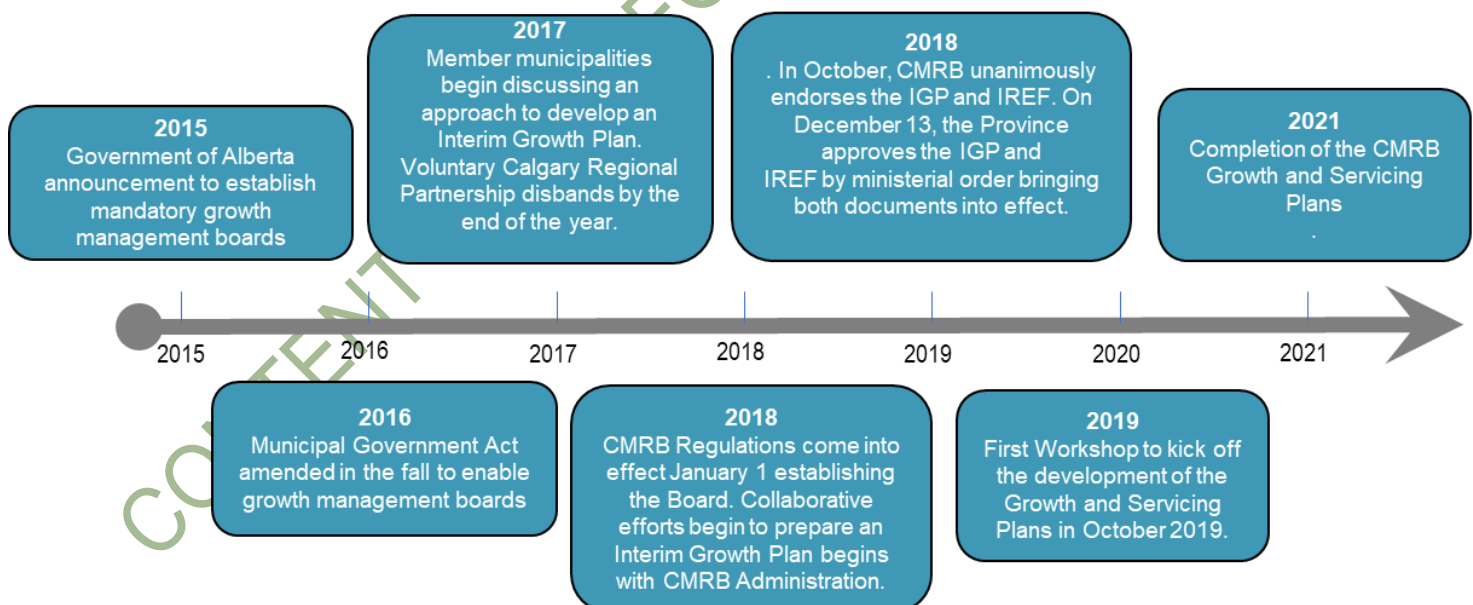
Historical growth has been shaped by the past trajectory of land use, economy, and culture that collectively has created a diversity of communities and lifestyles within the region. This history started with First Nations traversing the area for thousands of years and was then transformed, first with the introduction of trading posts, and later ranches and farms, railways, and the booms and busts of the oil and gas industry.

The initial establishment of settlements that have become the municipalities in our region mostly started with the Canadian Pacific Railway. There was relatively slow growth in many of the CMR communities for some decades, until the region's population rapidly increased post-World War II after the discovery of oil near Leduc in 1947.

Throughout the years, the oil and gas industry has remained a dominant part of the regional economy, yet its inconsistency has led to a current downturn with uncertainty of the industry's future. Ranches and farms have remained a consistent part of the economy and character of the rural municipalities in the region while also diversifying to include other sectors and housing types.

2.2 Planning Process

Over the decades, various forms of regional planning have been undertaken. With the introduction of provincially mandated growth management boards in the Calgary and Edmonton regions, the current process leading this Growth Plan was started.



The Growth Plan was prepared through extensive collaboration among the member municipalities via the Board, Land Use and Servicing Committees and various Technical Advisory Groups comprised of subject matter experts from the member municipalities. An external Technical Advisory Group made up of technical experts from various

stakeholder groups and the Province of Alberta was also directly involved in the preparation. Indigenous communities affected by the Growth Plan were engaged through a variety of methods in an extensive public engagement process. The CMRB administration and TAGs authored and tendered over a dozen reports and studies prior to the Growth Plan to support its development.

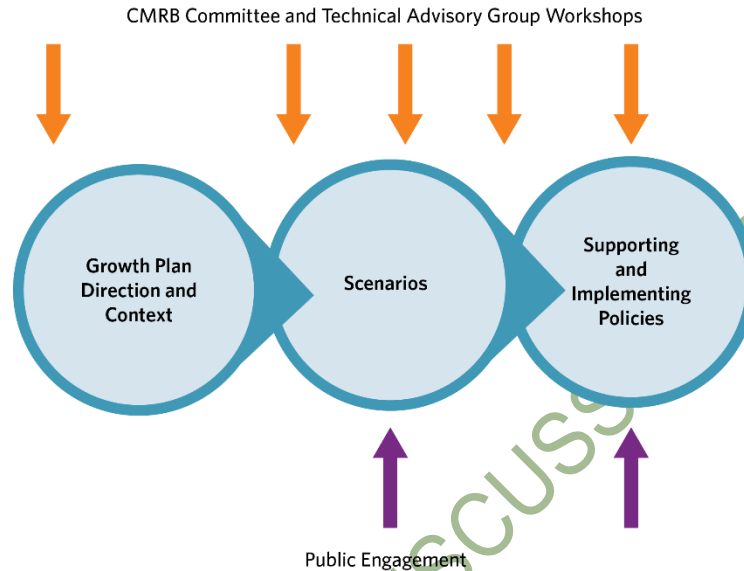


Figure 3: Process Overview and Input

2.2.1 Member Municipality Overviews

2.2.1.1 City of Airdrie

2016 Census Population:

61,581

Airdrie is a city of neighbours, entrepreneurs and visionaries. As the second largest municipality in the Calgary region, Airdrie has experienced exponential growth over the past decade, bringing with it new residents, new businesses and new ideas. Home to over 70,000 residents and growing, our population growth has seen an average of 6 new residents a day choose to move to Airdrie. And we're a young city - the average age of our residents is 33 (provincial average is 38).

Located 15 minutes north of the Calgary International Airport and 30 minutes to downtown Calgary, Airdrie's ideal location on the Queen Elizabeth Highway has attracted more than 1,000 commercial and industrial businesses ranging from retail services to major manufacturers to oil and gas service companies to national logistics firms. These businesses employ more than 16,000 workers and are the back-bone of our economy. Airdrie has a strong entrepreneurial spirit, with over 1,500 home-based businesses in operation.



Airdrie has a strong sense of community and a welcoming nature. Our business and citizen surveys report some of the highest levels of satisfaction in Alberta, thanks to our safe streets, modern community amenities, and small-town feel.



2.2.1.2 City of Calgary

2016 Census Population:

1,392,609

The City of Calgary is home to the largest and most diverse population in the region. It is Canada's third largest city and has the highest GDP per capita in the nation. Calgary's diverse employment is integrated with an efficient transportation network of roads, light rail transit, buses, and an international airport. Calgary is facilitating growth in the new economy in key sectors such as energy, technology, manufacturing, financial services, transportation and logistics, interactive digital media, creative industries, life sciences, and agribusiness. Advanced education includes five public post-secondary institutions including three major universities. Calgary's complete communities connect to an extensive cycling and pathway system (926 km), abundant green spaces and parks (3,000 sites) and many walkable shopping districts. The City hosts world-class attractions including the Calgary Stampede, and numerous arts, culture, entertainment, sports and leisure activities and venues. Quality of life is a key driver for Calgary, which ranked as the 5th most livable city in the world.¹

Calgary is on a path to urban sustainability and resilience, with the vision of Calgary as a great place to make a living, and a great place to make a life.

¹ 2019 Global Livability Index, Economist Intelligence Unit



Photo Source: City of Calgary

2.2.1.3 City of Chestermere

2016 Census Population:

19,472

With a current population of over 20,000, Chestermere is one of the fastest growing municipalities in Alberta. Located just 18 km east of Calgary city centre, the community's roots began when an irrigation reservoir called Chestermere Lake was created in the early 1900s. The lake offered an ideal place for recreation during the warm months, and many people began to build cabins along the shores. The area was formally established as a summer village in the 1970s and it grew into a town by 1993. On January 1, 2015, it officially became a City, having experienced community growth of over 150% in the previous decade. Some industries in the area include construction, real estate, professional and administrative services, and transportation; yet 83% of the working-age community commutes to Calgary for work.

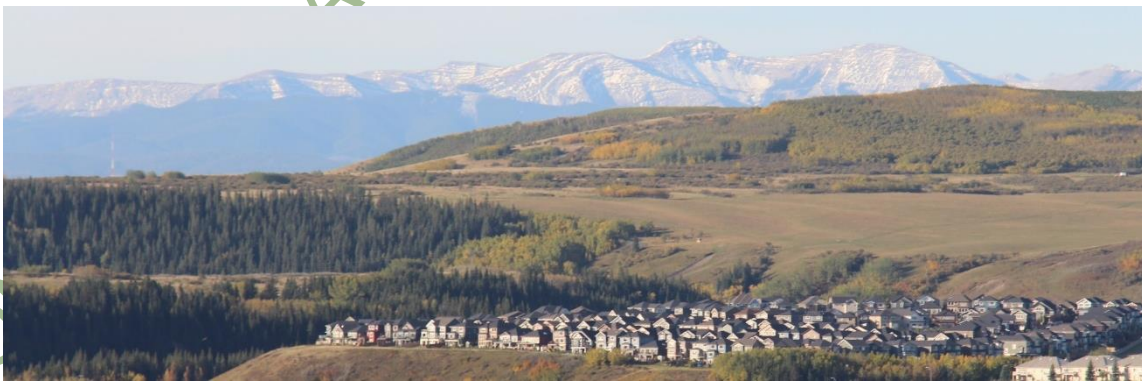


2.2.1.4 Town of Cochrane

2016 Census Population:

25,289

The Town of Cochrane is located west of Calgary and has a population over 30,000. The Canadian Pacific Railway granted the town site in 1885 and named it in honour of Senator Matthew Cochrane, the man who established the Cochrane Ranch in 1881. Cochrane became an official town in 1971 with a population over 800. The town grew an incredible 92% between 2009 and 2019, and it is still growing, attracting more residents, businesses, and tourists each year, all to experience the western heritage, unique Main Street, and genuine small-town hospitality. While local industry initially centred around the railway and sawmill, Cochrane's business community has expanded to include construction, retail trade, agriculture, technology and business services, and innovators and entrepreneurs.



2.2.1.5 Foothills County

2016 Census Population:

22,766

Permanent settlement in Foothills County began in earnest about 135 years ago with the arrival of the big corporate ranches and the North West Mounted

Police. Today, the County encompasses a diverse rural landscape in which leadership and planning support a strong agricultural heritage, vibrant communities, a balanced economy and the stewardship of natural capital for future generations. The County is approximately 3,600 square kilometres (or 909,000 ac) in area. The area of Foothills County is 3636.8 square kilometres. Neighbours include: City of Calgary, Rocky View County, Okotoks, High River, Wheatland County, Black Diamond, Turner Valley, Longview, Vulcan County, MD of Willowcreek and MD of Ranchlands, Kananaskis Provincial Park, Stoney Nakoda, Tsuu T'ina.



2.2.1.6 Town of High River

2016 Census Population:

13,420

The Town of High River prides itself on being a people first community with historic character, open spaces and small-town feel. The Town promotes communities that are walkable, bikeable and drivable with facilities, services and events that enhance wellbeing. The Town is to be designed based on a scale that is comfortable to people, encourages walking, accommodates a variety of functions, can change, and adapt over time, and will foster an environment that supports and reinforces the social aspects of the Town.



2.2.1.7 Town of Okotoks

2016 Census Population:

28,833

Okotoks is one of the largest towns in Alberta with a population of 29,002 and is located 20km south of Calgary. Known for the glacial erratic Big Rock that travelled during the ice age to just 7km west of Okotoks, the town was incorporated in 1904. The place was a stopping point for different forms of transportation through the years, including a wagon route between Fort Macleod and Calgary in the late 1800s and a resting point for the CPR. The discovery of the Turner Valley oil field in the west portion of the town in 1914 helped expand its economic growth that already included transportation, ranching, and sawmills. Today the economy also involves industrial, food and beverage manufacturing and agriculture services. Okotoks is home to the Drake Landing Solar Community, the first community of its kind in North America to be heated by solar energy, with over 90% of each homes' space heating needs provided by solar. Although the community includes a mix of residents who work in the Okotoks and Foothills region, a sizeable segment of the population commutes to Calgary. Despite this commuter base, the Town maintains a healthy civic society, well-attended community events and a strong sense of place and attachment for its residents.



2.2.1.8 Rocky View County

2016 Census Population:

39,407

Rocky View County contains a unique blend of rural and urban development, with the Rocky Mountains to the west visible from most areas of the County. It surrounds Calgary to the west, north and east. By population, the County is the 11th largest municipality in Alberta and 3rd largest in the CMR. The County encompasses a wide variety of residential developments in 14 hamlets, and several country residential subdivisions. Created in 1955, the County has a history rooted in agriculture. Over time, its industrial base has expanded beyond agriculture and natural resources to include a thriving logistics and transportation hub in East Balzac, with the fifth largest assessment base in the province.



2.2.1.9 Town of Strathmore

2016 Census Population:

13,592

Strathmore provides its residents with the benefits of a rural setting that is proximate to larger centres and it provides services and amenities commensurate with that of a larger community. With direct access to services along the Trans Canada Highway the



Town is a convenient and common stop for many travellers. Its location also allows it to serve a rural population and communities to the east. All of these factors have enabled the community to thrive.



2.2.1.10 Wheatland County

2016 Census Population:

8,788

Wheatland County was created in 1954 when parts of two Improvement Districts, the M.D. of Bow Valley, Serviceberry and Kneehill, were incorporated. The communities within Wheatland County have a long and proud agricultural history and there are many century farms still in operation.

Only a small portion of Wheatland County is located within the CMR. The area includes a portion of the TransCanada Highway, two industrial ASP development areas, commercial developments, and a multitude of farm and acreage subdivisions. In addition, Eagle Lake and the Hamlet of Cheadle make up key environmental and land use components of the CMR boundaries.



2.3 Population and Employment Forecasts

The Growth Plan provides a roadmap for accommodating the next one million people with approximately 600,000 additional jobs for the CMR. Based on the current long-term forecast, the regional population is expected to grow by one million people to approximately 2.5 million people between 2048 and 2053, with a longer range forecast of

three million by 2076. The average annual growth rate during this time is estimated to be 1.2%.² Table 1 shows the population forecasts for each member municipality.

Table 1. Population Project for the Calgary Region

Municipality	Forecast Population		
	2018	2048	2053
Airdrie	66,889	130,612	140,725
Calgary	1,342,861	2,029,430	2,124,804
Chestermere	21,619	49,632	54,147
Cochrane	28,152	53,715	57,277
High River	14,825	29,596	31,630
Okotoks	31,439	58,653	62,658
Strathmore	14,982	30,123	32,374
Foothills	24,683	39,082	41,103
Rocky View	42,729	67,706	71,439
Wheatland*	973	1,590	1,671
TOTAL	1,589,152	2,490,139	2,617,828

*Wheatland County includes only the portion within the CMR.

The City of Calgary will continue to attract the largest number of new residents, but its share of the regional total is expected to slowly decline from almost 85% of the regional population in 2016 to approximately 81% by 2048. Chestermere has the highest forecast growth rate at 1.8%, followed by Airdrie, High River and Strathmore at 1.5%.

Alongside population growth is an increase in employment opportunities with a projected increase from an estimate of approximately 842,000 in 2018 to about 1,340,000 by 2048.³ This increase translates to an average annual growth rate of 1.6%.

The population and employment growth forecasts by municipality are summarized in Table 2.

² Rennie Intelligence (2018). Population Projections: Produced for the Calgary Metropolitan Region Board and its Member Municipalities.
<https://static1.squarespace.com/static/5eb3220bf77e9b62db665c54/t/5ed6f935fd86f82652b7bb39/1591146806403/FINAL+CMRB+Population+Projections.pdf>

³ Applications Management Consulting Ltd. (2020). Regional Employment Forecasts.
<https://static1.squarespace.com/static/5eb3220bf77e9b62db665c54/t/5ed6fad54469905e511facf8/1591147234131/2020%2B02%2B21%2BCMRB%2BEmployment%2BAnalysis.pdf> (Note: Totals are different than those in the Applications Management report due to adjustments made for Wheatland County subsequent to the Regional Employment Forecasts report)

Table 2: Forecast of Regional Growth

Municipality	Incremental Population Growth (2018-2048)	Incremental Employment Growth (2018-2048)	Share of Regional Population Growth	Share of Regional Employment Growth
Calgary	686,650	337,660	76.2%	67.9%
Airdrie	63,420	23,500	7.0%	4.7%
Chestermere	28,030	8,050	3.1%	1.6%
Okotoks	27,300	9,840	3.0%	2.0%
Cochrane	25,520	9,140	2.8%	1.8%
High River	14,840	8,590	1.6%	1.7%
Strathmore	15,160	9,230	1.7%	1.9%
Rocky View	24,960	69,010	2.8%	13.9%
Foothills	14,400	22,230	1.6%	4.5%
Wheatland	630	330	0.1%	0.1%

2.4 Regional Growth Patterns

2.4.1 Housing Trends and Future Housing Demands

The CMR includes a combination of housing types that vary between and within municipalities. These demand for housing types can change based on many factors, such as economic drivers, generational trends, and stages of life, and affect overall growth patterns in the CMR.

As shown in Figure 4, single family homes make up most housing types in the Calgary region. Compared to Canada overall, the region (all municipalities shown) has more detached dwellings and fewer apartments/condominiums. Municipalities outside of Calgary have an even higher proportion of detached dwellings and much lower proportion of apartments as compared to the Region and Canada.

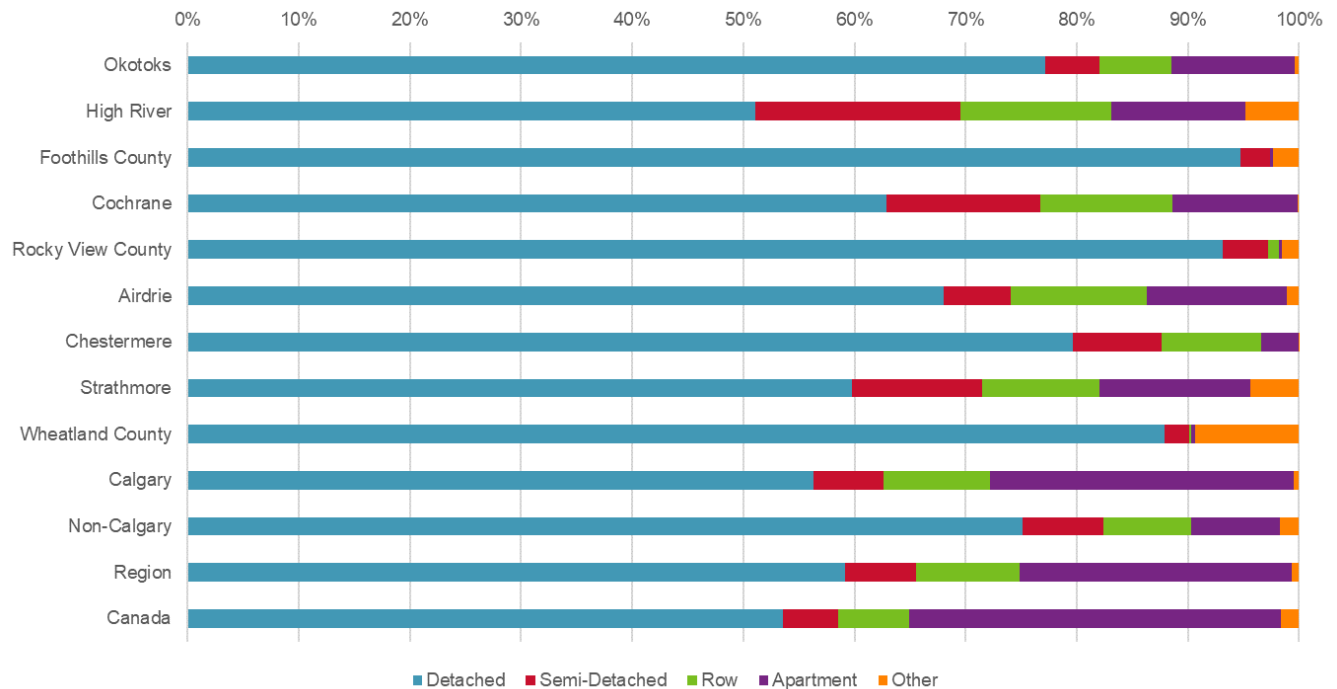


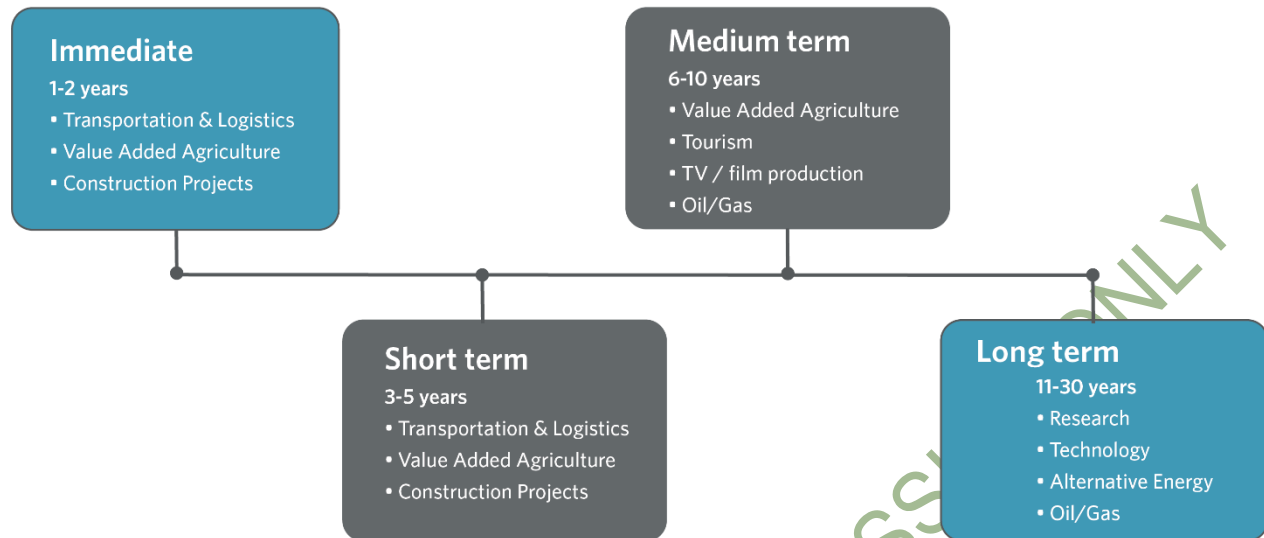
Figure 4: Current Occupied Dwelling Types by Municipality (2016 Census)

The population forecast showed that international migration and interprovincial migration are expected to be the two primary sources of population increase in the Region over the next 40 years. The recent preference for apartments and condominiums suggests that housing needs are evolving, although the long-term effects of COVID-19 may change recent patterns.

2.4.2 Employment Trends

There are driver industries that are expected to lead employment growth through the years detailed below with timelines of when their growth will play a key role in the region's economy

Driver Industries



**Figure 5: Driver Industries Timeline for the Calgary Metropolitan Region
(Applications Management Consulting Ltd., 2020)**

Currently, the largest industry sector in our region is Professional, Scientific and Technical services, consisting of 12% of total employment with approximately 100,000 jobs. This sector and other existing industries are expected to grow steadily through the years. Healthcare and Social Assistance, Professional, Scientific and Technical services, Construction, Retail Trade, and Transportation Warehousing are expected to comprise approximately 50% of this total job growth. There will be nearly 150,000 jobs allocated to “Other Industries,” some of which at this point may be unclear due to the unknown status of the energy sector that has provided many jobs in the CMR.

2.4.3 Planned and Developed Land

The CMRB created a consolidated database of existing and planned land in the CMR, known as Digitization of Existing and Approved Land (DEAL) as of January 1, 2018.,

The Region currently has more land approved through Area Structure Plan and Area Redevelopment Plans than is required to support the next million population. However, these approved plans are not proportionally distributed throughout the Region, and many plans do not represent market demands and current aspirations for growth. The planned and developed land in the region is illustrated in Figure 6.

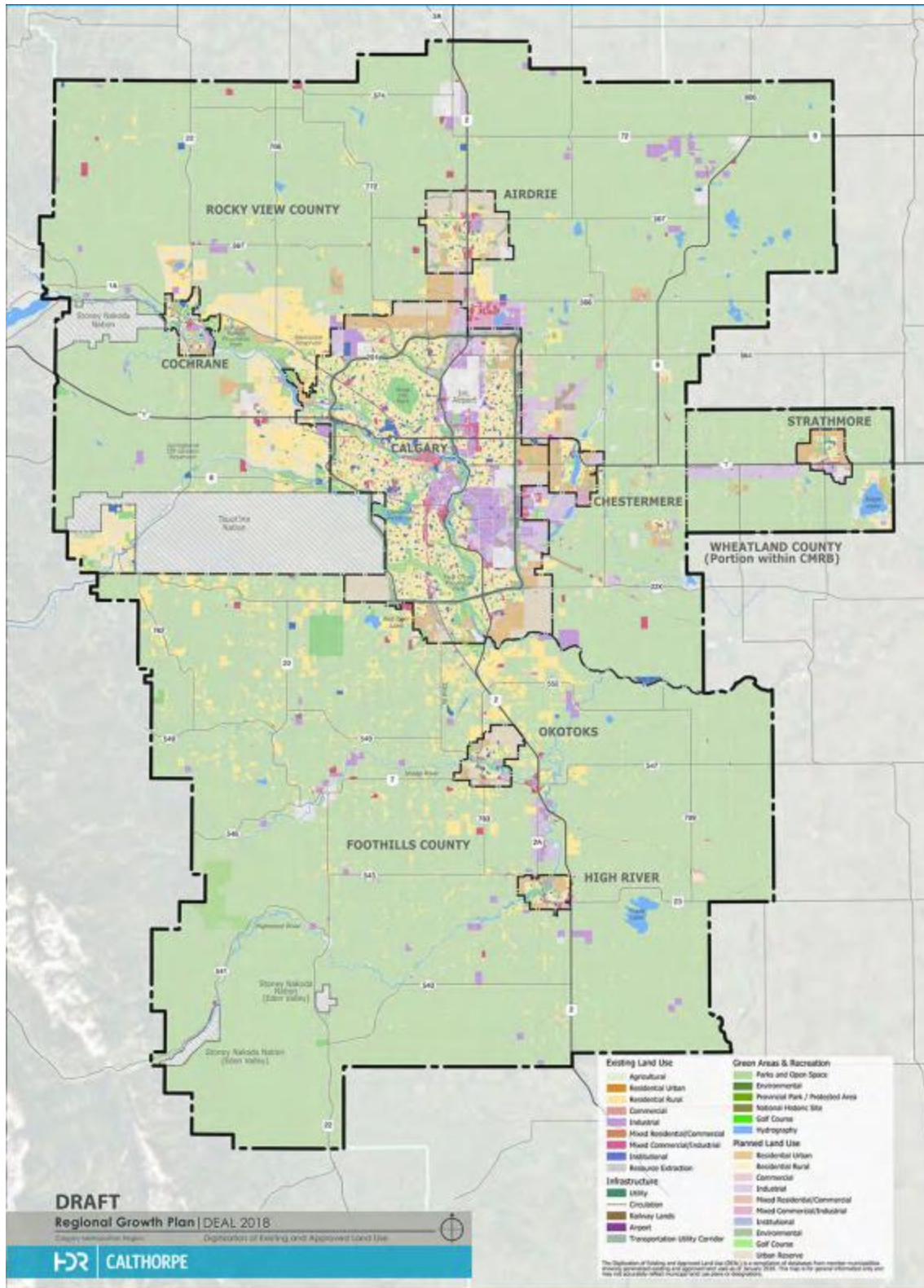


Figure 6: Approved and Planned Land (as of January 1, 2018)

Source: Digitization of Existing and Approved Land (DEAL), CMRB

Many ASPs contain a variety of land uses. A characterization of the primary land use within each ASP allows for a comparison of 46,500 ha of unabsorbed land by generalized land use as summarized in Figure 7.

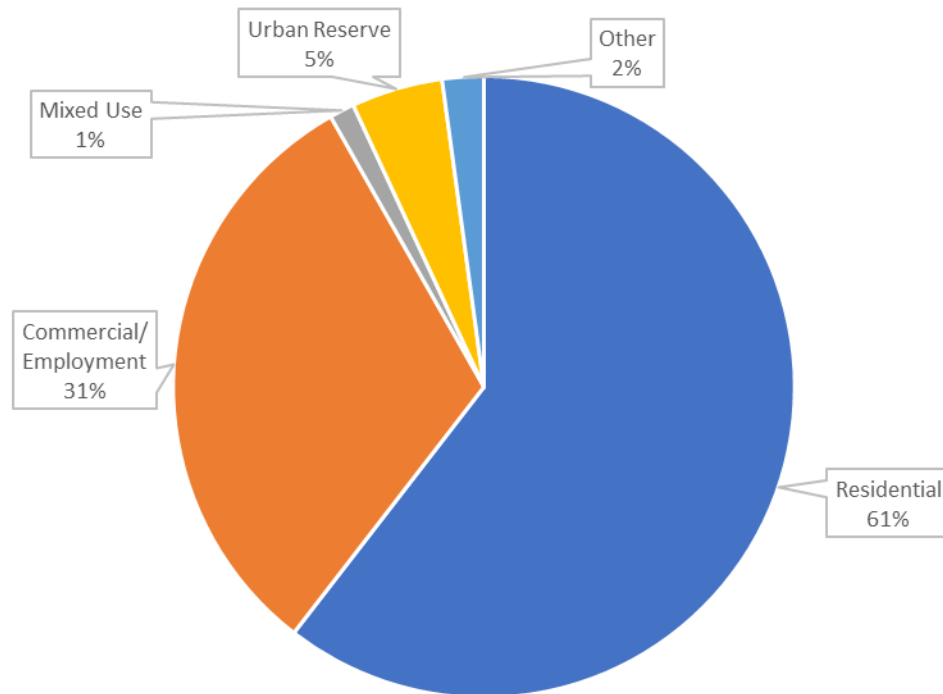


Figure 7: Unabsorbed Planned Land by Generalized Land Use

2.5 Scenarios for Growth

The scenario development approach used in the preparation of the Growth Plan is rooted in the information gathering and visioning tasks completed in the beginning stages of the process. Building on best practices, team discussions, and initial visioning and mapping exercises with CMRB member staff and elected officials, a baseline scenario and two alternative regional scenarios were developed.

The scenarios illustrate the effects of a range of land use patterns and infrastructure investments, as well the key consequences of trend-based growth. Scenario comparative analysis included land consumption, impacts on the transportation system and air quality, housing supply and diversity, major infrastructure costs, water consumption, and key ecological factors.

A baseline or 'Business as Usual' (BAU) scenario was developed as a projection of past development trends of the region. The BAU scenario represents a regional future based on continuing recent development trends. After confirming the BAU assumption and inputs, two alternative scenarios were developed and tested.

The first of these alternative scenarios was based on concentrating new development in existing centers. This is the "Compact" Scenario, an approach that prioritizes new

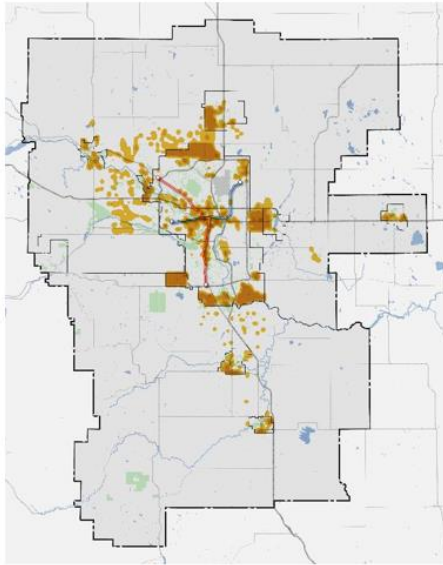
development within (infill and redevelopment) or in close proximity to existing developed areas.

The other alternative growth approach was based on focusing new development along transit corridors. This Transit-Oriented Development (TOD) scenario locates a large share of new development along existing and possible future high-order transit (such as bus rapid transit and light rail) stations and corridors.

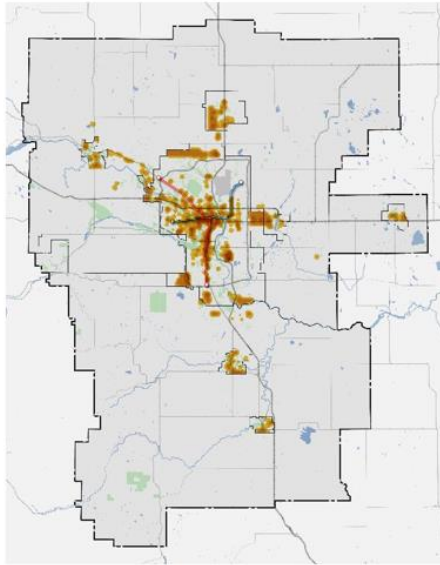
The scenario planning tool analysis compared various costs, savings, and impacts in land use, infrastructure, and environmental goals. The scenarios vary in location of development, land use mix, average density, infill and redevelopment proportions, and higher order transit investment.

The three regional scenarios accommodate the same increase in population and jobs. The scenarios vary in location of development, land use mix, average density, infill and redevelopment proportions, and higher order transit investment.

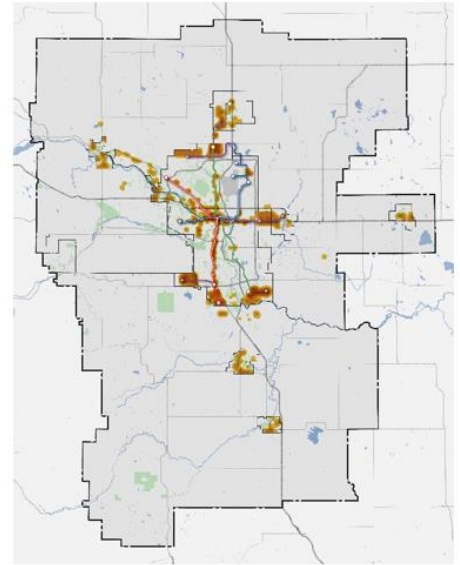
Regional Scenarios -Population



Scenario 1: Business as Usual

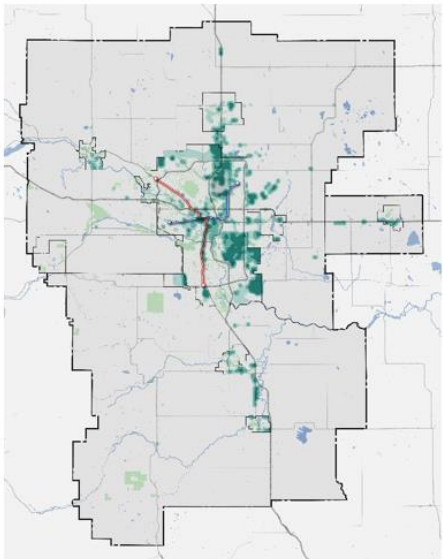


Scenario 2: Compact

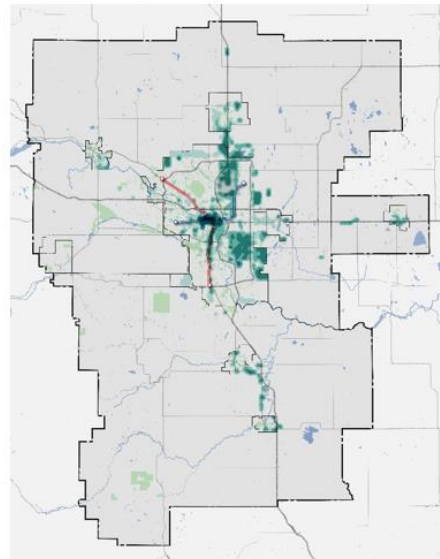


Scenario 3: TOD

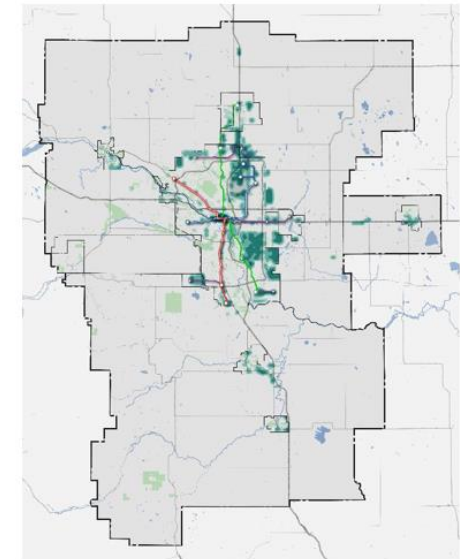
Regional Scenarios – Employment



Scenario 1: Business as Usual



Scenario 2: Compact



Scenario 3: TOD

Figure 8: Preliminary Scenario Alternatives (BAU, Compact, TOD)

2.5.1 Regional Placetypes

“Placetypes” are a key element of this regional planning process. They represent development forms, generally described by densities, land use mix, and connectivity and are used to aid in regional analysis and policy development. The placetypes speak to a generalized land use approach at a regional level and do not replace local land use planning or terminology. They reflect the development practices of our Region.

The following are the placetypes used to develop the Growth Plan.

Infill and Redevelopment



Mixed Use Centre / Transit-Oriented Development



Masterplan Community



Employment Area



Residential Community**Rural / Country Residential****2.5.2 Scenario Analysis and Comparison**

Through public, stakeholder and CMRB member municipality engagement activities, the three land-use and growth scenarios, based on the six placetype patterns were analyzed and reviewed.

2.5.2.1 Regional Scenario Performance

By changing the amount and location of different placetypes within the scenarios, the impacts to the key environmental, economic and social factors (at the household level) could be examined. The three scenarios revealed considerably better outcomes for important environmental, economic, and social factors for the Compact and TOD scenarios versus Business As Usual.

Drawing on input from member municipalities, a fourth scenario, a Synthesis Scenario, was created to adjust and fine tune the approach. This Scenario focuses development into preferred growth areas and emphasizes the role of better-performing placetypes, allocating these to varying levels among our diverse municipalities. The result is an approach to growth management which is uniquely tailored to our Region and which will confer great benefits upon all of us who live, or who will live here.

Some key metrics revealed by the Scenario Planning process and which are measurable outcomes of this growth management approach, are outlined in Table 3.

Table 3: Reduction Compared to the Business As Usual Scenario

	Placetype		
	Compact	TOD	Synthesis
	% Reduction Compared to the Business as Usual Scenario		
Land Consumption per household	40%	38%	37%
Vehicle km traveled per household	16%	14%	14%
Road and Infrastructure Cost per household	40%	38%	37%
Water Consumption per household	31%	47%	41%
Energy Cost per household	27%	24%	12%
Total Carbon per household	22%	21%	21%

2.6 Growth Plan Goals, Direction and Priorities

The CMRB has defined goals organized around six themes to provide vision and direction for the CMRB, and ultimately help track and measure progress. These goals for the CMRB provide overall direction for the Growth Plan.

2.6.1 Growth Management and the Efficient Use of Land

- The Calgary Metropolitan Region grows in a balanced way that reflects a variety of land uses and capitalizes on growth opportunities.
- The Calgary Metropolitan Region grows in way that reduces the amount of land and resources consumed from development.
- The Calgary Metropolitan Region grows in a fiscally sustainable way, including the integration of regional servicing.

2.6.2 Economic Wellbeing

- The Calgary Metropolitan Region is a globally recognized economy, attracting the best and brightest in a variety of economic sectors to support regional prosperity and a high quality of life.
- The CMR has a strong and unified approach to regional economic growth, maximizing the return we will realize from investments in development.

2.6.3 Environmentally Responsible Land Use

- The Calgary Metropolitan Region recognizes the important role of natural systems in the Region.

- The Calgary Metropolitan Region is a leader in sustainable regional planning, which minimizes the impacts of development on our land, water and air.

2.6.4 Water Stewardship

- The CMR has a water strategy which promotes healthy people, healthy ecosystems and is resilient in times of drought and flood.
- The CMR has a coordinated approach to water, wastewater and stormwater which provides safe and healthy water for our growing region.

2.6.5 Shared Services Optimization

- Residents of the CMR experience borderless delivery of essential services based on a fair cost-benefit model.
- The CMR delivers services in a more efficient and sustainable way through shared services optimization.

2.6.6 Celebrating Rural/Urban Differences

- The CMR has grown in a way which celebrates the individual character of our municipalities while working together to build a stronger region.
- The CMR has worked together to make our developments perform better financially, environmentally and socially.

3 Regional Policies

3.1 Growth Management and Efficient Use of Land

Growth management strategies can promote the efficient use of land by increasing the mix and density of growth areas and by directing a significant portion of growth to areas where services can be provided efficiently. They seek to promote the development of compact, walkable communities around existing city and town centres in urban areas, along transit corridors, in established rural hamlets, and in well-planned and serviced greenfield development.

As municipalities continue to grow, urban and rural development areas are converging and boundaries between municipalities have become blurred. As the region adds another million people, greater cooperation among all of the municipalities that make up the CMR will be needed to create a resilient and globally competitive region. If successful, a coordinated effort will minimize the impact of growth on social, economic, natural and fiscal components of the Region. Each jurisdiction, either urban or rural will need to update their MDP to accommodate growth in more sustainable patterns and locations, deploying the preferred placetypes to create mixed-use environments in a range of contexts.

The CMR will, through these policies, enjoy mutual benefits and shared efficiencies that are beyond the reach of local planning. In the core areas of urban municipalities, infill and redevelopment should reinforce the role of core areas as economic, cultural and social centres of their respective towns and cities. In the Preferred Growth Areas, inclusive of urban municipalities, Joint Planning Areas (JPAs), and Hamlet Growth Areas (HGAs) as shown on Schedule 1 – Regional, plans should strive for fully serviced urban neighborhoods and employment areas where people will be able to walk to everyday needs or to transit for longer-distance trips. In rural areas, plans should seek to conserve agricultural land and resources by clustering growth around community infrastructure, facilities and services and in Hamlet Growth Areas. This approach will result in positive environmental, economic and social impacts, reducing the impacts of climate change with sustainable growth and development. *Section 2.5.1* outlined the multiple benefits such a direction can produce.

CMR Goals	Growth Plan Objectives
The Calgary Metropolitan Region grows in a balanced way that reflects a variety of land uses and capitalizes on growth opportunities.	<ul style="list-style-type: none"> (a) Create opportunities for each municipality to grow and develop in a way that contributes to balanced regional growth. (b) Promote a range of housing and neighbourhood types within each municipality. (c) Strengthen the importance and livability of existing urban and rural centres. (d) Provide adequate land area for a variety of employment opportunities in appropriate areas.

CMR Goals	Growth Plan Objectives
The Calgary Metropolitan Region grows in way that reduces the amount of land and resources consumed from development.	<ul style="list-style-type: none"> (a) Focus future urban growth in suitable locations where land use, infrastructure and servicing are aligned. (b) Promote compact and walkable communities. (c) Reduce the amount of land consumed by achieving higher densities and more efficient and mixed-use development patterns. (d) Limit or discourage new auto-oriented residential communities that are dominated by single-detached housing with limited amenities. (e) Encourage country residential development in a clustered form of development
The Calgary Metropolitan Region grows in a fiscally sustainable way, including the integration of regional servicing.	<ul style="list-style-type: none"> (a) Reduce the cost of infrastructure to support growth compared to past practices. (b) Focus regional service delivery in areas that take advantage of existing services, collaboration and plans.

The following policies are built around three fundamental strategies that support the CMR goals and objectives listed above:

1. Compact mixed-use placetypes along with infill and redevelopment can improve environmental, social and economic outcomes. See policies 3.1.1.
2. Directing urban development to Preferred Growth Areas of Urban Municipalities, Joint Planning Areas and Hamlet Growth Areas will improve multi-jurisdictional cooperation, efficient supply of services, and equitable distribution of shared obligations. See policies 3.1.2.
3. Clustered development, agricultural preservation, appropriate commercial areas, and hamlets provide development opportunities for rural areas See policies 3.1.5.

3.1.1 Preferred Placetypes

The preferred placetypes are development forms that demonstrate significant positive impacts in environmental and financial outcomes as well as create opportunities for efficient infrastructure and servicing. Their use is key to the Growth Plan and should be used in all Preferred Growth areas.

- 3.1.1.1 The preferred placetypes shall consist of the following three Placetypes: Infill and Redevelopment, Masterplan Communities, and Mixed-use/TOD. The preferred placetypes shall be planned and developed as complete communities that provide:

- (a) compact, contiguous development that makes efficient use of infrastructure and services;
- (b) a diverse mix of housing types;
- (c) density in accordance with the associated placetype definitions;
- (d) interconnected street network and urban form to support active transportation and transit;
- (e) access to local services, amenities, and commercial uses;
- (f) access to local institutional and recreational services and/or make use of existing facilities within the region where municipal agreements are in place; and
- (g) provide high quality parks, trails and open spaces that connect where appropriately to regional trails.

3.1.1.2 The minimum average residential density for Masterplan Communities shall be as follows:

- (a) City of Calgary: 10 du/ac;
- (b) Other Urban Municipalities and Joint Planning Areas: 8 du/ac; and
- (c) Hamlet Growth Areas: 6 du/ac.

3.1.1.3 The minimum average residential density for Mixed-use/TOD shall be as follows:

- (a) City of Calgary: 20 du/ac;
- (b) Other Urban Municipalities and Joint Planning Areas: 15 du/ac; and
- (c) Hamlet Growth Areas: 12 du/ac.

3.1.2 Preferred Growth Areas

3.1.2.1 New development in Preferred Growth Areas shall make efficient and cost-effective use of existing and planned infrastructure through agreements with service providers and connect to municipally-owned or franchised water and wastewater services.

3.1.2.2 New development in Preferred Growth Areas shall provide access to existing or planned community services and facilities; or make efficient and cost-effective use of existing and planned community services and facilities through applicable municipal agreements and cost sharing with service providers.

3.1.2.3 Employment Area placetypes should be directed to Preferred Growth Areas where infrastructure, servicing and transportation is available. In addition, they should be located in areas close to population centers that can provide opportunities for short commutes and are located where transportation infrastructure can provide for efficient goods movements.

3.1.2.4 Employment Areas shall be planned and developed to provide:

- (a) compact, contiguous development that makes efficient use of infrastructure and services;

- (b) a range of employment types including commercial, industrial and institutional uses;
- (c) a robust transportation network to support goods movement;
- (d) Flexibility in use to accommodate diverse economic development; and
- (e) High employment densities may be located in the mixed-use Preferred Placetypes and favor sites that have or are planned for transit.

3.1.3 Placetype Targets for Population Growth

A key element of this Growth Management Policy is to guide the CMR toward the use of Preferred Placetypes and Employment Areas in appropriate areas to achieve better outcomes in land consumption, infrastructure efficiency, service coordination, economic health and environmental stewardship. Each municipality has a responsibility to assist the Region in moving towards the many benefits of the Preferred Placetypes, including a reduction in land consumption across the Region, as well as more cost-effective, efficient infrastructure and servicing.

- 3.1.3.1 Municipalities should achieve the minimum proportions of dwelling units in Preferred Placetypes identified for new planned residential development as follows. The three Preferred Placetypes can be mixed and located as appropriate within each municipality in its updated MDP. These proportions are intended to be calculated across the municipality during the reporting period as individual developments may vary significantly in their proportion of the Preferred Placetypes.
 - (a) City of Calgary: 90%;
 - (b) Other Urban Municipalities and Joint Planning Areas outside the City of Calgary: 75%; and
 - (c) Hamlet Growth Areas: 60%.
- 3.1.3.2 The remaining proportion of dwelling units may be either in Preferred Placetypes or in the Residential Community placetype. The minimum average residential density for the Residential Community placetype shall be as follows:
 - (a) City of Calgary: 5 du/ac;
 - (b) Other Urban Municipalities and Joint Planning Areas: 5 du/ac; and
 - (c) Hamlet Growth Areas: 3.5 du/ac.

3.1.4 Locational Criteria for Placetypes

Each placetype has appropriate and important locational criteria. The Preferred Placetypes and Employment Area locations, because of their densities and potential for transit, logically fall within urban jurisdictions and in focused growth areas with adequate infrastructure, circulation, and services. The Rural and County Cluster placetype is designed to preserve and enhance the rural character and economy of the county lands surrounding the cities towns and JPAs.

3.1.4.1 Municipalities shall comply with the following locational criteria when designating areas for placetypes:

- (a) Preferred Placetypes shall only be located in Urban Municipalities, Hamlet Growth Areas, or Joint Planning Areas.
- (b) New Employment Areas shall only be located in Urban Municipalities, Hamlet Growth Areas, or Joint Planning Areas, with the exception of resource extraction and agriculture-related business including processors, producers and other agri-business, which have no location criteria.
- (c) The Rural and Country Cluster Placetype shall not be located in Preferred Growth Areas.

3.1.5 Rural Area Development

The rural counties surrounding the region's cities and towns play an important role in supporting an agricultural economy, rural character and identity. In addition key environmental resources, water and flood issues must be accommodated and protected. There is a diverse set of opportunities for rural areas to grow in productive ways that complement key regional needs.

3.1.5.1 Rural municipalities will be supported with the following growth location opportunities:

- (a) Growth within a Joint Planning Area if the proposed growth aligns with the three Preferred Placetypes, Employment Areas, and associated densities;
- (b) Growth planned for development in Existing ASPs;
- (c) Growth within identified Hamlet Growth Areas, if the proposed growth aligns with the three Preferred Placetypes, Employment Areas, and associated minimum densities; and
- (d) Growth in all rural areas that complies with the Rural/Country Cluster placetype.

3.1.5.2 The Rural and Country Cluster Residential development in rural areas should be characterized by larger lot sizes, lower density, and single-detached housing. This placetype may include Country Cluster patterns that configure housing development in a focused area and preserves remaining land for open space. Open space in a cluster pattern should address the preservation of wildlife corridors and the regions eco-infrastructure.

- (a) Is encouraged to be developed in Country Cluster residential development to a maximum of 80 dwelling units in locations where infrastructure and services are appropriate.
- (b) The maximum density is 0.5 du/ac overall which can be clustered onto areas with no more than 80 du with and an average residential density of 3.0 gross du/ac.

3.1.5.3 Statutory plans shall identify the impacts, including fragmentation of farmland, of greenfield development on land used for agricultural purposes. Strategies to mitigate the identified impacts should also be included.

3.1.5.4 Local employment areas may be approved provided:

- a) They are not regionally significant in size and scale. Regional significance is defined in the Regional Evaluation Framework.
- b) They are not contiguous to an urban municipality, with a recommended minimum distance of 2km.

3.1.6 Hamlet Growth Areas

Hamlet Growth Areas provide an important opportunity for rural areas to develop independent focused areas with lower density mixed-use developments and employment areas. They play an essential role in providing services and amenities for rural areas that cannot easily access urban municipalities. HGAs are intended to accommodate growth opportunities in rural municipalities that are not contiguous to urban municipalities and serve a broad geographic area. They are meant to enhance the rural character of the Region by adding strategically located nodes.

3.1.6.1 Hamlet Growth Areas shall be identified as follows:

- (a) Within Rocky View County a minimum of three (3) Hamlet Growth Areas shall be established and are listed as Harmony, Bragg Creek and Langdon with boundaries shown on Schedule 1 – Regional Growth Structure;
- (b) Within Foothills County a minimum of three (3) Hamlet Growth Areas shall be established at a future time by Foothills County in accordance with the criteria for establishing new HGAs; and
- (c) Within Wheatland County a minimum of one (1) Hamlet Growth Area shall be established and is listed as Cheadle with boundaries as shown on Schedule 1 – Regional Growth Structure.

3.1.6.2 Future growth in Hamlet Growth Areas shall comply with the following:

- (a) Consist of the proportion of the preferred placetypes specified in Section 2.1, and the employment area placetype; and
- (b) Identify a main street or mixed-use node where employment and mixed-use development will be focused.

3.1.6.3 Municipal Development Plan updates shall identify geographic boundaries for all Hamlet Growth Areas identified in the Growth Plan.

3.1.6.4 Rural Jurisdictions may propose new Hamlet Growth areas. When evaluating the merits of creating a new Hamlet Growth Area (HGA) the Board must consider how the proposed HGA meets the following criteria:

- (a) is not contiguous to an urban municipality, with a recommended minimum distance from a Preferred Growth Area of 2 km;
- (b) has potential for urban-style development of the preferred placetypes and employment areas;
- (c) has existing or planned services of water, wastewater and/or stormwater servicing with a preference for the potential for full municipal servicing;
- (d) has access to existing major transportation networks;
- (e) has a land area of 640 acres or less;
- (f) has an existing main street or potential for a main street or mixed-use node where employment and mixed-use developments can be focused; and
- (g) may have an existing urban or hamlet development pattern; evidence of established growth pressure and market demand.

3.1.7 Joint Planning Areas

Focusing growth into areas adjoining urban municipalities and in the path of development pressures is key to growth management and efficient use of land and infrastructure. Joint Planning Areas (JPAs) as identified on Schedule 1 – Regional Growth Structure will accommodate growth in Preferred Placetypes that have been shown to result in lower environmental, economic, and social impacts. In addition, collaboration is important throughout the CMR and a fundamental part of a successful region. JPAs provide opportunities for neighbouring municipalities to collaborate in areas where growth impacts multiple municipalities and where a high level of municipally provided services will be necessary to support the full potential of the area. Existing Area Structure Plans and approved land uses introduce planning challenges, and they also highlight the need for collaboration around regionally significant considerations. Presently these areas do not have a single plan that aligns both servicing and land use and these areas will benefit from a coordinated servicing and land use approach for the entire area. A single Context Study that addresses this coordination should inform Regional Evaluation Framework assessments, as neighbouring municipalities will have already agreed to the major issues affecting the Joint Planning Area. Areas within the JPA beyond demonstrated growth needs shall be designated Urban Reserve.

- 3.1.7.1 Policies pertaining to Joint Planning Areas shall apply to the Joint Planning Areas shown in Appendix B and on the Growth Structure Map.
- 3.1.7.2 The Board may adopt additional Joint Planning Areas, repeal them, or modify their boundaries. The area encompassed by any new Joint Planning Area shall be added to the Growth Structure Map. Municipal Development Plans must reflect such amendments upon their next Periodic Review.

- 3.1.7.3 When evaluating the merits of creating a new Joint Planning Area, the Board must consider how the proposed JPA meets the following locational and intermunicipal criteria. A JPA should be an area that:
- (a) is contiguous to existing urban areas;
 - (b) has an existing major transportation corridor(s);
 - (c) may have potential or is an existing transit corridor;
 - (d) has potential for urban-style development of the preferred placetypes and employment areas at a scale that is regionally significant (e.g. >5,000 acres and/or >2,000 dwelling units);
 - (e) the majority of land is removed from major environmental constraints (e.g. ESAs, flood prone areas, steep slopes);
 - (f) has existing or planned intermunicipal services of water, wastewater and/or stormwater servicing with a preference for the potential for full municipal servicing.
 - (g) requires shared amenities and services;
 - (h) involves other regionally significant land use and servicing matters would benefit from inter-municipal coordination (e.g. airports, recreation, environmental); and
 - (i) there is growth pressure and market demand for the planned developed in the area.
- 3.1.7.4 The municipalities which are party to the JPA shall prepare a background report, called a Context Study which will inform new Area Structure Plans and development in the JPA, the Growth and Servicing Plans, as well as Municipal Development Plans.
- 3.1.7.5 Within one year, the participating municipalities shall adopt Terms of Reference to govern the development of the Context Study, which includes a process for dispute resolution and a timeframe for completion.
- 3.1.7.6 A Context Study should include at a minimum, the following:
- (a) a Vision for the area;
 - (b) a servicing strategy for water, sewer, and stormwater;
 - (c) a transportation and mobility plan identifying the designation of key future transportation corridors, including major roads with regional connections, regional transit corridors and transit-ready corridors for Transit-Oriented Development, and pathways and active transportation networks;
 - (d) strategies to address intermunicipal environmental issues;
 - (e) strategies to equitably share costs and benefit associated with the development of the Joint Planning Area and its services such as fire, police, recreation, transportation and utilities;
 - (f) strategies to provide efficient and logical servicing, incorporating shared servicing to the greatest extent possible;

- (g) a general land use plan that aligns the servicing strategy with future development areas. The general land use plan should identify the location of placetypes as defined and regulated in the Regional Growth Plan;
- (h) a land use statistics table based on the land use plan identifying the amount of land and required densities allocated to various placetypes as defined in the Regional Growth Plan; and
- (i) sequencing of developments, including strategies to ensure that development occurs in an orderly manner, maximizing the efficiency of servicing.

3.1.7.7 A Context Study may propose amendments to the boundaries of a JPA to the Board, which would be updated in the next Periodic Review of the Regional Growth Plan.

3.1.8 Area Structure Plans and Area Redevelopment Plans

There is a large number of existing Area Structure Plans and Area Redevelopment Plans throughout the Region that predate the Growth Plan. In some cases, these existing ASPs and ARPs have been grandfathered under the CMRB Regulation, while others have been approved under the Interim Growth Plan. There are several undeveloped or partially developed Area Structure Plans or Area Redevelopment Plans that may or may not be aligned with the Growth Plan but have entitlements to develop over time as approved. Updates to Area Structure Plans and Area Redevelopment Plans and other statutory plans should bring the plans into conformance with the goals, objectives and policies of the CMRB.

- 3.1.8.1 Existing ASPs and ARPs adopted prior to this Growth Plan coming into force are not subject to the policies of the Growth Plan, but each municipality is encouraged to revise existing plans to be in alignment with the Growth Plan.
- 3.1.8.2 ASP or ARP amendments within an Urban Municipality must not decrease the overall density of residential development or reduce the ratio of Preferred Placetypes within the Plan.
- 3.1.8.3 Statutory plan amendments in Joint Planning Areas may continue to be adopted prior to completion of Context Studies, subject to the policies of the Growth Plan.
- 3.1.8.4 Amendments to Existing ASPs or ARPs in Rural Municipalities involving significant increases in densities or urban development may propose new JPAs or Hamlet Growth Areas to allow clustering densities and to add Preferred Placetypes provided the plan does not increase the overall projected population within the plan area.

3.1.9 Municipal Development Plan Updates

- 3.1.9.1 Within three years of adoption of the Regional Growth Plan, all member municipalities shall update their Municipal Development Plan to:
 - (a) create an alignment table between the regional placetypes defined in the Regional Growth Plan and land uses or typologies in the Municipal Development Plan;
 - (b) develop an Overlay map showing the locations of Preferred Placetypes and employment areas within the municipality; or

- (c) undertake other revisions which incorporate the findings and agreements arrived at in the Context Study process.

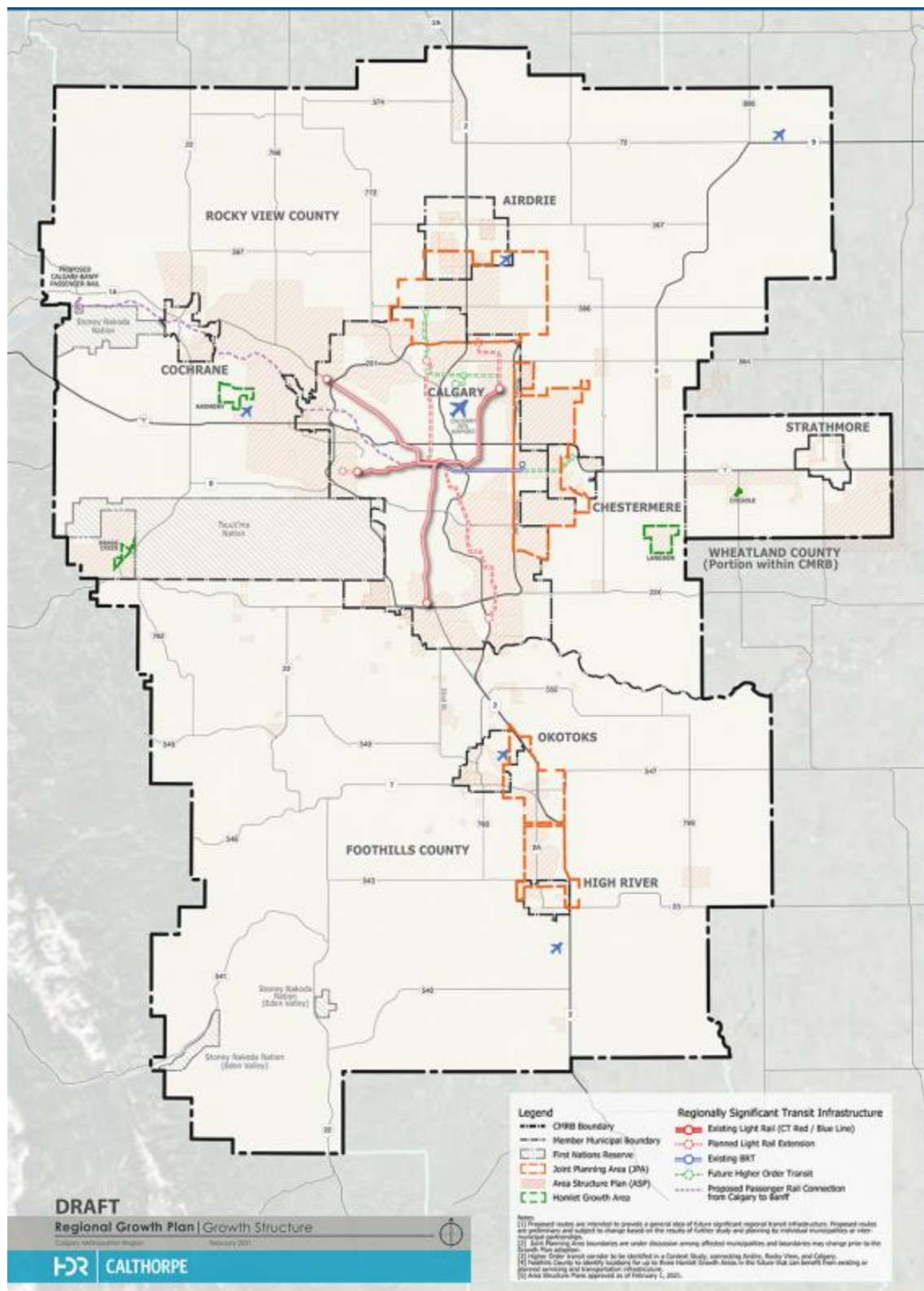
3.1.10 Periodic Reviews and Reporting

- 3.1.10.1 Every two years, each municipality shall provide a report on the implementation of Placetypes indicating changes in proportions of dwelling units located in areas designated for Preferred Placetypes.
- 3.1.10.2 Every two years, the CMRB shall provide a consolidated report on the implementation of Placetypes in the CMR.
- 3.1.10.3 An update of the Regional Growth Plan shall be undertaken within five years of the adoption of the Regional Growth Plan and every five years thereafter to:
 - (a) review and adjust the population and employment forecast, and extension of the forecast by five years;
 - (b) review of the proportions of new residential population by placetype approved since the last periodic review, by municipality and placetype;
 - (c) adjust the population and employment projections as needed to achieve the Goals, Objectives and Policies of the Regional Growth Plan; and
 - (d) incorporate the findings and direction of Joint Planning Area Context Studies as appropriate.

3.1.11 Exceptions to the Policy

Member municipalities will strive to comply with the goals, objectives and policies of the Plan. However, there are some special and unforeseen cases the Board may choose to review and approve that do not fit into the Preferred Growth Areas or specific Rural Area development policies. The proposed exception must demonstrate it will contribute to the Region and not significantly compromising the Growth plan's goals, objectives and policies.

- 3.1.11.1 Notwithstanding the policies in the Growth Plan, the Board, at its discretion, may approve a statutory plan that does not comply with the policies of the Growth Plan if:
 - (a) the member municipality proposing the statutory plan has demonstrated an economic need and regional benefit that has not been addressed in the Growth Plan and that will be addressed by the proposed statutory plan (e.g., critical housing or employment area);
 - (b) the Goals, Objectives and Policies of this plan are not significantly compromised by approval of this exception to the Growth Plan; or
 - (c) that a series of exemptions do not result in significant cumulative impacts to the implementation of the regional Growth Plan.



Schedule 1: Regional Growth Structure

3.2 Economic Wellbeing

Significant growth in the CMR economy in recent decades has been largely led by the energy sector. The City of Calgary is the Canadian headquarters of many oil and gas companies, with two-thirds of Calgary's 118 head offices focused in the energy and oilfield services sector. The sector offers employment throughout the CMR, yet its dominance has caused instability with periods of high and low growth, often referred to as boom and bust periods. Despite stability from a strong agricultural sector and growing tech and logistics sectors, the Region has struggled with downsizing and layoffs during the most recent downturn that began in 2013.

Despite past reliance on energy and the associated ups and downs of the market, Calgary's economy is diversifying. Over the next three years it is anticipated there will be an increase in employment across all sectors. According to the Regional Employment Forecast, it is anticipated there will be over 500,000 additional jobs under a status-quo scenario to support the next million regional population. Further, it is estimated the largest jobs growth will be in healthcare and social assistance; professional, scientific and technical services; construction; retail trade; and transportation and warehousing. According to Calgary Economic Development, agri-business is also among the key sectors for growth in Calgary and the region. Together, these industries are expected to make up approximately 50% of total job growth.

The CMR can work together to form a clear vision of an equitable, diversified and resilient regional economy that blends the economies of both urban and rural municipalities.

The Economic Wellbeing policies encourage regional collaboration that will promote economic resilience and risk management, cost effectiveness and enhance quality of life. Key to achieving cost effectiveness is focusing development in compact forms that will increase regional transportation coordination, create servicing efficiencies and provide suitable land for emerging sectors.

The Region must work towards a more resilient and diverse Regional economy that provides opportunities for both rural and urban development and related employment opportunities that develop, retain and attract talent from around the world.

CMR Goals	Growth Plan Objectives
The Calgary Metropolitan Region is a globally recognized economy, attracting the best and brightest in a variety of economic sectors to support regional prosperity and a high quality of life.	<ul style="list-style-type: none"> (e) Diversify the economy in the Calgary Metropolitan Region, supported by creating more resilient, efficient, and livable communities. (f) Enable transit, walking and cycling to work, contributing to attracting and retaining workforce. (g) Provide an effective transportation network, assuring efficient transportation of goods to market.

CMR Goals	Growth Plan Objectives
	(h) Ensure adequate suitable land for emerging market demand, providing capacity for economic growth.
The Calgary Metropolitan Region has a strong and unified approach to regional economic growth.	(c) Build on the strengths of all member municipalities to create a plan for economic growth in the region. (d) Collaborate among municipalities and with industry partners.

There is an important connection between economic wellbeing, land use and servicing that will influence the Region's economic competitiveness. The connections include:

1. The ability to attract the talent necessary to serve the future economy will in part be dependent on quality of life in the Region.
2. A sufficient supply of employment land with efficient access to markets will help support economic growth in the Region.

A regional economic development plan can define a coordinated approach to economic development that aligns with the Growth Plan policies and potentially informs future updates to the Growth Plan. Industry partners should be involved in developing the coordinated regional approach.

3.2.1 Municipal Development Plans

An adequate supply of land that is appropriately serviced and accessible for the type of employment being served is essential to attracting jobs to the region that will support economic diversification and competitiveness. Municipal Development Plans can provide guidance on the availability and suitability of land to support future economic growth, reflecting job forecasts for the municipality.

3.2.1.1 Municipal Development Plans shall:

- (a) Identify the anticipated needs for Employment Lands in the municipality over the next 10 to 15 years.
- (b) Identify how and where the municipality will accommodate future needs for employment lands over the next 10 to 15 years to protect for an adequate supply of land for employment. The following should be considered:
 - i. Direct employment growth to existing employment areas through intensification, infilling and redevelopment (e.g. Infill / Redevelopment placetype);
 - ii. Focus employment growth in greenfield areas within the Mixed Use Centre, Masterplan and Employment Centre placetypes; and

- iii. Where appropriate, support agriculture-related, resource extraction and other employment that relies on proximity to the rural environment in rural areas.

3.2.1.2 Municipal Development Plans should promote walking, bicycling and transit access to jobs in urban municipalities and Joint Planning Areas by:

- (a) Identifying how employment will be concentrated in areas that can be serviced by transit immediately, or in the future; and
- (b) Promoting of the co-location of land uses in industrial areas that support the function and efficiency of industry.

3.2.2 Regional Transportation Planning Support for Economic Wellbeing

Access to an employment base and to markets are among many of the many factors employers consider when choosing a location. Future regional transportation planning is considered in more detail in policies and actions related to Shared Services Optimization. The policies below are related to how regional transportation planning initiatives can support the economic wellbeing of the Region.

3.2.2.1 Regional transportation plans should:

- (a) Identify strategies to minimize the effects of commuter congestion on important goods movement and trade routes;
- (b) Identify a network of priority routes for regional goods movement, linking key hubs such as intermodal facilities and the Calgary International Airport with an emphasis on reliability.
- (c) Protect the integrity of major goods movement routes should be protected by coordinating adjacent land use planning with the provision of adequate truck accessibility.

3.2.3 Agricultural Economy

Agriculture is a complex system, including both rural and urban components, which operate at local, regional, provincial, national and international scales. Agriculture plays an important cultural and economic role in large and small communities across the CMR. Farming is a business, and producers will make decisions that allow them to compete in a globalized marketplace. It is important to achieve a balance between conserving agricultural land and promoting other forms of economic development in a manner that promotes new land uses which are compatible with existing ones. Supporting value-added agriculture and related industries in proximity to producers is important for supporting the agricultural industry.

3.2.3.1 Municipal Development Plans shall:

- 1) Identify the role that agriculture plays in the municipality and include policies to support a strong, resilient and diversified agricultural economy;

- 2) Include policies to support growth of agri-business and value-added agriculture and related industries, especially when located in proximity to producers, as appropriate to the local scale and context;
- 3) Identify more opportunities to buy, share and sell locally produced food; and
- 4) Identify opportunities for agri-tourism, as appropriate to the local scale and context.

3.2.3.2 As part of a broader approach to regional economic development, the CMRB shall work with regional economic development partners, learning institutions, and other agricultural specialists to:

- (a) Establish areas of focus where the CMRB can use its mandate to support the growth and diversification of the agriculture industry and local agricultural value chains;
- (b) Identify inventories, gaps and priorities for the improvement of infrastructure assets critical to the agricultural sector; and
- (c) Identify areas where agricultural production and processing are important or dominant land uses and coordinate those areas with necessary infrastructure and services.

3.3 Environmentally Responsible Land Use

Natural systems play an important role in the region, and the CMR recognizes, in alignment with the South Saskatchewan Regional Plan (SSRP), that it is important to plan growth in a manner that addresses cumulative effects and protects and enhances the natural environment and ecosystems. Reducing the footprint of new development as described through the approach to Growth Management and Efficient Use of Land is an important component of protecting natural systems.

Environmentally responsible land use means growing in a manner that protects these important natural resources, such as environmentally sensitive areas, and working to maintain diversity of species and ecosystem types in the Region. It also means limiting our impact on climate change and building in a manner that protects the future well-being of the Region from a wide range of hazards (e.g. drought, flood, fire).

The CMR recognizes its responsibility to reduce its impact on the climate, while preparing for the impacts of climate change and other natural and man-made hazards. Steps to create a more sustainable and resilient region will help protect our communities and create a more stable foundation for the region to prosper now and into the future. The Growth Plan seeks to help reduce our impact on the environment; achieving reductions in emissions, land consumption, impervious cover, and water demand.

Additionally, the CMRB understands the importance of coordinating environmental actions and initiatives with all levels of government and First Nations and, where possible will actively collaborate with all jurisdictions.

CMR Goals	Growth Plan Objectives
The Calgary Metropolitan Region recognizes the important role of natural systems in the Region.	<ul style="list-style-type: none"> (a) Increase awareness and understanding of natural and sensitive areas through ESA mapping. (b) Protect currently unprotected natural systems of regional significance and preserve the function of regionally significant natural systems. (c) Acknowledge the importance of natural floodplains through responsible growth.
The Calgary Metropolitan Region is a leader in sustainable regional planning, which minimizes the impacts of development on our land, water and air.	<ul style="list-style-type: none"> (a) Plan responsibly in flood prone areas through sensitive development and flood mitigation. (b) Reduce the Region's impact on the environment and climate through proper and efficient land use planning, including the use measurable targets to reduce impacts on land, water and air. (c) Increase the environmental, economic, and social resiliency of our region.

Polices associated with environmentally responsible land use are closely related to the Growth Plan and Servicing Plan policies for water stewardship, and should be considered together. The polices associated with Environmentally Responsible Land Use reflect the following key policies:

1. Flood policy is highly influenced by Provincial Flood Hazard mapping and the CMRB has a desire for application of a higher standard for Flood Hazard mapping.
2. Assessment of environmentally sensitive areas is complex, and requires consideration at the watershed, regional, local and site level. The Regional approach to environmentally sensitive areas will need to be integrated with other scales of planning.

3.3.1 Flood Prone Areas

The CMR has flood prone areas and has historically experienced significant flood events. Many member municipalities have responded to this critical challenge through policy and new regulations, reflecting local context and hydrological conditions.

Municipalities in the Region have committed to building flood resilience to protect lives and property. For example, CMRB members strongly suggest changing the design flood standard to 1:200 years, or a 0.5% flood. The Region's watersheds are large, interconnected systems. Flood resilience is best approached at multiple scales (watershed, community, property) and from multiple perspectives (upstream/downstream). Regional responses will require ongoing coordination with watershed-level planning (e.g. SSRP) and at the community and property-level with municipalities and developers.

The Province of Alberta recently released updated draft flood inundation mapping for some areas of the Region. As further mapping is released, actions approved by the Board to advance the development of flood prone policy beyond adoption of the Growth Plan include:

- Request the Government of Alberta take a stronger leadership role in standards and policy for flood prone areas;
- Engage with the Province and member municipalities to understand modifications to the Provincial Floodway Development Regulation; and
- Update the policies of the Growth Plan to reflect the Floodway Development Regulation (if required);

Key Issues and Influences:

- Major recent floods had significant impacts to many communities within the CMR;
- Riverine flooding is the topic of this policy area;

- This policy does not consider the effects of overland flooding and stormwater management;
- Developing regional flood policy for the entire area of the CMR is complex as the Province is currently updating their Flood Hazard Area mapping; and
- The Board has indicated a desire to adopt a higher design standard than the current provincially defined standard.

The CMRB objectives, as approved by the Board, related to Flood Prone Areas are:

- Prioritize public safety;
- Mitigate risk to public, municipalities, businesses, park spaces, living assets and other property/lands;
- Over time and with appropriate inputs, examine how flood resilience might be achieved among CMR municipalities;
- Educate the public and other development stakeholders on the risks of development in flood prone areas;
- Maintain essential ecosystem functions of flood areas; and
- Minimum design standard of 1:200, or 0.5% probability flood.

Over time, through ongoing monitoring of regulatory changes, updates to flood hazard mapping and statutory plan approvals under the Growth Plan, the CMRB may consider developing a more comprehensive approach to Flood Prone Area policy. Potential new policy measures could include, but are not be limited to:

- Flood fringe development controls
- Meander belt management
- Stepping Back from the Water / environmental reserve setbacks

- 3.3.1.1 No new development shall be permitted within a provincially identified floodway, with the exception of uses with no permanent buildings, such as agriculture, natural areas, outdoor recreation, parks, roads, bridges, utilities, aggregate extraction, and flood mitigation infrastructure.
- 3.3.1.2 Development in provincially identified flood fringe areas shall include flood protection measures to mitigate risk at the 1:100 year flood event level.
- 3.3.1.3 New area structure plans for greenfield developments must include cumulative protection measures to mitigate risk in flood hazard areas at the 1:200 year flood event level.
- 3.3.1.4 After updated provincial flood hazard mapping is finalized, the CMRB shall work with the Province of Alberta and member municipalities to investigate changing the provincial definition of the flood hazard area to the 1:200 year level, including an assessment of the impacts to Alberta's Disaster Relief Program and private insurance.

3.3.2 Environmentally Sensitive Areas

Environmentally Sensitive Areas (ESAs) are key landscape features, providing important ecosystem services to municipalities at regional and local scales. These cherished and often irreplaceable natural places are worthy of retention and special care to maintain water quality, provide flood mitigation, retain natural habitats and diverse landscapes, and preserve other valued ecosystem functions and services.

In addition to protecting ESAs, members should also adopt best practices for environmentally sensitive land development and planning, including the use of low impact development and efficient land use principles, the use of appropriate setbacks from water and natural areas, cumulative effects management, and stormwater and watershed best management practices. For example, the SSRP uses a cumulative effects management approach and the CMRB should investigate following in step with this direction.

Key Issues and Influences:

- Natural areas, and in particular ESAs provide important ecosystem services, and their health has been threatened by recent development trends and practices.
- Existing mapping data is quite varied across the CMR, and the existing location and extent of some ESAs are unknown, limiting the ability to protect them.
- Protecting certain types of ESAs will benefit other policy areas, including flooding and recreation.

Policies

The policies associated with environmentally sensitive areas (ESAs) establishes a consistent framework and approach for identifying, analyzing and planning near ESAs.

3.3.2.1 Area Structure Plans and Area Redevelopment Plans shall address *Sensitive Areas* through the following means:

- (a) Undertake a desktop-based environmental screening to identify Environmentally Sensitive Areas on-site and within 100 metres of the site boundary, which may include but not be limited to the areas shown on Schedule 2 – Natural Systems;
- (b) The environmental screening shall include a map of all identified Environmentally Sensitive Areas;
- (c) If an Environmentally Sensitive Area is located on or within 100 metres of the site, the proponent/municipality must conduct an environmental study; and
- (d) An environmental study shall identify the potential impacts of the proposed development on the identified Environmentally Sensitive Area(s) and recommend mitigation measures to protect it.

3.3.2.2 Municipal Development Plans and Intermunicipal Development Plans shall:

- (a) Include map(s) of regional Environmentally Sensitive Areas that have existing documentation and mapping within areas designated for future growth.

- (b) Include a shared definition of Environmentally Sensitive Areas as defined in the Regional Growth Plan.

3.3.2.3 Municipal Development Plans shall include policies that address ESAs as appropriate the scale and context of the municipality.

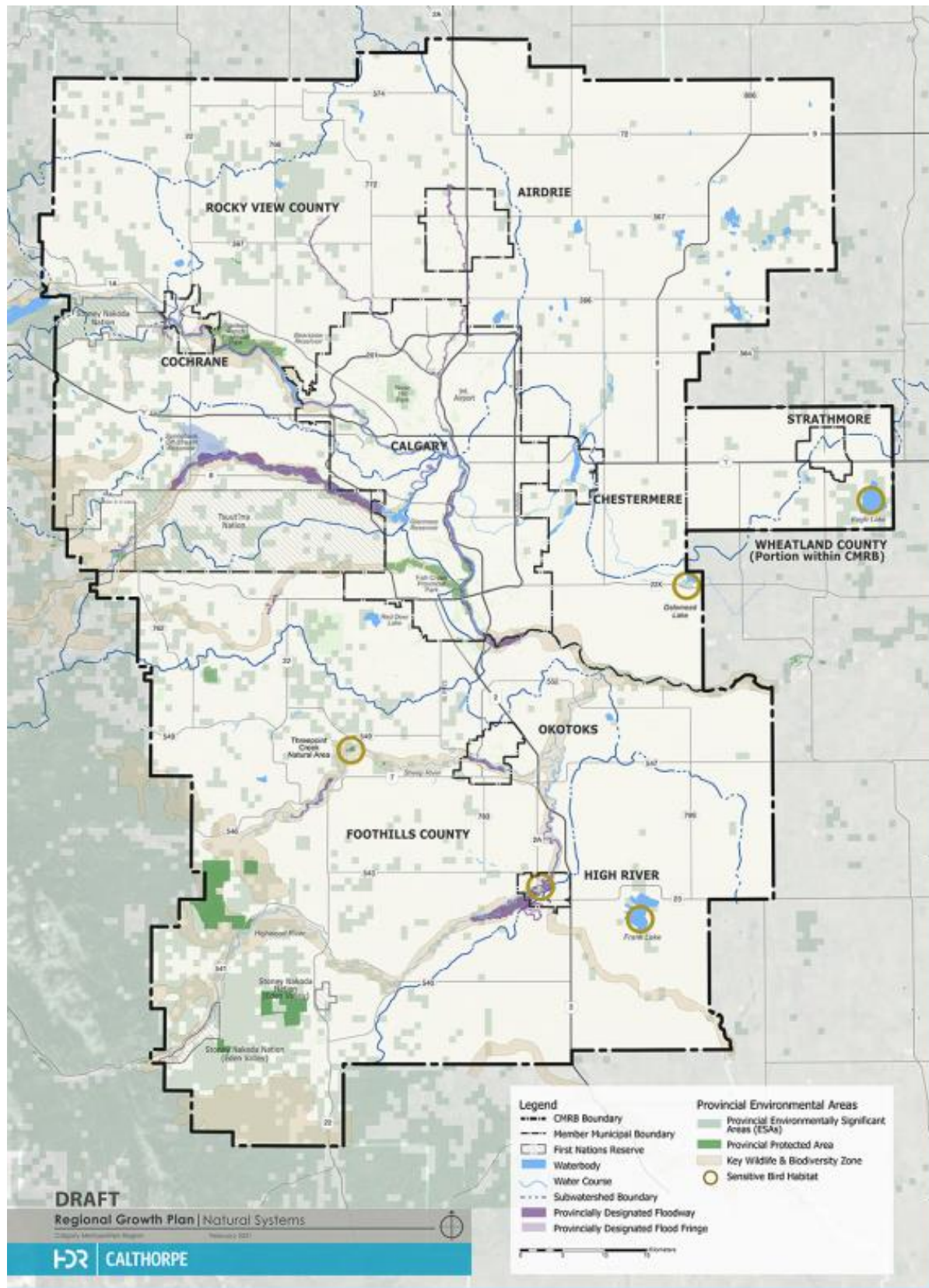
3.3.2.4 The CMRB shall compile the municipally identified Environmentally Sensitive Areas into a common database for the Region.

3.3.3 Climate Change

The CMR recognizes the need to work together to reduce greenhouse gas emissions and the risks to climate related hazards.

3.3.3.1 Municipal Development Plans shall address climate change resiliency, which will include:

- (a) a commitment to reduce municipal greenhouse gas emissions and water consumption; and
- (b) policies to identify and mitigate risks within the municipality due to climate change, including impacts to:
 - (i) human systems and built environments (e.g. local economy, infrastructure), and
 - (ii) natural systems.



Schedule 2: Natural Systems

3.4 Water Stewardship

Water is essential to the success and quality of life in the Region. CMR members have a duty to ensure adequate access to a healthy and efficient supply of water for their citizens and businesses now and into the future.

Development and natural processes, including climate change, threaten the quality and sustainability of our water supply. It is important that regional members protect and manage the watersheds within our jurisdiction. The CMR can play a role in facilitating this protection and advocating for the protection of the watersheds that we rely on outside of the region. As our water supply is limited, it is also critical that we consciously manage and use water, for both our benefit, and the communities downstream.

Opportunities to share the costs and risks associated with supplying and managing water, and in exploring ways to cooperate through new structures, such as JPAs, are considered.

The CMR Servicing Plan provides additional information on future actions associated with Water Stewardship in the CMR. In particular, the Servicing Plan defines the relationship between the South Saskatchewan Regional Plan and the CMRB Growth and Servicing Plans. It also identifies a need to prioritize future planning, with consideration to initiatives such as:

- a regional cumulative effects management approach;
- source water protection;
- region-wide water efficiency targets;
- integrated watershed management;
- sub-watershed planning through Watershed Planning Advisory Council and Watershed Stewardship Groups; and
- conservation tools to support the goals of the CMRB and the Provincial Land Use Framework.

CMR Goals	Growth Plan Objectives
The Calgary Metropolitan Region has a water strategy that promotes healthy people, healthy ecosystems and is resilient in times of drought and flood.	<ul style="list-style-type: none"> (a) Enhance protection of our watersheds and natural water systems (b) Provide a safe, affordable, and reliable supply of drinking water for residents and businesses (c) Enhance regional collaboration of water stewardship (d) Enhance the Region's resilience to changes to natural water systems due to climate change and human development

The Calgary Metropolitan Region has a coordinated approach to water, wastewater and stormwater that provides safe and healthy water for our growing region.

- (a) Improve the efficiency with which we use our limited water supply
- (b) Advance opportunities to better manage and share the risks and costs of water, wastewater and stormwater infrastructure and service delivery.

3.4.1 Watershed Protection

The combination of variable precipitation and continued regional growth has the potential to cause water shortages in the future if fundamental changes to water use and management are not made. Many locations within the region are also susceptible to flooding, as evident from significant recent events. Adding upstream water storage capacity has the potential to mitigate one or potentially both risks and would be a long-term investment in improving the region's resiliency.

- 3.4.1.1 The CMRB will continue to advocate for enhanced protection of the headwaters of rivers that the CMR relies on for drinking water and economic production that are located inside and outside the CMR.
- 3.4.1.2 The CMRB will support the continued assessment of upstream reservoirs on the region's rivers to provide water storage capacity and flood mitigation.

3.4.2 Stormwater Management

Stormwater and watershed management are inherently regional, as many of the Region's watersheds and water bodies extend through multiple municipalities, and one community's stormwater is another community's drinking water.

- 3.4.2.1 The CMRB will provide regional leadership for the management of stormwater for regionally significant stormwater issues.
- 3.4.2.2 The CMRB and member municipalities should identify locations where stormwater management may impact regional infrastructure systems and develop appropriate policies to address areas of impact.

3.4.3 Water Efficiency

One of the simplest approaches to improving our water resiliency is to use less water. This includes the use of Preferred Placetypes located in Preferred Growth Areas as appropriate, while also encouraging water conservation, implementing new methods and technologies that use less water, and improving the overall system efficiency through methods such as replacing old, leaking infrastructure and water reuse.

- 3.4.3.1 The CMRB will work with the Province to advance initiatives that improve the Region's ability to sustainably use and reuse water.

3.4.4 Collaboration and Governance

The consideration of alternate or new water governance structures is a potential approach to sub-regional water management and conservation. Using a bottom-up

approach to identify and develop such structures would enable members to create a model that works for them, and the proposed JPAs provide a reasonable starting point with which to organize the new governance structures.

- 3.4.4.1 CMRB Members should investigate approaches to water collaboration within the CMR at the regional and sub regional scales, as appropriate.

CONTENT DRAFT FOR DISCUSSION ONLY

3.5 Shared Services Optimization

In the face of global economic competition, the Calgary Region must find ways to deliver services in an efficient and sustainable way that maintains the Region's high quality of life and low cost of doing business. Residents and businesses alike benefit when the Region finds ways to deliver borderless shared services that reflect cost-effective and optimized service delivery.

The CMR Servicing Plan also addresses matters related to shared services optimization and should be read in tandem with this section of the Growth Plan.

CMR Goals	Growth Plan Objectives
Residents of the Calgary Metropolitan Region experience borderless delivery of essential services based on a fair cost-benefit model.	(a) Protect future opportunities to share regional infrastructure and services through mobility and transmission corridor protection. (b) Coordinate regional land use planning with service provision and planning, specifically transit.
The Calgary Metropolitan Region delivers services in a more efficient and sustainable way through shared services optimization.	(a) Achieve servicing efficiencies through a conscious effort to share infrastructure and services, particularly in Joint Planning Areas.

3.5.1 Transportation and Transit Corridors

The efficient movement of people and goods supports the economy and quality of life in the CMR. Optimized transportation corridors are a key to maintaining a competitive region. The North and South/East Regional Transportation studies provide much of the context for transportation corridors in the CMR.

Planning for transit at the regional scale is an extremely effective way of creating an efficient, integrated and connected transit system. It supports a more cost-effective and better planned transit network over time. Transit is a fundamental part of achieving many regional goals, such as improved economic growth, environmentalism, resilience and quality of life.

3.5.1.1 Statutory plans within 1.6 km of an identified Transportation and Transit Corridor as shown on Schedule 3 – Regional Transportation and Transit Corridors shall:

- (a) identify the corridor(s) on relevant maps within the plan;
- (b) demonstrate how the plan optimizes the proximity and adjacency to the corridor; and
- (c) describe how the plan provides mitigation for any potential impacts to the corridor.

3.5.1.2 New Area Structure Plans and Area Redevelopment Plans shall:

- (a) provide direction on how plans could provide or improve transit service in the future, as appropriate to the scale and context; and
- (b) provide direction on infrastructure design strategies and standards to support transit-oriented development, as appropriate to the scale and context.

3.5.1.3 Municipalities will coordinate regional active transportation and recreation corridors with JPA transportation, mobility and transit planning to maximize their use.

3.5.1.4 Municipalities will include regional active transportation and recreation corridors in statutory plans and identify how local corridors connect to and support regional corridors, as appropriate to the scale and context.

3.5.2 Energy and Utility Corridors

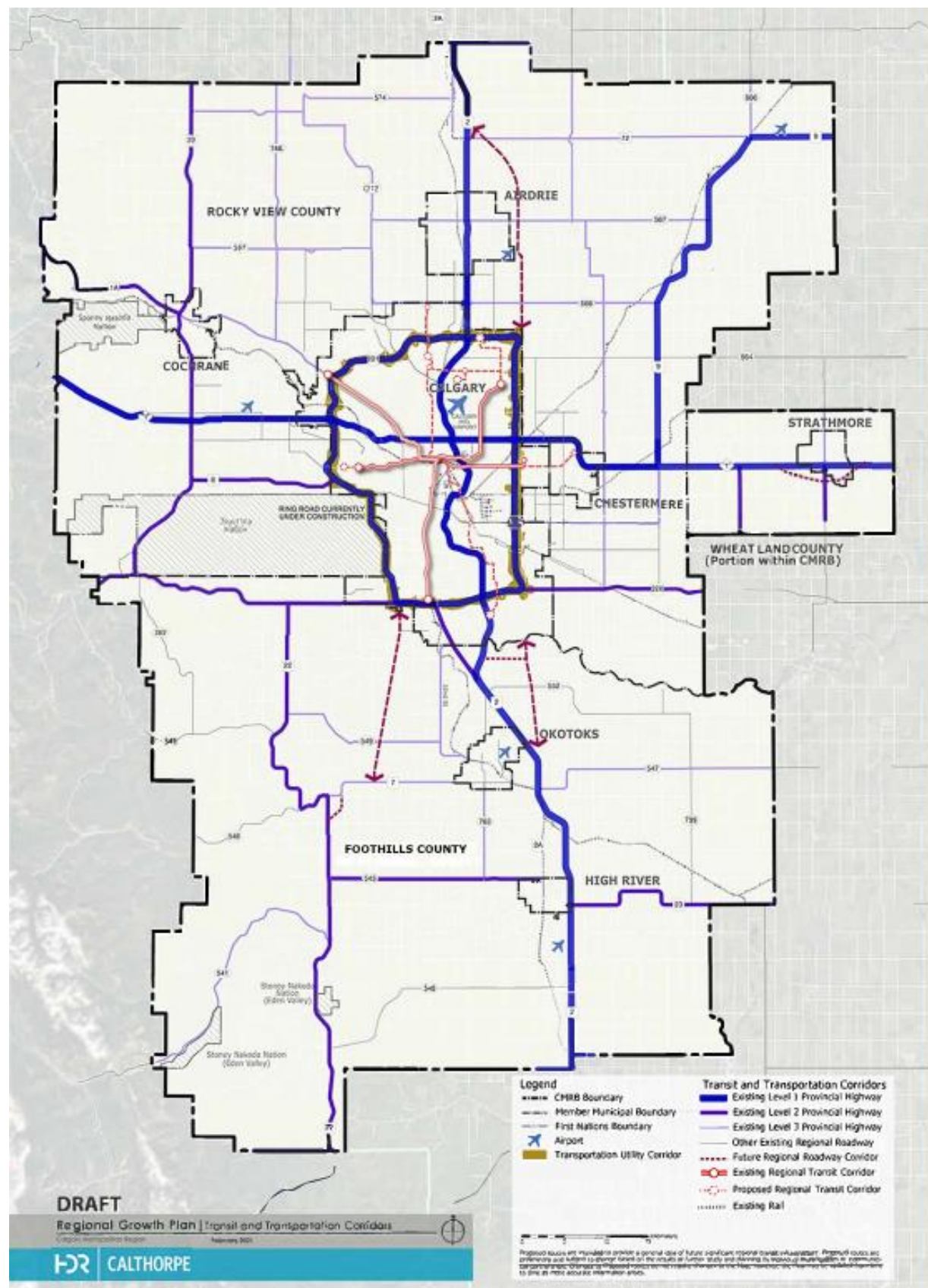
Regional energy and utility corridors include those that accommodate the infrastructure that conveys water, wastewater, energy and other utilities. They are often found along or within regional mobility corridors but can also be located within minor public rights-of-way. These facilities enable the efficient transmission of utilities and services to the regional consumers and beyond, and correctly locating and protecting these facilities will ultimately lower costs and enable increased service provision for regional customers.

3.5.2.1 Statutory plans shall:

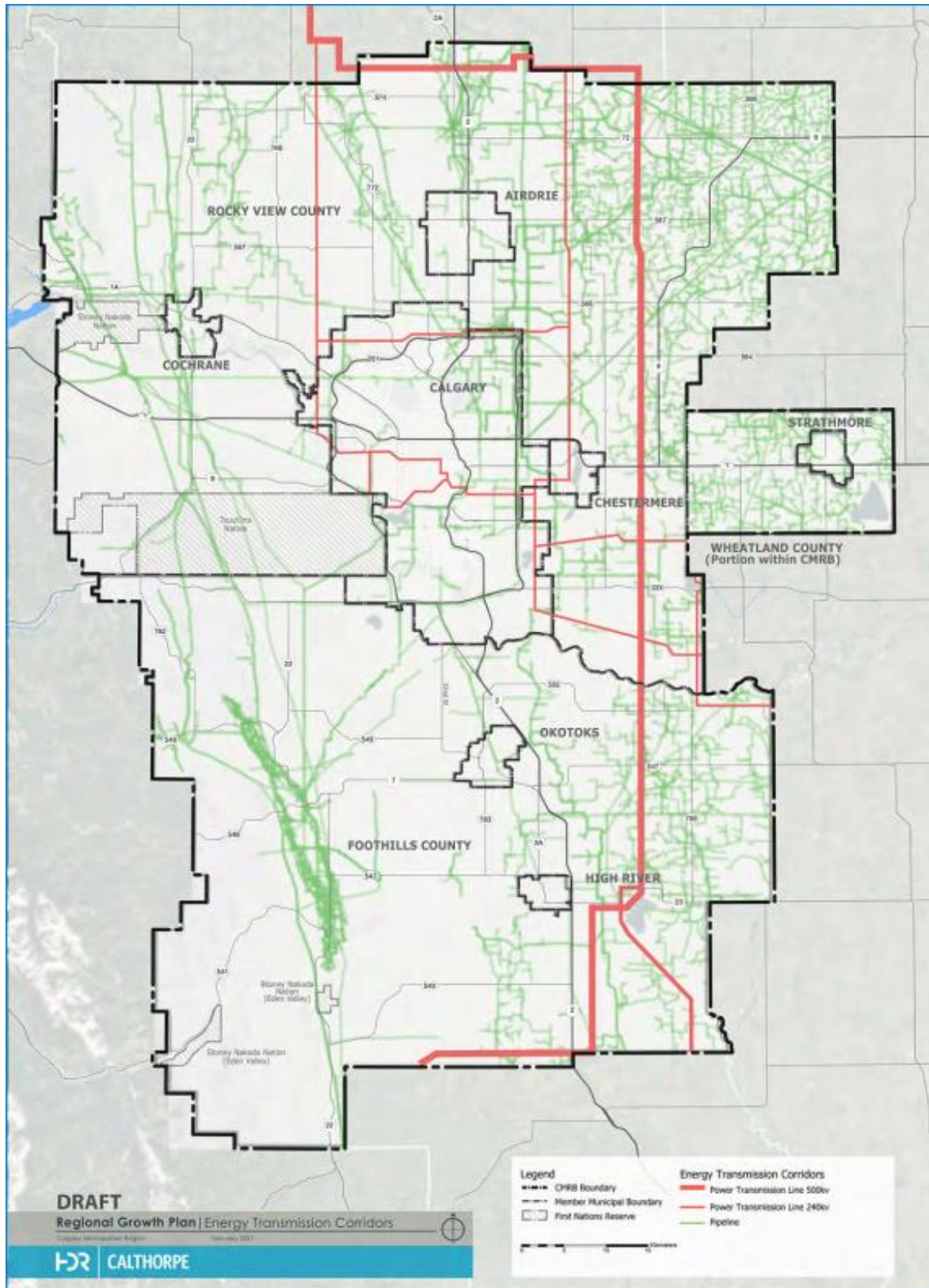
- (a) identify any regionally significant corridor(s) shown on Schedule 4: Regionally Significant Energy and Utility Corridors on relevant maps within the Statutory plan as appropriate to the scale and context; and
- (b) describe how impacts on the corridor(s) will be mitigated.

3.5.3 Water, Wastewater and Stormwater

Policies related to servicing for water, wastewater and stormwater are included in the Water Stewardship policy area, and additional detail included in the CMR Servicing Plan.



Schedule 3 – Regional Transportation and Transit Corridors



Schedule 4: Regionally Significant Energy and Utility Corridors

3.6 Celebrating Urban-Rural Differences

The CMR is a collection of ten distinct municipalities, each with its own character and each contributing to the strength and resilience of the region. Although residents live in different municipalities around the CMR, they are connected in many ways: open space systems, jobs and economic opportunities, natural environments, roadways and transit systems, recreation amenities, servicing systems, pathways, and other connections. They also experience the shared impacts of growth, such as water quality and quantity impacts, loss of environmental function, air quality impacts, and longer commute times. These many connections, when taken together, form a regional framework, a common ground at the regional scale.

Celebrating rural-urban differences is a foundational strategy of the Growth Plan. Public engagement on the Growth and Servicing Plans has reinforced the importance of supporting a wide range of distinct lifestyle choices, from living downtown to living in a rural agricultural area.

The Growth Plan focuses most urban growth to higher density and mixed use areas, including towns, city centres, hamlet growth areas, and strategic joint planning areas. The Plan also cultivates growth in ways that maintain the rural, agricultural, and environmental character of the rural area. This approach benefits all member municipalities by promoting, enhancing, and supporting the common regional framework.

- 1) Rural places offer lifestyles where people can live in nature, hobby farm, keep horses for pleasure or sport, or explore opportunities to generate their own power, grow their own food, or operate a home-based business or a large agricultural operation.
- 2) Urban places offer a range of lifestyle choices and housing types, employment opportunities, and amenities in proximity to a wide range of services.

To minimize the negative impacts of growth on our shared regional systems, the Growth Plan limits development that is neither rural nor urban in character. The Growth Plan directs new growth to occur in the preferred placetypes that consume less land and resources and thereby benefit the entire Region while maintaining distinctive rural and urban lifestyles in the Region.

The Growth Plan does not include specific policies related to Celebrating Urban-Rural Differences. Taken together, the policies contained within the Growth Plan seek to allow urban and rural areas to remain distinct in character and diverse in land use, mutually supporting one another, and creating a broad range of lifestyles for residents of the CMR.



CMR Goals	Growth Plan Objectives
The Calgary Metropolitan Region has grown in a way which celebrates the individual character of our municipalities while working together to build a stronger region.	<ul style="list-style-type: none"> (a) Provide policy tools to create a diverse range of urban and rural places for people to live, work and play (b) Establish agricultural, environmental, and open space areas as integral components of our regional system to be conserved
The Calgary Metropolitan Region delivers services in a more efficient and sustainable way through shared services optimization.	<ul style="list-style-type: none"> (a) Provide policy tools and opportunities for collaboration to enhance the regional benefits of our shared systems (b) Provide policy tools to guide the location, scale, and type of development that minimize the impacts of growth on shared systems

CONTENT DRAFT FOR DISCUSSION

4 Implementation

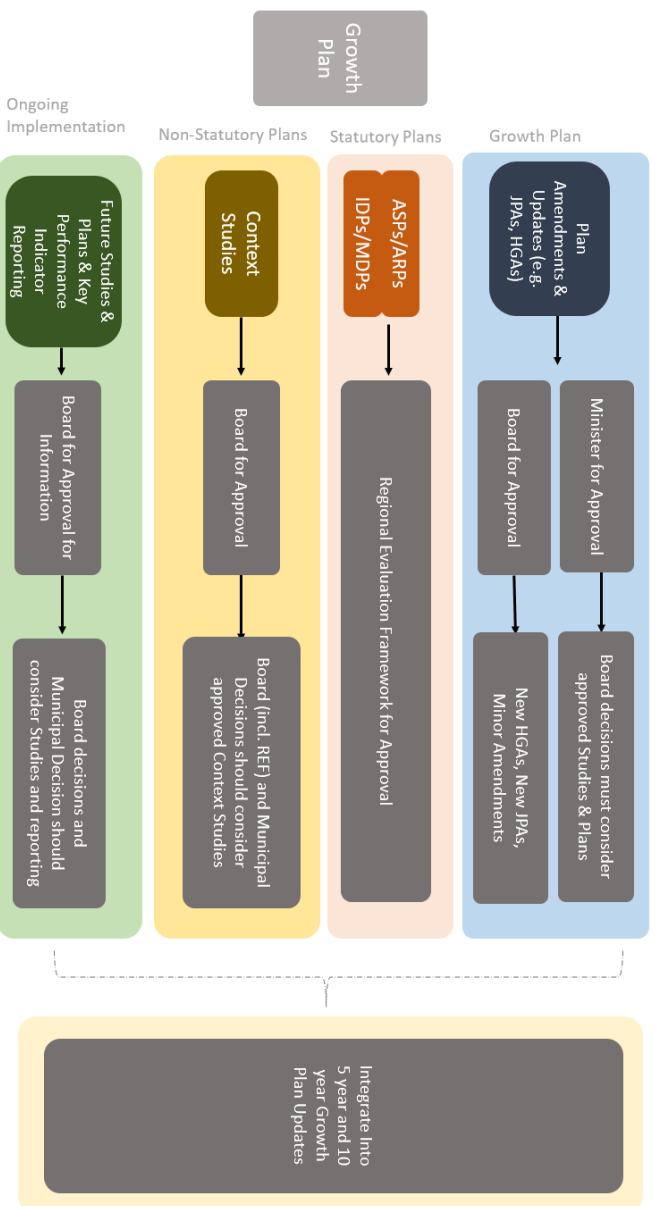
The Growth Plan is the roadmap for accommodating the next one million people in the Calgary Metropolitan Region. Continued collaboration between CMR municipalities will be essential as the Growth Plan is enacted in the Region. There will inevitably be bumps in the road as this new Growth Plan is implemented into the daily lives of people and businesses in the Region. However, the belief that we are better working together should underpin our collective efforts.

This section describes the important steps of how the Growth Plan will be implemented and interpreted and lists future work of the Board.

In accordance with the Municipal Government Act (MGA) and its Regulation, the Plan comes into force when it is approved by the Government of Alberta and approved by the Minister of Municipal Affairs.

4.1 Implementation Mechanisms

Implementation of the Growth Plan will be undertaken through four key mechanisms available to both the Board and its members. As shown on the figure below these include: Plan Amendments and Updates; the Regional Evaluation Framework (REF) for Statutory Plans; Context Studies; and other Future Studies, Plans and Key Performance Indicators and Reports.



4.1.1 Regional Evaluation Framework

- 4.1.1.1 The Board shall establish the Regional Evaluation Framework (REF) in accordance with the CMRB Regulation.

Statutory Plan Definition

4.1.1.2 CMR member municipalities shall use Statutory Plans for all the following types of developments:

- (a) Employment areas greater than 8 lots or greater than 20 acres; and
- (b) Any residential or mixed-use development with 10 or more dwelling units.

Referral Process to the Board

4.1.1.3 A Municipality shall refer to the Board:

- (a) All new Municipal Development Plans (MDPs)
- (b) All new ASPs;
- (c) All new ARPs;
- (d) All amendments to MDPs, ARPs and ASPs; and
- (e) All new or amended member-to-member Intermunicipal Development Plans (IDPs).

4.1.1.4 Notwithstanding the above (1.1.12.1), municipalities are not required to submit proposed *statutory plans* and/or amendments to existing *statutory plans* in the following circumstances:

- (a) Housekeeping amendments to correct or update clerical, technical, grammatical, and/or typographical errors and omissions that do not materially affect the statutory plan and/or amendment in principle or substance in accordance with the Municipal Government Act ("MGA").
- (b) New statutory plans that:
 - i. propose less than 10 residential units; or
 - ii. if no residential units are proposed, the total employment area is less than 8 lots and is less than 20 acres in total area.
- (c) Amendments to existing statutory plans that are not substantive in effect, such as:
 - i. Small scale amendments to maps;
 - ii. Small scale text amendments; and
 - iii. Small scale land use conversions.
- (d) New or amended IDPs that involve a CMR member and a non CMR member.

4.1.2 Existing ASPs and ARPs

4.1.2.1 Existing Area Structure Plans and Area Redevelopment Plans that were adopted in accordance with the MGA prior to the date this Plan comes into force will remain in effect (i.e., grandfathered).

4.1.2.2 Regionally significant amendments to an Area Structure Plan shall be subject to the Regional Evaluation Framework (REF) as established through the REF submission criteria.

4.1.2.3 Regionally significant amendments to an Area Redevelopment Plan shall be subject to the Regional Evaluation Framework (REF) as established through the REF submission criteria.

4.1.2.4 Employment and population growth should be planned through statutory plans in accordance with the criteria of the Regional Evaluation Framework (REF) as established through the REF submission criteria.

4.1.3 Existing MDPs

Municipal Development Plans (MDPs) shall be updated to comply with the Growth Plan within three years of the Growth Plan coming into force.

4.1.3.1 Amendments to MDPs shall comply with the Growth Plan and shall be subject to the Regional Evaluation Framework as established through the REF submission criteria.

4.1.3.2 Municipal Development Plans shall include reporting as required in the Growth Plan.

4.1.4 Existing IDPs

4.1.4.1 Regionally significant amendments to an Intermunicipal Development Plan shall be subject to the Regional Evaluation Framework (REF) as established through the REF submission criteria.

4.1.4.2 Notwithstanding 4.1.4.1 above, amendments to IDPs that involve a CMRB rural municipality member and a non-member rural municipality shall not be subject to the REF whether or not the amendments are regionally significant.

4.2 Growth Plan Amendment and Updates

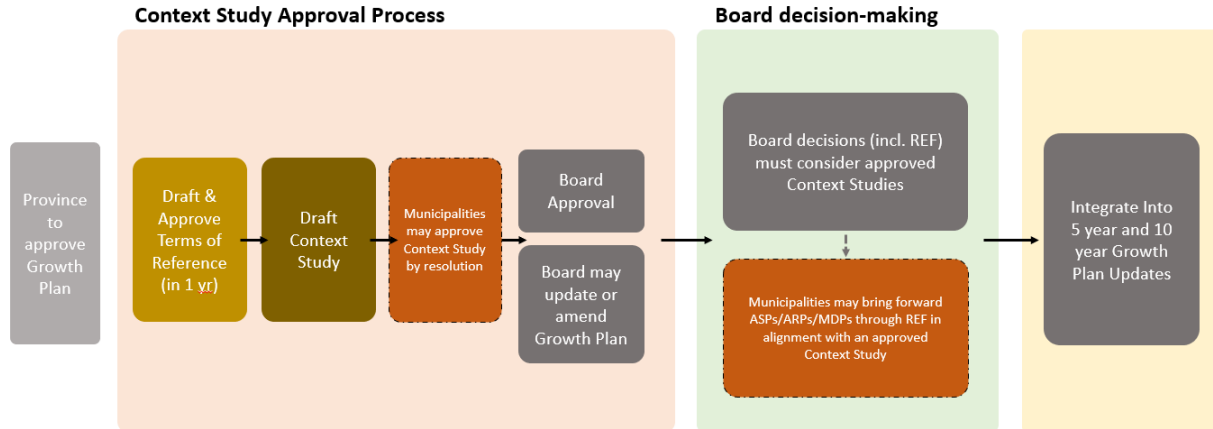
4.2.1.1 The Board may consider amendments to the Growth Plan in accordance with the authority given to the Board. All amendments to the Growth Plan require approval by the Board and the Government of Alberta.

4.2.1.2 The outcomes of Context Studies and other future studies and initiatives approved by the Board shall be incorporated through formal amendments to the Growth Plan.

4.2.1.3 Prior to the incorporation of the outcomes of Context Studies within formal amendments to the Growth Plan:

- a) the Board must consider approved Context Studies in its decision-making; and
- b) Municipalities may bring forward statutory plans or statutory plan amendments through the REF process in alignment with an approved Context Study.

CONTEXT STUDIES PROCESS



4.2.2 Updates

The CMRB will undertake a ten (10) year comprehensive review and update of the Growth Plan. The terms of reference for the Growth Plan update process and requirements will be determined by the CMRB in consultation with the Government of Alberta.

4.2.2.1 The CMRB will undertake a five (5) year review of the Growth Plan to:

- (a) Review and update employment and population projections;
- (b) Consider the need for amendments to the Plan; and
- (c) Amend the Growth Plan to integrate Context Studies and other relevant studies.

4.3 Monitoring

The goals and objectives of the Growth Plan focus on moving the Region towards the preferred placetypes while realizing the benefits of more efficient use of land and less consumption of vital resources. Details on how placetypes will be monitored and tracked over time will show regional movement towards the preferred placetypes. Through this reporting and monitoring effort the CMRB can respond appropriately with decisions and policy to ensure continued success towards a desired future for the Region.

4.3.1 Placetype Monitoring

- 4.3.1.1 Local municipal reporting and monitoring will be assisted by an implementation toolkit that will be developed subsequent to the Growth Plan within one year of approval of the Growth Plan.
- 4.3.1.2 Each municipality shall report to the CMRB on changes over time to preferred placetypes in the municipality in accordance with policies in the Growth Plan.

- 4.3.1.3 The CMRB will create a Geographic Information System (GIS) dataset that shows the change over time of placetypes in the Region. This will be informed by the placetype periodic reviews and reporting as required by Policy 3.1.10.2.

CONTENT DRAFT FOR DISCUSSION ONLY

5 Glossary of Terms

Agriculture: The growing, raising, managing, transporting and/or sale of livestock, crops, foods, horticulture.

Agricultural Areas: Areas identified by member municipalities that form significant parts of the agricultural value chain, such as areas of production, processing, agri-business or agri-tourism.

Agricultural Value Chain: The people and activities that bring agricultural products to the consumer, through stages such as processing, packaging, and distribution; a partnership between producers, processors and marketers created to improve quality, increase efficiencies or develop and market differentiated agricultural products.

Agri-tourism: Tourism that supports commercial agricultural production at a working farm, ranch, or processing facility; tourism that generates supplemental income for an agricultural producer; tourism related to activities that promote or market livestock and agricultural products such as fairs, market gardens and rodeos.

Agri-business: Suppliers/businesses who enable agricultural production by providing inputs, machinery, equipment or services; such as fertilizer, pesticides, seeds, machinery and equipment, services (i.e. machinery maintenance or veterinary services), financial services, data management, grain drying, agronomy advice, agricultural research, transportation services, marketing, traders etc.

Climate Change: The long-term shift in weather conditions measured by changes in temperature, precipitation, wind, snow cover, and other indicators.

Density: Gross Residential Density as defined in the figure below.

Regional Density Methodology

Calculating Density in the Calgary Region

Step 1: Calculate the gross developable area

$$1 \quad \text{Gross Total Area (all lands)} - \text{Non-Developable Areas (environmental reserves, expressways, railways, other non-developable lands)} = \text{GROSS DEVELOPABLE AREA}$$

Step 2: Calculate the gross residential area

$$2 \quad \text{GROSS DEVELOPABLE AREA} - \text{Regional Land Uses (regional open spaces, major commercial centres [>4ha/10ac], major institutional sites, senior high schools, industrial areas, public lakes and water bodies, other regional uses)} = \text{GROSS RESIDENTIAL AREA}$$

Step 3: Calculate the gross residential density

$$3 \quad \text{Total number of residential units} \div \text{GROSS RESIDENTIAL AREA} = \text{GROSS RESIDENTIAL DENSITY}$$

What do you 'keep'/what's included in the gross residential area?

- Single unit residential
- Multi unit residential
- Local commercial
- Local parks & open space (municipal reserve)
- Elementary & junior high schools
- Local roads including majors & lanes
- Church sites
- Daycare centres
- Community centres
- Small indoor recreation centres
- Small site fire and police stations
- Private lakes, wet/dry ponds
- Public utility lots (PULs)
- Other local uses

Design Flood: The current design standard in Alberta is the 1% flood, defined as a flood whose magnitude has a 1% chance of being equaled or exceeded in any year.

Ecosystem Services: The following are examples of ecosystem services, the benefits that come from healthy functioning ecosystems and the biodiversity found in the:

- food, fiber, fresh water ("provisioning" services)
- flood control, water and air purification ("regulating" services)
- spiritual, recreational, cultural benefits ("cultural" services)
- nutrient cycling, soil formation ("supporting" services)

Environmental Screening – An environmental screening is a desktop study to identify the presence of Environmentally Sensitive Areas using the following criteria:

- (a) Areas maintaining the provision of water quality and quantity and providing protection against drought and flooding events;
- (b) Areas providing habitat for identified local species of interest, designated species of conservation concern (SCC), or identified focal species groups.;
- (c) Areas providing rare, unique, or biologically diverse ecosystems or unique landforms; and
- (d) Areas contributing to other important ecosystem functions or services at regional or local scales.

Environmental Study – A detailed study and review of the effects of a proposed development on identified Environmentally Sensitive Areas, that anticipates, interprets and evaluates impacts and identifies mitigation measures to avoid, minimize or compensate for these impacts.

Environmentally Sensitive Areas - Environmentally Sensitive Areas are key natural components of the regional landscape, providing essential ecosystem functions and services. These functions and services include flood mitigation, drinking water supply, maintenance of regional biodiversity, preservation and connectivity of unique habitats and landscapes, and provision of culturally and economically valued resources and opportunities.

They include areas that:

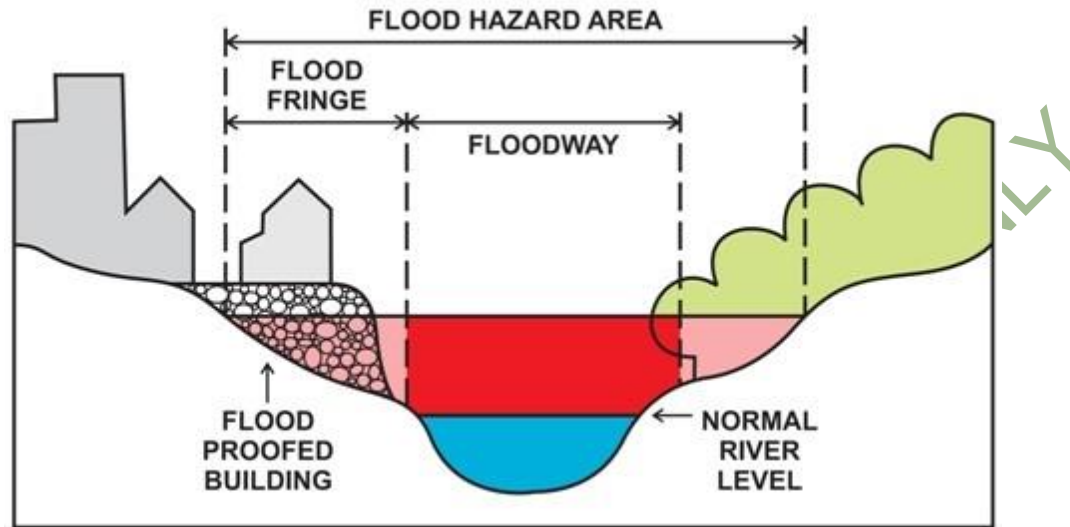
- Maintain the provision of water quality and quantity and provide protection against drought and flood events. Includes water courses, water bodies, and riparian areas;
- Provide habitat for identified local species of interest, designated species of conservation concern (SCC), or identified focal species groups;
- Provide rare, unique, or biologically diverse ecosystems or unique landforms;
- Contribute to other important ecosystem functions or services at the local scale; and
- Include Provincial Environmentally Significant Areas.

Employment Area: An Employment development is characterized by a variety of industrial and commercial land uses that may include office complexes, research parks, warehousing, and manufacturing. The area may also include supporting uses for workers, such as food and business retail but does not include regional commercial centres.

Existing Area Structure Plans (ASPs) and Area Redevelopment Plans (ARPs): Grandfathered ASPs and ARPs that were approved prior to the establishment of the CMRB or that were approved through the Interim Regional Evaluation Framework.

Flood Fringe – The portion of the flood hazard area outside of the floodway. Water in the flood fringe is generally shallower and flows more slowly than in the floodway. New development in the flood fringe may be permitted in some communities and should be flood-proofed.

Flood Hazard Area – The flood hazard area is the area of land that will be flooded during the design flood event under encroached conditions. Once this area is defined, the flood hazard area is typically divided into two zones, the floodway and the flood fringe.



Source: Government of Alberta, www.alberta.ca/flood-hazard-mapping.aspx

Flood Inundation Maps: identify land areas on a map which would be inundated by water given a series of river flows, not just the 'design flood' flow. Flood inundation maps are created by hydraulic modelling using, among other data, historical precipitation information to simulate runoff and resulting river flows showing those areas which are overwhelmed by water. They are used for emergency preparedness and emergency response planning. The flood inundation map for a design flood flow informs the development of a flood hazard area map.

Flood Hazard Area Maps show where the floodway and flood fringe would be located, if flow in the river reached the design flood flow. Flood hazard area maps are used for long range planning and are used to make land use decisions, among other uses.

Floodway – The portion of the flood hazard area where flows are deepest, fastest and most destructive. The floodway typically includes the main channel of a stream and a portion of the adjacent overbank area.

Flood Prone Areas – Includes the flood hazard area as defined by the Government of Alberta's flood hazard maps and other areas affected by riverine flooding greater than the design flood as defined by member municipalities in respect of their local context.

Greenfield Development: An area for future growth located outside of the built-up urban area or previously approved planned areas.

Hamlet: A Provincially designated unincorporated community that consists of 5 or more dwellings, has a generally accepted boundary and name, and contains land that is used for non-residential purposes.

Hamlet Growth Area: A new settlement area or an existing hamlet that is designated as a priority for growth and, in addition to residential land uses, will include supporting commercial and industrial land uses, often in the form of a main street or central commercial area.

Infill and Redevelopment Development which takes place on parcels of land that are vacant and within existing built-up areas, or that are occupied by structures or uses that are planned for replacement by more intense development.

Joint Planning Area (JPA): Areas where significant intermunicipal servicing and related growth pressures either currently exist or are anticipated in the near future. To ensure efficient use of servicing and land a higher level of cooperation is required to guide future development in these Joint Planning Areas.

Local Food System: A complex system that offers the ability for more economic activity within the region due to an increased amount of value-added processing, marketing, and distribution, and consumption occurring locally within the CMR rather than outside of the region.

Preferred Placetypes: Three residential placetypes are classified as Preferred Placetypes for the purpose of focusing new residential growth into development forms which will better support the CMR Goals and Growth Plan Objectives; these three include Infill and Redevelopment, Mixed Use Centre/TOD, and Masterplan Community.

Placetypes: A placetype is a generalized development typology that describes at a regional scale the land uses, development density, destinations and connectivity within an area. Placetypes are central to the policies as they define in a general way the six types of development typical in the region. Two placetypes are mixed-use areas that combine housing with commercial and civic uses into a walkable and bikeable community. These two, along with Infill and redevelopment type, constitute 'Preferred Placetypes'. The three other placetypes are the more typical single-use development forms of Residential Neighborhoods, Rural and Cluster Residential, and Employment Area. The following defines each placetype:

- (a) **Infill and Redevelopment:** Development which takes place on parcels of land that are vacant and within existing built-up areas, or that are occupied by structures or uses that are planned for replacement by more intense development. Such development may vary in density and use according to the character of the surrounding community. They may be commercial, mixed, or primarily residential as the context requires.
- (b) **Mixed-Use Centre/TOD:** A greenfield and infill development characterized by mixed use development with many day-to-day services within walking distance of residential. These areas have a variety of housing types, employment types, and commercial / retail land uses mixed within them. When supported by existing or planned transit, this placetype is called Transit Oriented Development. It will provide frequent safe and direct pedestrian and bike access between uses. Higher density office development is encouraged along with regional, community or

neighbourhood commercial centres in this pedestrian friendly area. This placetype may be located within an Infill and Redevelopment placetype.

- (c) **Masterplan Community:** A greenfield development characterized by its comprehensive and integrated approach to land use. It will typically include a mix of housing types and land uses, including retail, commercial, civic, and recreational amenities located within walking distance of residences. This placetype includes community or neighbourhood commercial centres. It requires safe and direct pedestrian and bike access between uses. Medium density employment is encouraged along with community or neighbourhood commercial centres in this pedestrian friendly area. These communities should be designed to evolve over time to higher densities and a greater mixture of uses. They can be inclusive of Mixed-use TOD placetype.
- (d) **Employment Area:** An Employment development is characterized by a variety of industrial and commercial land uses that may include office complexes, research parks, warehousing, and manufacturing. The area may also include supporting uses for workers, such as food and business retail but does not include regional commercial centres. Where possible, they should be used as workplace destinations easily accessible by surrounding residential development and transit.
- (e) **Residential Community:** A greenfield development that is predominantly residential. Single detached homes are the dominant housing type with other housing types possibly included. This placetype is generally auto oriented as the development pattern may have limited amenities and destinations that can be conveniently accessed via walking or biking.
- (f) **Rural and Country Cluster:** A rural development characterized by larger lot sizes, lower density, and single-detached housing. This placetype can include Country Cluster patterns that configure housing development in a focused area and preserves remaining land for open space.

Preferred Growth Areas: Areas within the Growth Plan designated as Urban Municipality, Joint Planning Areas, or Hamlet Growth areas. These areas are appropriate for various levels of infill and new growth because of their location in the path of development, capacity for efficient infrastructure and services, and potential for mixed-use community development. These are the areas intended to meet growth demands with the minimum environmental, economic, and servicing costs while providing a range of lifestyles and community environments.

Processor: Businesses that process (or transform) primary agricultural products into intermediary or final products for consumption (i.e. seed processors/crushers, milling, slaughterhouses, wool/leather production, milk/cheese production, food manufacturing, fibre production, preservation, packaging etc.)

Producer: Primary producers are ranchers and farmers, greenhouse operators, aqua-culturalists beekeepers, and other individuals who create primary agricultural products via biological processes.

Residential Community: A greenfield development that is predominantly residential. Single detached homes are the dominant housing type with other housing types possibly included.

Rural Municipality: Member municipalities of the CMRB incorporated as a County, including Rocky View County, Foothills County and Wheatland County.

Rural and Country Cluster: A rural development characterized by larger lot sizes, lower density, and single-detached housing. This placetype can include Country Cluster patterns that configure housing development in a focused area and preserves remaining land for open space.

Transit Ready Corridor: An area within 800 metres of an existing or planned transit corridor that includes dedicated transit lanes or right-of-way, where the built environment is intended to be organized around transit and walking trips.

Transit Oriented Development: Development located within 400 metres of existing or planned transit corridor that includes dedicated transit lanes or right-of-way, planned and developed as a mixed use, pedestrian-friendly community. Where possible, major employment and regional or district level retail can be integrated with housing.

Urban Municipality: Member municipalities of the CMRB incorporated as a Town or City.

Water Reuse: The process of converting stormwater or wastewater into water that can be reused for other purposes. Examples of water reuse are irrigation of gardens and agricultural fields or replenishing surface water and groundwater.

Appendix A: Joint Planning Areas

While collaboration is important throughout the Region, three areas have been identified where a higher level of cooperation can capitalize on future opportunities. These Joint Planning Areas (JPA) each have unique characteristics, opportunities and collaboration requirements. However, each of these JPAs already have approved Area Structure Plans in place for portions of their land area. While this reality introduces challenges, it also highlights the need for collaboration among the directly affected municipalities and for sharing the benefits and costs of maximizing the regional value of these areas. JPAs provide opportunities for neighbouring municipalities to initiate or continue collaboration in areas that impact multiple municipalities and can benefit from a coordinated plan for the entire area. A key goal for the JPAs is to align servicing strategies with land use planning that will create opportunities for urban standard development.

Joint Planning Area 1 – Airdrie/Rocky View/Calgary

This JPA connects the Region's second largest city to Calgary. With only few kilometres between the boundaries of the two cities, there has been pressure for suburban-style development in this subregion in recent years. Airdrie's population is projected to double to over 130,000 within the horizon of this plan. The commuting demand between Airdrie and Calgary will likely strain highway and transit services. Some of this commuting demand can be moderated with employment in Airdrie, and possibly in adjacent parts of Rocky View County. A future high-capacity transit connection is envisioned between Airdrie and Calgary that also will serve the intermediate area in Rocky View County. A more detailed transit assessment will be required to determine the most appropriate transit mode, alignment and timing. Although high-capacity transit may be many years away, planning today for land use that is supportive of transit will ultimately enhance its effectiveness, and reduce its operating costs.

Industrial and commercial development are major existing and proposed land uses in this planning area with strong reliance on the provincial highway system. The focus of this JPA is coordination of long-term transit and land use planning to maintain viability for future transit service by protecting one or more corridors and encouraging transit-supportive land use. In addition to transit corridor planning, coordinated land use, transportation, utility and servicing planning throughout the identified area has the potential to align and balance individual identity and development consistency requirements in this area where future municipal boundaries are expected to be visible only on a map.

The three municipalities are continuing to discuss the western boundary of this JPA.

Joint Planning Area 2 – Chestermere/Rocky View/Calgary

There are two primary issues requiring coordination in this JPA. Like JPA1, there will be need to support increased commuting demand between Chestermere and Calgary as growth continues. Calgary and Chestermere have planned and aligned land use for future extension of the 17 Avenue SE bus rapid transit corridor eastward along 17 Avenue and Chestermere Boulevard. Chestermere and Calgary recently adopted an Intermunicipal Development Plan that addressed the interface between the two municipalities, including policy that identifies land use consistent with transit oriented

development in this corridor. The two municipalities are currently exploring the introduction of intermunicipal transit service.

A high-capacity transit corridor would have indirect benefits to Rocky View County, as connecting routes to Conrich and Janet could be the framework for a future transit network serving these important employment areas.

Industrial and commercial development can benefit from coordinated planning in this area. The majority of the area has good access to the provincial highway system, and in some areas, the rail network, but the scale of currently planned employment growth in Janet, Conrich, Chestermere and Shepard has the potential to impact the road networks in all three municipalities. A coordinated approach is needed, one that includes a logical sequencing plan and a strategy to share costs and benefits. This approach can reduce or delay the need for significant highway, roadway and other servicing investments.

Planning in this JPA should reinforce the 17 Avenue SE/Chestermere Boulevard transit corridor, including how this corridor can ultimately be the backbone for local service for the full JPA, and support regional transit for Strathmore and Wheatland County. JPA planning should identify an employment sequencing plan that focuses on reducing and delaying major servicing investments and consider sharing the revenue benefits associated the “first-in” developments.

Joint Planning Areas 3 and 4 – Foothills, High River, Okotoks

Foothills County, High River and Okotoks are continuing to discuss the boundaries and parties for these two JPAs located between High River and Okotoks and east of Okotoks. The southern JPA will include much of the industrial corridor that is included in the Highway 2A Area Structure Plan, while the northern JPA is expected to include some of Okotoks' urban reserve, the hamlet of Aldersyde and some additional areas that could benefit from the proposed water line to be jointly developed by Okotoks and Foothills.



Agenda Item	7
Submitted to	Board
Purpose	For Discussion
Subject	Phase 3 of Public Engagement
Meeting Date	February 26, 2021
<i>Motion that the Board receive for information and provide feedback on Phase 3 of public engagement on the Draft Growth Plan</i>	
<p>Summary</p> <ul style="list-style-type: none"> • The HDR Calthorpe Public Engagement Plan was approved by the Board in February 2020 which involved two phases of public engagement. • HDR Calthorpe conducted Phase 1 of Public Engagement for the Growth and Servicing Plans between July 24 and September 4, 2020. • HDR Calthorpe conducted Phase 2 of Public Engagement for the Growth and Servicing Plans between November 5 and November 27, 2020. Phase 2 of Public Engagement was entirely virtual due to the COVID-19 pandemic. • At the January 29, 2021 meeting of the Board, members wanted to have more time to bring the draft Growth Plan to the public for engagement in advance of delivering the Growth Plan to the Minister. • In an email vote of the Board, the Board passed a motion to request an extension from the Minister to enable the delivery of the Growth and Servicing Plans (the Plans) to no later than June 1, 2021. • The Board also approved a work schedule from CMRB Administration to complete the Plans which incorporates several work streams, including a third phase of public engagement focused on the final draft of the Growth Plan • HDR Calthorpe has prepared the following update on planning Phase 3 of Public Engagement. 	
<p>Attachments</p> <ul style="list-style-type: none"> • Phase 3 Public Engagement Planning, HDR Calthorpe 	

Phase 3 Public Engagement Planning

Agenda Item 7i Attachment



Overview | Phase 3 Public Engagement

Goal: to inform the public about the draft plan while gathering feedback to understand potential impacts, benefits, and levels of support in our communities

- Online engagement (mid March to early April)
- Virtual open houses for both public and specific groups (late March)
- Mix of engagement tools to increase response rate (including quick polls, discussion forums, and survey)
- Increased promotion to build awareness, in collaboration with municipalities

Phase 3| Proposed Engagement Tools

- Quick Polls

- Targeted questions that clearly identify and test tradeoffs that are related to the draft plan

- Discussion Forums

- To identify community-specific impacts and benefits

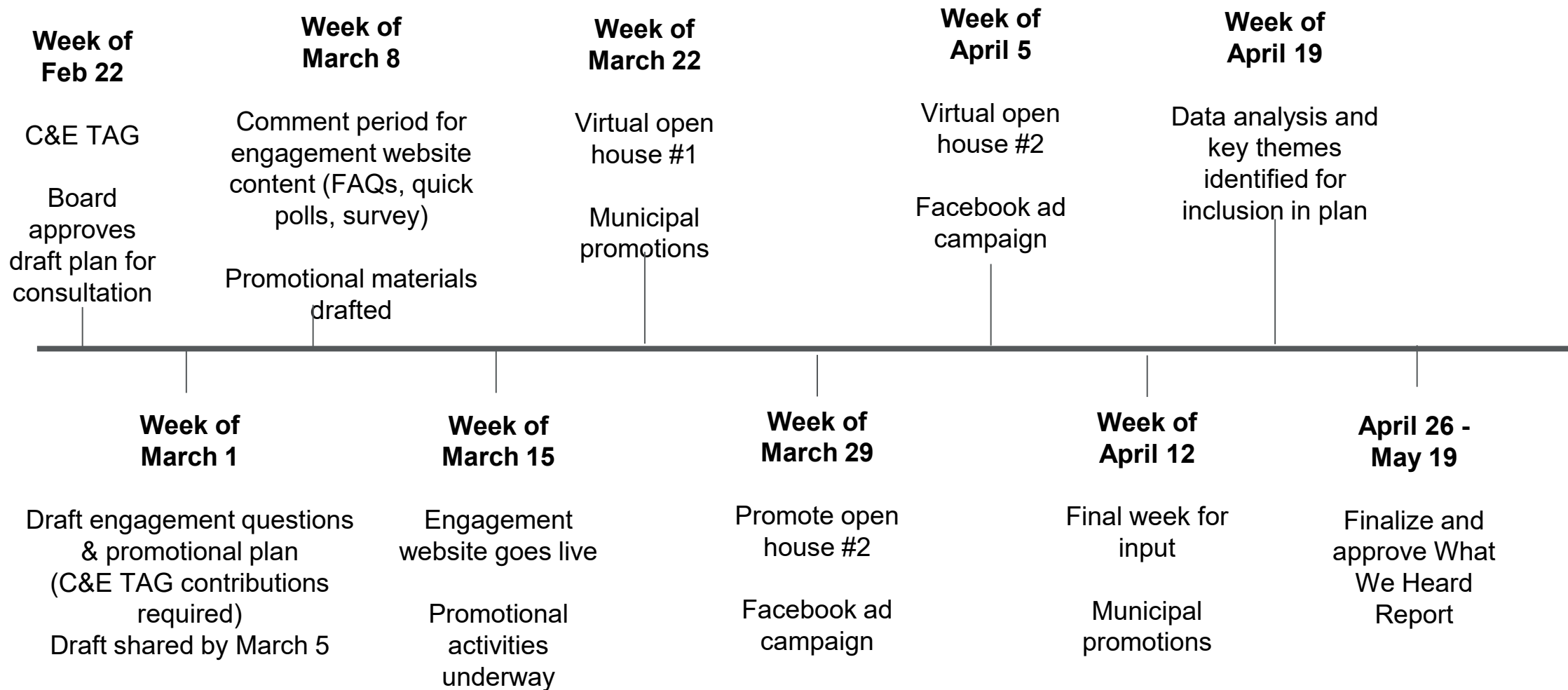
- Survey

- To gauge degrees of agreement with key elements of the draft plan on a gradient scale

- Virtual Open Houses

- To share information about the draft plan with general community as well as key stakeholder groups (e.g. developers)

Phase 3 | Proposed Timeline



Questions & Discussion



Agenda Item	8
Submitted to	Board
Purpose	For Information
Subject	Q4 Actuals and Year End
Meeting Date	February 26, 2021
That the Board review and receive for information the Q4 Actuals and Year End	
Background: <ul style="list-style-type: none"> The CMRB has been funded by the Government of Alberta through the Alberta Community Partnership grant program. 	
Attachments <ul style="list-style-type: none"> Q4 Actuals 	

Introduction

The Q4 Actuals and Year End were reviewed at the February 18, 2021 Governance Committee meeting and were recommended to be reviewed by the Board.

Recommendation

That the Board review and receive for information the Q4 Actuals and Year End.

	2020 Budget	2020 Q4 Budget	2021-02-26 UPDATED CMRB Board Agenda Package	2020 Q4 Actual	2021-02-26 UPDATED CMRB Board Agenda Package	2020 Q4 Actual	YTD Variance
REVENUE							
GoA Grant	\$1,750,000.00	\$0.00	\$ -	\$0.00	\$1,750,000.00	\$1,750,000.00	\$0.00
Interest on GIC	\$40,000.00	\$10,000.00	\$ 14,912.80	\$4,912.80	\$40,000.00	\$25,617.15	-\$14,382.85
Withdrawal from Reserves	\$900,000.00	\$ 200,000.00	\$ -	-\$200,000.00	\$900,000.00	\$700,000.00	-\$200,000.00
TOTAL Revenue	\$2,690,000.00	\$210,000.00	\$ 14,912.80	-\$195,087.20	\$2,690,000.00	\$2,475,617.15	-\$214,382.85
EXPENDITURES							
CAPITAL EXPENSES							
Computers & Hardware	\$6,000.00	\$1,500.00	\$ -	\$1,500.00	\$6,000.00	\$0.00	\$6,000.00
Office Furniture	\$6,000.00	\$1,500.00	\$ -	\$1,500.00	\$6,000.00	\$0.00	\$6,000.00
Phone/Internet Hardware	\$3,000.00	\$750.00	\$ -	\$750.00	\$3,000.00	\$0.00	\$3,000.00
TOTAL CAPITAL EXPENSES	\$15,000.00	\$3,750.00	\$ -	\$3,750.00	\$15,000.00	\$0.00	\$15,000.00
OPERATING EXPENSES							
STAFFING COSTS							
Salary	\$645,000.00	\$157,500.00	\$ 156,720.24	\$779.76	\$645,000.00	\$647,406.15	-\$2,406.15
Benefits	\$117,000.00	\$29,250.00	\$ 28,015.92	\$1,234.08	\$117,000.00	\$110,993.73	\$6,006.27
Board Chair	\$140,000.00	\$35,000.00	\$ 27,880.00	\$7,120.00	\$140,000.00	\$87,198.80	\$52,801.20
TOTAL STAFFING COSTS	\$902,000.00	\$221,750.00	\$ 212,616.16	\$9,133.84	\$902,000.00	\$845,598.68	\$56,401.32
OFFICE LEASE	\$80,000.00	\$20,000.00	\$ 19,639.65	\$360.35	\$80,000.00	\$78,860.99	\$1,139.01
OFFICE OPERATING COST							
General Operating Costs	\$36,000.00	\$9,000.00	\$ 10,999.83	-\$1,999.83	\$36,000.00	\$35,487.30	\$512.70
Professional Fees	\$30,000.00	\$4,000.00	\$ 4,971.75	-\$971.75	\$30,000.00	\$21,423.00	\$8,577.00
TOTAL OFFICE OPERATION COSTS	\$66,000.00	\$13,000.00	\$ 15,971.58	-\$2,971.58	\$66,000.00	\$56,910.30	\$9,089.70
TRAVEL COSTS	\$45,000.00	\$11,250.00	\$ -	\$11,250.00	\$45,000.00	\$4,009.80	\$40,990.20
MEETING COSTS							
Meeting Venue/Catering	\$55,000.00	\$13,750.00	\$ -	\$13,750.00	\$55,000.00	\$10,770.42	\$44,229.58
Per Diem	\$75,000.00	\$18,750.00	\$ 19,400.00	-\$650.00	\$75,000.00	\$43,989.44	\$31,010.56
TOTAL MEETING COSTS	\$130,000.00	\$32,500.00	\$ 19,400.00	\$13,100.00	\$130,000.00	\$54,759.86	\$75,240.14
CONSULTANT COSTS							
Growth/ Servicing Plan	\$1,200,000.00	\$300,000.00	\$ 294,509.60	\$5,490.40	\$1,200,000.00	\$933,959.04	\$266,040.96
REF Consultants	\$144,000.00	\$36,000.00	\$ 11,555.33	\$24,444.67	\$144,000.00	\$44,321.85	\$99,678.15
TOTAL CONSULTANT COSTS	\$1,344,000.00	\$336,000.00	\$ 306,064.93	\$29,935.07	\$1,344,000.00	\$978,280.89	\$365,719.11
CONTINGENCY	\$108,000.00	\$27,000.00	\$ -	\$27,000.00	\$108,000.00	\$0.00	\$108,000.00
TOTAL EXPENDITURE	\$2,690,000.00	\$665,250.00	\$ 573,692.32	\$91,557.68	\$2,690,000.00	\$2,018,420.52	\$671,579.48

NOTES:

1. Due to being underbudget, there was less requirement to withdraw from reserves
2. Increase in CPP contributions was miscalculated
3. Annual payment for GIS due in Q4
4. CMRB conducts accounting on a cash basis, per diems from Q3 were included in Q4 reporting

Agenda Item 8 Attachment

Division	Status	Topic	Description	Date Raised Scheduled	Target Completion Date	Responsible Area	Staff Lead
All	Active	Water and Wastewater Debt Repayment	Administration was directed at the December 23, 2020 Council Meeting to 1.) Investigate alternative funding sources for annual debt payments related to water and wastewater infrastructure; and 2.) Prepare a report for Council's consideration at or before the last Council meeting in May 2021.	22-Dec-20	1-May-21	Financial Services	Barry Woods
All	Active	Policy C-204 and related Tax Processes and Procedures	Administration was directed at the December 23, 2020 Council Meeting to hold a workshop with Council prior to the last Council meeting in March 2021 to discuss Policy C-204, and related tax processes and procedures.	22-Dec-20	31-Mar-21	Financial Services	Barry Woods
All	Active	Credit Card Payments for Property Taxes	Administration was directed at the October 27, 2020 Council meeting to return with an update on or before the end of March, 2021.	28-Apr-20	31-Mar-21	Financial Services	Barry Woods
All	Active	Board and Committee Amendments	Administration was directed at the October 27, 2020 Council meeting to bring back amendments to standardize the term lengths for all boards and committees by the end of June, 2021.	27-Oct-20	22-Jun-21	Legislative Services	Amy Zaluski
All	Active	Voter Identification Bylaw	Administration was directed at the January 12, 2021 Council meeting to prepare a voter identification bylaw.	12-Jan-21	TBD	Legislative Services	Amy Zaluski
All	Active	Enforcement of the Traffic Safety Act on Primary Highways	Administration was directed at the April 28, 2020 Council meeting to hold a workshop on the enforcement of the Highway Traffic Safety Act on primary highways.	28-Apr-20	Spring 2021	Municipal Enforcement	Lorraine Wesley
All	Active	Reinstatement of Dog License Fees	Administration was directed at the February 23, 2021 Council meeting to review reinstating the dog license fee in time for the 2022 budget cycle.	23-Feb-21	TBD	Municipal Enforcement	Lorraine Wesley
All	Active	Feasibility of Cemetery Services	Administration was directed at the November 4, 2019 Council meeting to look at the feasibility of Cemetery Services and investigate potential options for Council's consideration.	4-Nov-19	Spring 2021	Operational Services	Sheldon Racz
8	Active	Report on Cost-Recover Solutions to Stormwater Management in the Bears paw Area	Administration was directed at the December 1, 2020 special Council meeting to work with Neighbours Against High Water (NAHW) on potential cost-recovery solutions to stormwater management in the Bears paw Area, and to report back to Council by the end of March, 2021.	1-Dec-20	23-Mar-21	Operations Division	Byron Riemann
All	Active	County Plan Amendments to Accommodate Developer-led ASP	Administration was directed at the February 11, 2020 Council meeting to draft amendments to the County Plan to allow a development proponent to prepare a new ASP or amendment to an ASP subject to a Council-adopted Terms of Reference and that amendments to the County Plan allow a development proponent to prepare a new ASP or amendment to as ASP be included in the current drafting of a new MDP.	11-Feb-20	8-Mar-21	Planning and Development Services	Dominic Kazmierczak

Division	Status	Topic	Description	Date Raised Scheduled	Target Completion Date	Responsible Area	Staff Lead
1	Active	Bragg Creek Hamlet Expansion Strategy	Council adopted a terms of reference for the Bragg Creek Hamlet Expansion Strategy Project at the January 8, 2019 Council meeting. Administration was directed at the May 12, 2020 Council meeting to continue with the project and to finalize amendments to the Greater Bragg Creek ASP based on higher residential densities.	8-Jan-19	TBD	Planning and Development Services	Gurbir Nijjar
All	Active	New Municipal Development Plan	Administration was directed at the May 18, 2018 Council meeting to initiate the process of amending the County Plan. Administration was further directed at the March 12, 2019 Council meeting to begin the process of creating a new Municipal Development Plan.	8-May-18	8-Mar-21	Planning and Development Services	Gurbir Nijjar
5	Active	Janet ASP Amendment for an Expanded Study Area	Council approved the project terms of reference at the April 30, 2019 Council meeting, and provided further direction to expand the project area at the May 28, 2019 Council meeting.	30-Apr-19	TBD	Planning and Development Services	Dominic Kazmierczak
All	Active	Circulation and Notifications Standards Policy C-327	Administration was directed at the December 23, 2020 Council meeting to bring Circulation and Notification Standards Policy C-327 for review by the end of April, 2021.	22-Dec-20	30-Apr-21	Planning and Development Services	Theresa Cochran
All	Active	Recreation and Parks Master Plan	Council approved a new Recreation Governance Model at the July 23, 2020 Council meeting, and directed Administration to begin the implementation process. Council approved the Recreation and Parks Master Plan terms of reference at the January 14, 2020 Council meeting.	23-Jul-20	Spring 2021	Recreation, Parks and Community Support	Gurbir Nijjar
	Active	Policy C-406 Adjustments	Administration was directed at the February 9, 2021 Council meeting to prepare a policy adjustment to Infrastructure Cost Recovery Policy C-406.	9-Feb-21	Summer 2021	Utility Services	Steve Seroya
All	Hold	Recreation and Parks Foundation	Administration was directed at the September 24, 2019 Council meeting to explore the establishment of a Recreation and Parks Foundation to support the buildout and long-term maintenance of recreation and parks amenities and programs in Rocky View County. Administration was directed at the April 28, 2020 Council meeting to cease exploration of the Foundation and revisit its creation within six months of the approval of the Recreation and Parks Master Plan.	24-Sep-19	Spring 2021	Recreation, Parks and Community Support	Ines Cortada
9	Ongoing	Sale of the Cochrane Gravel Pit Lands	Administration was directed at the February 25, 2020 Council meeting to negotiate a purchase and sale agreement for the sale of the Cochrane Gravel Pit lands. At the June 9, 2020 Council meeting, Council declined a letter of intent received.	25-Feb-20	Ongoing	Legal and Land Administration	Kent Robinson

Division	Status	Topic	Description	Date Raised Scheduled	Target Completion Date	Responsible Area	Staff Lead
5	Ongoing	Sale of the Chestermere Regional Recreation Center	<p>Administration was directed at the September 24, 2019 Council meeting to explore the sale of the land and remediation of the facility.</p> <p>Administration was further directed at the January 28, 2020 Council meeting to review the letter of intent presented by the City of Chestermere and prepare a report for Council's consideration.</p> <p>At the May 12, 2020 Council meeting, Council declined an offer from the City of Chestermere.</p> <p>Administration was directed at the November 24, 2020 Council meeting to enter into negotiations with the City of Chestermere regarding the Chestermere Regional Recreation Centre.</p>	28-Jan-20	Ongoing	Legal and Land Administration	Kent Robinson
1	Ongoing	Garden of Peace Chapel Lease	Administration was directed at the February 25, 2020 Council meeting to negotiate a 5-year lease for the Garden of Peace Chapel and related lands.	25-Feb-20	Ongoing	Legal and Land Administration	Kent Robinson
	Ongoing	Potential Joint Assessment Review Board	<p>Administration was directed at the February 11, 2020 Council meeting to bring back options for a joint Assessment Review Board once Administration has concluded preliminary discussions with potential partner municipalities.</p> <p>Administration was directed at the June 23, 2020 Council meeting to continue discussions and return with options for the 2021 assessment year.</p>	11-Feb-20	Ongoing	Legislative Services	Amy Zaluski
2&3	Ongoing	Animal Care and Control Bylaw	Administration was directed at the November 6, 2018 PPC meeting to bring the Animal Care and Control Bylaw to a future Policy Review Subcommittee meeting for further consideration. The Animal Care and Control Bylaw was considered at the November 14, 2018 PRS meeting.	6-Nov-18	Ongoing	Municipal Enforcement	Lorraine Wesley
All	Ongoing	Aqueduct Update	Administration was directed at the December 19, 2019 Council meeting to schedule a CAO workshop with Jonathan Huggett by the end of February, 2020.	10-Dec-19	Ongoing	Operations Division	Bryon Riemann
All	Ongoing	Springbank Land Purchase	<p>Administration was directed at the July 9, 2019 Council meeting to investigate the purchase of lands as discussed in the closed session.</p> <p>Administration was directed at the March 10, 2020 Council meeting to prepare a business plan to support the purchase of the land.</p> <p>Administration was directed at the February 9, 2021 Council meeting to proceed with the mandate outlined in the closed session.</p>	9-Jul-19	Ongoing	Recreation, Parks and Community Support	Ines Cortada